



# Havering

L O N D O N   B O R O U G H

## PLANNING COMMITTEE AGENDA

<b>7.30 pm</b>	<b>Thursday 1 August 2019</b>	<b>Council Chamber - Town Hall</b>
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Members 8: Quorum 4

### COUNCILLORS:

**Conservative Group  
(4)**

Robby Misir (Chairman)  
Carol Smith (Vice-Chair)  
Philippa Crowder  
Matt Sutton

**Residents' Group  
(1)**

Stephanie Nunn

**Upminster & Cranham  
Residents Group'  
(1)**

John Tyler

**Independent Residents  
Group  
(1)**

David Durant

**Labour Group  
(1)**

Paul McGearry

**For information about the meeting please contact:**

**Richard Cursons - 01708 432430  
richard.cursons@onesource.co.uk**

**To register to speak at the meeting please call 01708 433100  
Before 5.00PM Tuesday 30 July**

## **Protocol for members of the public wishing to report on meetings of the London Borough of Havering**

Members of the public are entitled to report on meetings of Council, Committees and Cabinet, except in circumstances where the public have been excluded as permitted by law.

Reporting means:-

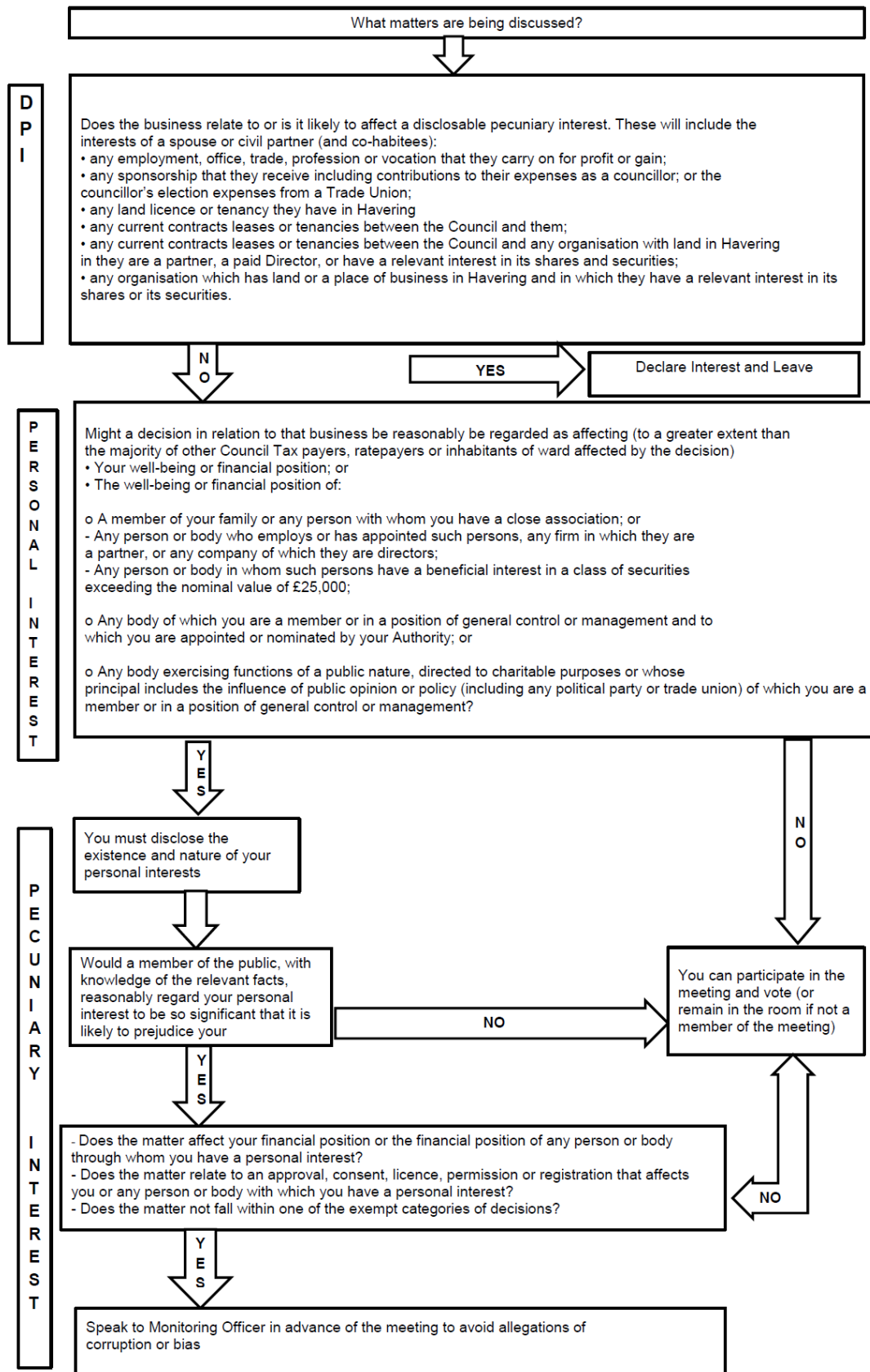
- filming, photographing or making an audio recording of the proceedings of the meeting;
- using any other means for enabling persons not present to see or hear proceedings at a meeting as it takes place or later; or
- reporting or providing commentary on proceedings at a meeting, orally or in writing, so that the report or commentary is available as the meeting takes place or later if the person is not present.

Anyone present at a meeting as it takes place is not permitted to carry out an oral commentary or report. This is to prevent the business of the meeting being disrupted.

Anyone attending a meeting is asked to advise Democratic Services staff on 01708 433076 that they wish to report on the meeting and how they wish to do so. This is to enable employees to guide anyone choosing to report on proceedings to an appropriate place from which to be able to report effectively.

Members of the public are asked to remain seated throughout the meeting as standing up and walking around could distract from the business in hand.

## DECLARING INTERESTS FLOWCHART – QUESTIONS TO ASK YOURSELF



## **AGENDA ITEMS**

### **1 CHAIRMAN'S ANNOUNCEMENTS**

The Chairman will announce details of the arrangements in case of fire or other events that might require the meeting room or building's evacuation.

These are the arrangements in case of fire or other events that might require the meeting room or building's evacuation. (Double doors at the entrance to the Council Chamber and door on the right hand corner (marked as an exit).

Proceed down main staircase, out the main entrance, turn left along front of building to side car park, turn left and proceed to the "Fire Assembly Point" at the corner of the rear car park. Await further instructions.

I would like to remind members of the public that Councillors have to make decisions on planning applications strictly in accordance with planning principles.

I would also like to remind members of the public that the decisions may not always be popular, but they should respect the need for Councillors to take decisions that will stand up to external scrutiny or accountability.

Would members of the public also note that they are not allowed to communicate with or pass messages to Councillors during the meeting.

### **2 APOLOGIES FOR ABSENCE AND ANNOUNCEMENT OF SUBSTITUTE MEMBERS**

(if any) - receive.

### **3 DISCLOSURE OF INTERESTS**

Members are invited to disclose any interest in any of the items on the agenda at this point of the meeting.

*Members may still disclose any interest in an item at any time prior to the consideration of the matter.*

### **4 MINUTES** (Pages 1 - 2)

To approve as a correct record the minutes of the meeting of the Committee held on 20 June 2019 and to authorise the Chairman to sign them.

### **5 APPLICATIONS FOR DECISION** (Pages 3 - 6)

See attached document

- 6      P0729.19 - 148A CHASE CROSS ROAD, COLLIER ROW (Pages 7 - 14)**
- 7      P0646.19 - 79 ESSEX ROAD, ROMFORD (Pages 15 - 26)**
- 8      QUARTERLY PLANNING PERFORMANCE UPDATE REPORT (Pages 27 - 32)**

**Andrew Beesley  
Head of Democratic Services**

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**MINUTES OF A MEETING OF THE  
PLANNING COMMITTEE  
Council Chamber - Town Hall  
20 June 2019 (7.30 - 7.40 pm)**

**Present:**

**COUNCILLORS: 8**

<b>Conservative Group</b>	Robby Misir (in the Chair) Philippa Crowder, Matt Sutton and +Christine Smith
<b>Residents' Group</b>	Stephanie Nunn
<b>Upminster &amp; Cranham Residents' Group</b>	John Tyler
<b>Independent Residents Group</b>	David Durant
<b>Labour Group</b>	Paul McGeary

Apologies were received for the absence of Councillor Carol Smith.

+Substitute members: Councillor Christine Smith (for Carol Smith).

Councillor John Crowder was also present for the meeting.

5 members of the public were present.

Unless otherwise indicated all decisions were agreed with no vote against.

Through the Chairman, announcements were made regarding emergency evacuation arrangements and the decision making process followed by the Committee.

**1 DISCLOSURE OF INTERESTS**

There were no disclosures of interest.

**2 MINUTES**

The minutes of the meeting held on 11 April 2019 were agreed as a correct record and signed by the Chairman.

3      **P0106.19 - 39 & 41 REED POND WALK**

The Committee considered the report and **RESOLVED** to **GRANT PLANNING PERMISSION** subject to the conditions as set out in the report.

4      **P0187.17 - 30-30C SOUTH HALL DRIVE, RAINHAM**

- The Committee considered the report and **RESOLVED** to **GRANT PLANNING PERMISSION** subject to the conditions as set out in the report and to the prior completion of a legal agreement to secure the following planning obligations:
  1. An Education contribution of £24,000 (4 dwellings x £6,000) subject to indexation.
  2. Any other planning obligation(s) considered necessary by the Assistant Director of Planning.

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**Chairman**



## Agenda Item 5

### Applications for Decision

#### Introduction

1. In this part of the agenda are reports on planning applications for determination by the committee.
2. Although the reports are set out in order on the agenda, the Chair may reorder the agenda on the night. Therefore, if you wish to be present for a specific application, you need to be at the meeting from the beginning.
3. The following information and advice only applies to reports in this part of the agenda.

#### Advice to Members

##### Material planning considerations

4. The Committee is required to consider planning applications against the development plan and other material planning considerations.
5. The development plan for Havering comprises the following documents:
  - London Plan March 2016
  - Core Strategy and Development Control Policies (2008)
  - Site Allocations (2008)
  - Romford Area Action Plan (2008)
  - Joint Waste Development Plan (2012)
6. Decisions must be taken in accordance with section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004. Section 70(2) of the Town and Country Planning Act 1990 requires the Committee to have regard to the provisions of the Development Plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Committee to make its determination in accordance with the Development Plan unless material planning considerations support a different decision being taken.
7. Under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects listed buildings or their settings, the local planning authority must have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest it possesses.
8. Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development

which affects a conservation area, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

9. Under Section 197 of the Town and Country Planning Act 1990, in considering whether to grant planning permission for any development, the local planning authority must ensure, whenever it is appropriate, that adequate provision is made, by the imposition of conditions, for the preservation or planting of trees.
10. In accordance with Article 35 of the Development Management Procedure Order 2015, Members are invited to agree the recommendations set out in the reports, which have been made based on the analysis of the scheme set out in each report. This analysis has been undertaken on the balance of the policies and any other material considerations set out in the individual reports.

#### Non-material considerations

11. Members are reminded that other areas of legislation cover many aspects of the development process and therefore do not need to be considered as part of determining a planning application. The most common examples are:
  - Building Regulations deal with structural integrity of buildings, the physical performance of buildings in terms of their consumption of energy, means of escape in case of fire, access to buildings by the Fire Brigade to fight fires etc.
  - Works within the highway are controlled by Highways Legislation.
  - Environmental Health covers a range of issues including public nuisance, food safety, licensing, pollution control etc.
  - Works on or close to the boundary are covered by the Party Wall Act.
  - Covenants and private rights over land are enforced separately from planning and should not be considered.

#### Local financial considerations

12. In accordance with Policy 6.5 of the London Plan (2015) the Mayor of London has introduced a London wide Community Infrastructure Levy (CIL) to fund CrossRail.
13. Other forms of necessary infrastructure (as defined in the CIL Regulations) and any mitigation of the development that is necessary will be secured through a section106 agreement. Where these are necessary, it will be explained and specified in the agenda reports.

#### **Public speaking and running order**

14. The Council's Constitution allows for public speaking on these items in accordance with the Constitution and the Chair's discretion.
15. The items on this part of the agenda will run as follows where there are registered public speakers:

- a. Officer introduction of the development
  - b. Registered Objector(s) speaking slot (3 minutes)
  - c. Responding Applicant speaking slot (3 minutes)
  - d. Ward Councillor(s) speaking slots (3 minutes)
  - e. Officer presentation of the material planning considerations
  - f. Committee questions and debate
  - g. Committee decision
16. The items on this part of the agenda will run as follows where there are no public speakers:
- a. Where requested by the Chairman, officer presentation of the main issues
  - b. Committee questions and debate
  - c. Committee decision


### **Late information**

17. Any relevant material received since the publication of this part of the agenda, concerning items on it, will be reported to the Committee in the Update Report.

### **Recommendation**

18. The Committee to take any decisions recommended in the attached report(s).

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 <b>Havering</b> LONDON BOROUGH	<b>Planning Committee</b> <b>1 August 2019</b>
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<b>Application Reference:</b>	<b>P0729.19</b>
<b>Location:</b>	<b>148A Chase Cross Road, Romford</b>
<b>Ward:</b>	<b>Havering Park</b>
<b>Description:</b>	<b>S.73 Application – Variation of Condition 8 (Application Ref. P0729.99 dated 07/08/1999) to allow for an extension of hours whereby the premises shall not be used other than between the hours of 06:00~21:30 (October to February), 04:00~23:30 (March to September).</b>
<b>Case Officer:</b>	<b>Aidan Hughes</b>
<b>Reason for Report to Committee:</b>	<b>A Councillor call-in has been received which accords with the Committee Consideration Criteria.</b>

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## **1. BACKGROUND**

- 1.1 This application was called in by Councillor Christine Vickery citing the following reasons: harm arising from noise and unacceptable highway impacts (car parking).
- 1.2 This application has been submitted to vary condition No.8 of consent reference P0729.99. The application has been invited by the Planning Enforcement Team following a complaint received from a local resident.
- 1.3 It should be noted that the Iqra Educational & Cultural Centre has been using the hall at 148A Chase Cross Road for the last 18 months and during the hours sought by this application.
- 1.4 Planning permission, reference P0729.99 was granted on 5 August 1999 for a single storey building with car parking and entrance drive for use as meeting room. Condition No.7 of this consent restricts the use of the premises for a place of worship only and for no other purpose including uses falling within D1 of the Town and Country Planning (General Development) Order 1995 as amended.

- 1.5 The centre known as the Iqra Educational & Cultural Centre is principally used for community purposes including religious instruction and prayer meetings. Internally the building comprises of a multi-purpose hall which is used for prayer, meetings, and community events.
- 1.6 The most important Muslim practises are the Five Pillars of Islam. The Five Pillars of Islam are the five obligations that every Muslim must satisfy in order to live a good and responsible life according to Islam. These pillars are the declaration of faith, performing ritual prayers five times a day, giving money to charity, fasting during the month of Ramadan and a pilgrimage to Mecca (at least once). Carrying out these obligations provides the framework of a Muslim's life, and weaves their everyday activities and their beliefs into a single cloth of religious devotion.
- 1.7 The five daily prayers referred to above are obligatory and they are performed at times determined essentially by the position of the Sun in the sky. It is for this reason that the Prayers take place at different times throughout the year and throughout the world.
- 1.8 The five prayers are undertaken as follows as specified within the Quran:
- The Dawn Prayer (Fajr) - dawn, before sunrise  
 The Noon Prayer (Zuhr) - after the sun passes its highest point  
 The Afternoon Prayer (Asr)  
 The Sunset Prayer (Maghrib) - just after sunset  
 The Night Prayer (Isha) - between sunset and midnight
- On a typical day this means that the five Prayer meetings are held around 0700, 1330, 1630, 1800 and 2030. On a Friday, there is a second prayer session at 1415 due to number of members attending and due to the limitation of space within the place of worship.
- 1.9 The applicant has submitted a planning application to vary the condition which prevents the use of the centre other than the hours of 6.00am and 3.00pm on Sunday and from 6.00pm to 9.00pm on Monday.

### **SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- 2.1 The Iqra Educational & Cultural Centre having been using the hall for the last 18 months during the hours requested as part of this application.

### **3 RECOMMENDATION**

- 3.1 That the Committee agree to vary the Hours Condition on a temporary basis for 18 months subject to a review at 12 months.
- 3.2 That the Assistant Director of Planning is delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

### **Conditions**

1. Review at 12 months
2. Restriction of D1 use
3. Hours of Operation ( vary for a temporary 18 month period)
4. Amplified Music and Sound – Extended Hours restriction
5. Noise insulation (performance)
6. Access way (compliance)

### **Informatives**

1. No negotiation required
2. Review after 12 months

## **4 PROPOSAL AND LOCATION DETAILS**

### **Proposal**

- 4.1 Planning permission is sought to vary condition 8 (Application Ref. P0729.99 dated 07/08/1999) to allow for an extension of hours whereby the premises shall not be used other than between the hours of 06:00~21:30 (October to February), 04:00~23:30 (March to September).

### **Site and Surroundings**

- 4.2 The application site is located on the east side of Chase Cross Road on land rear off No.148 Chase Cross Road and backing onto a private road Known as Cardiff Close. The site contains a single storey building which is finished in face brick.
- 4.3 There is parking in the site for approximately nine vehicles without hindering access to and from the site onto Chase Cross Road as approved on the original consent P0729.99. The surrounding area is characterised by single and two storey dwellings of various styles and designs.

### **Planning History**

- 4.4 The following planning decisions are relevant to the application:

P0166.99 - Single storey building with car parking and entrance drive for use as meeting room – Outline – Approved.

P0729.99 -Single storey building with car parking and entrance drive for use as meeting room - detailed – Approved.

## **5 CONSULTATION RESPONSES**

- 5.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.
- 5.2 The following were consulted regarding the application:
- 5.3 Highways: No objection to the proposal.

- 5.4 Environmental Health: The Public Protection team have highlighted that the variation of hours will increase the amount of noise due to the extended hours.
- 5.5 It has been highlighted to the Public Protection Team that the 18 months that the Iqra Educational & Cultural Centre have been in operation, only one complaint was received last year and further to a request from their department to complete evidence but was non was forthcoming and the case was closed by Public Protection.
- 5.6 In light of this and the recommendation above, Public Protection would have no objection to a temporal approval and that if at the expiry consent and no complaint arises, then we would have no further objections for a permanent approval.

## **6 LOCAL REPRESENTATIONS**

- 6.1 During the consultation process, residents were re-notified on two separate occasions with a revised description for clarity and transparency and for a better understanding for residents but also to extend the number of residents notified. In addition, the Council also put up a site notice to notify passer-by's of the planning application. It should be noted that the Council are only required to notify the neighbouring properties/addresses abutting and immediately fronting the site. In this instance, the Council have gone beyond the normal parameters of notification for that proposal and in line with current guidance. Furthermore, a resident can make comments on a planning application even though they have not been notified regarding it by the Council.

- 6.2 The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses:	173 that object.
	280 that support.
	1 Petition
	5 Comments

- 6.3 The following Councillor made representations:

Councillor Christine Vickery wishes to call the application in on the grounds of the hours of operation and the associated impact on the residents living within the local area with the increase in traffic congestion, noise, car doors opening and closing and car engines starting up outside residents houses in Chase Cross Road and the surrounding roads.

### **Representations**

- 6.4 The following issues were raised in representations that are material to the determination of the application, and they are addressed in substance in the next section of this report:

Comments in objection to the application



- Anti-social hours and impact on neighbouring amenity.
- Issues relating to noise, light and air pollution from vehicles.
- Hours are considerably longer than the current consent on P0729.99.
- Parking issues including lack of on-site parking and parking over drives.
- Traffic / Parking congestion and impact on public highway.
- Lack on notification to neighbouring residents.
- The site notice was too small and should have been larger.
- An alternative site should be sought which is not in a residential area.

Comments in support of the application

- Lack of facilities within the borough to worship.
- No other place of worship has restricted hours.
- There is no evidence that the extension of hours would have a significant increase of noise or traffic.
- Other places of worship are located close to similar residential settings.

## **7 MATERIAL PLANNING CONSIDERATIONS**

7.1 The main planning issues raised by the application that the committee must consider are:

- Any physical Impacts of the proposal.
- The impact of the proposal on neighbouring amenity
- Highways and parking issues
- Conditions to be brought forward

### Physical Impacts

7.2 The proposal would not result in alterations to the appearance of the premises. The proposed additional operating hours would have no impact upon the existing environment.

### Impact on Amenity

7.3 As explained above, the proposed variation of operating hours between allowed on planning application P0729.99 of 6.00am to 3.00pm on Sunday and from 6.00pm to 9.00pm on Monday to 0400 and 2330 on any day for the months of March to September and 0600-2130 October to February would enable the centre to offer the five obligatory Prayers on any day. The present operating hours prevent the Morning Prayer and Night Prayer from taking place at the centre on a number of days throughout the year when sunrise is early in the morning and sunset is late in the evening.

- Consideration should therefore be given to the potential impact on neighbouring amenity for the additional hours requested.
- In order to reach a conclusion as to whether the additional opening hours would be harmful to residential amenity, it would be helpful to understand the number of Centre members involved and how the Centre would be used during these hours.

- The agent has provided a statement that the Centre has a membership of approximately 100 members. The Dawn Prayer is typically attended by between 5 - 15 people and the Night Prayer typically by between 10 and 20 people. Members usually arrive within 15 minutes before the start of a prayer session with the sessions lasting no longer than 20 minutes.
- Residential properties are located immediately to the north and north east on Chase Cross Road and to the properties to the south along the private road of Cardiff Close. The entrance to the centre is located on the north elevation of the building fronting to Chase Cross Road. Although it is acknowledged that the ambient noise levels in the locality are generally lower during the additional periods of operation being sought, than during the daytime, the site is located on a busy road.
- Further to the enforcement complaint being received, officer's visited the site during Friday prayer time and it is noted that there was not excessive noise created by the worshippers. In addition, the Planning Department contacted the Public Protection Health team to clarify if any noise complaints were received in the last 18 months of Iqra Educational & Cultural Centre acquiring ownership with only, one noise complaint being received.
- The complaint was received in July 2018 in relation to noise from prayers. The complainant was asked to supply supporting evidence by the way of a noise incident diary as per our standard investigative procedure. No such evidence of an ongoing nuisance was received and the case was subsequently closed in October 2018.

7.4 Given the limited amount of people that would attend the Centre during the early morning and late evening and that the busiest prayer period is Friday midday. It is considered that the additional noise and disturbance created would not be to an unacceptable degree given the surrounding noise from a busy road. A condition preventing amplified music or speech during the additional hours of operation can be attached if minded to grant planning permission.

#### Parking and Highway Implications

7.5 The application site presently has off street parking for nine vehicles to the front and side of the building. The Highways Department have not objected to the proposal. It is not considered that the extended hours would give rise to any significant harm or a marked increase in trip generation.

#### Conditions to be brought forward

7.6 An application made under section 73 of the Town and Country Planning Act 1990 to vary or remove conditions associated with a planning permission, if approved has the effect is to issue a new planning permission. Central government advises:

*To assist with clarity decision notices for the grant of planning permission under section 73 should also repeat the relevant conditions from the original planning permission, unless they have already been discharged.*

The following conditions from the original planning permission (P0729.99) are considered relevant and should be brought forward to the new planning permission.

- Condition 7 (USE) – Restriction of the use of the premises to a place of worship
- Condition 9 – Noise insulation (performance condition)
- No access way obstructions (compliance condition)

## **8 OTHER MATTERS**

### **Equalities and Diversity**

- 8.1 Section 149 of the Equalities Act 2010 (EA) came in to force on 1st April 2011 and broadly consolidates and incorporates the 'positive equalities duties' found in Section 71 of the Race relations Act 1976 (RRA), Section 49 of the Disability Discrimination Act 1995 (DDA) and section 76(A) (1) of the Sexual Discrimination Act 1975 (SDA) so that due regard must be had by the decision maker to specified equality issues. The old duties under the RRA, DDA and SDA remain in force.
- 8.2 The Public Sector Equality Duty (PSED) under section 149 of the EA requires the Council, when exercising its functions, to have due regard to:
- (i) the need to eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010;
  - (ii) the need to advance equality of opportunity between persons who share protected characteristics and those who do not, and;
  - (iii) foster good relations between those who have protected characteristics and those who do not.
- 8.3 The protected characteristics are age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 8.4 "Due regard" is the regard that is appropriate in all the circumstances. The weight to be attached to each need is a matter for the Council. As long as the Council is properly aware of the effects and has taken them into account, the duty is discharged. Depending on the circumstances, regard should be had to the following:
- (i) the need to enquire into whether and how a proposed decision disproportionately affects people with a protected characteristic. In other words, the indirect discriminatory effects of a proposed decision;
  - (ii) the need to remove or minimise disadvantages suffered by persons who share a protected characteristic that are connected to that characteristic;


- (iii) the need to take steps to meet the needs of persons who share a protected characteristic that are different from the needs of persons who do not share it. For example, meeting the needs of disabled persons that are different from the needs of persons who are not disabled include, in particular, steps to take account of disabled persons' disabilities;
- (iv) the need to encourage persons who share a protected characteristic to participate in public life (or in any other activity in which participation by such persons is disproportionately low); and
- (v) the need to tackle prejudice and promote understanding.

8.5 The duties under Section 149 of the EA do not require a particular outcome and what the decision making body decides to do once it has had the required regard to the duty is for the decision making body subject to the ordinary constraints of public and discrimination law including the Human Rights Act 1998 (the HRA). This planning application engages certain human rights under the HRA, which prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.

8.6 This application has the legitimate aim of amending the hours of operation for a place of worship. The rights potentially engaged by this application, including the right to the peaceful enjoyment of one's possessions, and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

## **9 Conclusions**

9.1 All other relevant policies and considerations have been taken into account, planning permission should be granted to vary the hours of operation (Condition 8) for an 18 month period subject to any other relevant conditions brought forward from the previous consent (P0729.99) for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

 <b>Havering</b> LONDON BOROUGH	<b>Planning Committee</b> <b>1<sup>st</sup> August 2019</b>
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<b>Application Reference:</b>	<b>P0646.19</b>
<b>Location:</b>	<b>79 Essex Road, Romford</b>
<b>Ward:</b>	<b>Mawneys</b>
<b>Description:</b>	<b>Adaption of 79 Essex Road to form a new access road with a visibility splay and five new detached dwellings to the rear on a former garage site.</b>
<b>Case Officer:</b>	<b>Adèle Hughes</b>
<b>Reason for Report to Committee:</b>	<b>A Councillor call-in has been received which accords with the Committee Consideration Criteria.</b>

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## **1 BACKGROUND**

- 1.1 The application has been called in by Councillor Jason Frost on the grounds that the applicant has not allowed for adequate vehicular access space for emergency or utility services on to the development site due to the length and width of the proposed access road.

## **2 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- 2.1 The adaption of 79 Essex Road to form a new access road with a visibility splay and five new detached dwellings to the rear on a former garage site is acceptable in principle. Staff consider that the proposal would integrate satisfactorily in the streetscene, would not be harmful to neighbouring amenity or create any highway or parking issues. This application is recommended for approval subject to the completion of a legal agreement to secure a financial contribution towards education.

## **3 RECOMMENDATION**

- 3.1 That the Committee resolve to grant planning permission subject to conditions and the prior completion of a legal agreement to secure the following planning obligations:

- A financial contribution of £30,000 to be used for educational purposes.
- All contribution sums shall include interest to the due date of expenditure and all contribution sums to be subject to indexation from the date of completion of the Section 106 agreement to the date of receipt by the Council.

- The Developer/Owner to pay the Council's reasonable legal costs associated with the Legal Agreement prior to the completion of the agreement irrespective of whether the agreement is completed.
  - Payment of the appropriate planning obligations monitoring fee prior to the completion of the agreement.
- 3.2 That the Assistant Director of Planning is delegated authority to negotiate the legal agreement indicated above.
- 3.3 That the Assistant Director of Planning is delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

### **Conditions**

1. Time limit – The development must be commenced no later than three years from the date of this permission.
2. Details of materials – Written specification of external walls and roof materials to be used in the construction of the building(s).
3. Accordance with plans – The development should not be carried out otherwise than in complete accordance with the approved plans.
4. Parking provision – The area set aside for car parking shall be laid out and surfaced to the satisfaction of the Local Planning Authority and retained permanently thereafter for the accommodation of vehicles visiting the site and shall not be used for any other purpose.
5. Landscaping – No above ground works shall take place in relation to any of the development hereby approved until there has been submitted to and approved by the Local Planning Authority a scheme of hard and soft landscaping.
6. Boundary treatment – Details of all proposed walls, fences and boundary treatment.
7. Removal of permitted development rights - No development shall take place under Class A, B, C, D and E, unless permission under the provisions of the Town and Country Planning Act 1990 has first been sought and obtained in writing from the Local Planning Authority.
8. Refuse – Details of refuse and recycling facilities
9. Cycle storage – Details of cycle storage.
10. Flank window – No window or other opening (other than those shown on the submitted and approved plan) shall be formed in the flank wall (s) of the building(s) unless specific permission has first been sought and obtained from the Local Planning Authority.
11. Construction methodology - No works shall take place in relation to any of the development hereby approved until a Construction Method Statement to control the adverse impact of the development on the amenity of the public and nearby occupiers and details of vehicle cleansing facilities to prevent mud being deposited onto the public highway during construction works to be provided on site are submitted to and approved in writing by the Local Planning Authority.

12. Hours of construction
13. Installation of Ultra-Low NOx boilers
14. Obscure glazing – The two ground floor windows on the eastern flank wall of No. 79 Essex Road serving a bathroom and an en-suite as shown on Drawing No. P002.111 shall be permanently glazed with obscure glass no less than level 4 on the standard scale of obscurity and shall thereafter be maintained.
15. Obscure and fixed glazing - The proposed side dormer window on the eastern flank of No. 79 Essex Road as shown on Drawing No. P002.111 shall be permanently glazed with obscure glass not less than level 4 on the standard scale of obscurity and shall thereafter be maintained and permanently fixed shut.
16. Obscure glazing with fanlight openings only – The proposed first floor windows on the eastern and western flank walls of the proposed dwellings in Plots 1-5 serving stairwells and en-suites as shown on Drawing No. P002.1 shall be permanently glazed with obscure glass not less than level 4 on the standard scale of obscurity and shall thereafter be maintained and permanently fixed shut and thereafter maintained, with the exception of any top hung fanlight(s).
17. Water efficiency – The dwelling shall comply with Part G2 of the Building Regulations - Water efficiency.
18. Minor Space Standards – All dwellings hereby approved shall be constructed to comply with Part M4(2) of the Building Regulations - Accessible and Adaptable Dwellings.

#### **Informatives**

1. Approval – No negotiation required
2. Approval and CIL
3. Havering CIL informative
4. Planning Obligations
5. Fee informative
6. Highway informatives
7. Street naming and Numbering

- 3.4 That, if by 31<sup>st</sup> August 2019 the legal agreement has not been completed, the Assistant Director of Planning is delegated authority to refuse planning permission.

## **4 PROPOSAL AND LOCATION DETAILS**

### **Proposal**

- 4.1 The proposal is for the adaption of 79 Essex Road to form a new access road with a visibility splay and five new detached dwellings to the rear on a former garage site.
- 4.2 The proposal involves the partial demolition of No. 79 Essex Road, including its garage and single storey side/rear projection, reducing the size of its front and rear dormer windows, the creation of a side dormer window, changes to its fenestration and two new ground floor flank windows serving a bathroom and en-suite.

- 4.3 The five detached dwellings would have a width of approximately 7 metres, a depth of approximately 9.6 metres and a height of 5.7 metres to the ridge.
- 4.4 The proposed materials for the dwellings are render and brick, plain roof tiles and UPVC windows.

### **Site and Surroundings**

- 4.5 The application site comprises of a parcel of land to the rear of No. 79-91 Essex Road. No.'s 79 and 81 Essex Road are a pair of single storey semi-detached bungalows. No.'s 85-91 Essex Road are two storey terraced dwellings. No. 12 Burleigh Close is a two storey detached property located to the west of the site. No. 1 Essex Close is a two storey semi-detached property located to the east of the site.

### **Planning History**

- 4.6 79 Essex Road  
P1573.18- Adaption of 79 Essex Road to form new access road and eight new dwellings to rear on former garage site- Withdrawn.
- 4.7 79-81 Essex Road  
P1976.07 – 3 No. 1 bed apartments, 4 No. 2 bed apartments 2No. 2 bed houses and 2No. 3 bed houses following demolition of 2No. bungalows – Refused. Dismissed on appeal.

P1161.07- 3 No.1 bed apartments, 4 No. 2 bed apartments and 4 No. 3 bed houses following demolition of 2 No bungalows – Withdrawn.

## **5 CONSULTATION RESPONSE**

- 5.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

## **6 LOCAL REPRESENTATION**

- 6.1 A total of 42 neighbouring properties were notified about the application and invited to comment. The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

- 6.2 No of individual responses: 14, which all objected

- 6.3 The following Councillor made representations:

The application has been called in by Councillor Jason Frost on the grounds that that the applicant has not allowed for adequate vehicular access space for emergency or utility services on to the development site due to the length and width of the proposed access road.



## **Representations**

- 6.4 The following issues were raised in representations that are material to the determination of the application, and they are addressed in substance in the next section of this report:

### Objections

- Overlooking and loss of privacy.
- The land is quite elevated.
- The alleyway is quite small for five dwellings.
- Impact on wildlife.
- Traffic and congestion.
- Noise from five additional dwellings.
- Noise pollution, disturbance, dirt and dust during construction works.
- Queried traffic management arrangements during construction works.
- Highway and pedestrian safety.
- Car parking.
- Queried the parking provision for visitors.
- Overdevelopment and high density.
- Queried the boundary fencing and the retention of existing trees and a hedge on the site.
- Concerns regarding the proximity of the dwelling in plot 1 to neighbouring property and the potential for future occupiers to obtain pedestrian access to Essex Close from the site.
- Loss of sunlight.
- Concerns regarding the proximity of Plot 5 to neighbouring property.
- Access for emergency and refuse vehicles.
- Loss of trees. It is alleged that some trees on the site were removed prior to this application.
- The proposal would be out of keeping with the area.
- Queried the refuse storage and collection arrangements and the proximity of the refuse store to neighbouring properties.
- Queried why the plans do not show any measurements.
- Reference was made to obtaining all correspondence between the developer and the Planning Department through a Freedom of Information request.
- A lamp post to the front of No. 79 Essex Road may need to be removed or relocated.
- A telegraph pole to the front of No. 77 Essex Road may need to be removed or relocated.
- Queried how this application differs from the earlier application.
- Drainage.
- Reference was made to planning application P1976.07, which was refused planning permission.
- Concerns that car headlights would shine into neighbouring properties.
- Concerns regarding a lack of consultation.
- Safety issues regarding the use of the alleyway between 91 & 93 Essex Road.

### **Non-material representations**

- 6.5 The following issues were raised in representations, but they are not material to the determination of the application:
- Queried if the proposal would impede pedestrian access, including a pathway, to the rear gardens of neighbouring properties.
  - Devaluation of property.
  - Sewage.
  - Compensation.
  - Loss of views.
  - Damage to neighbouring property.
- 6.6 Highways – No objection to the proposal subject to conditions regarding cycle storage, vehicle cleansing and informatives if minded to grant planning permission.
- 6.7 Fire Brigade – Access roads should be a minimum of 3.7m in width measured between kerbs and capable of supporting a vehicle with a minimum carrying capacity of 14 tonnes. Any dead end access road in excess of 20m in length should be provided with suitably sized turning facilities e.g. a hammerhead.
- 6.8 StreetCare Department – There should be a sufficient number of refuse and recycling bins at this site, suitable storage areas and vehicle and crew access requirements should be adhered to.
- 6.9 Environmental Health – No objections regarding contaminated land and noise. Recommend a condition regarding Ultra-Low NOx boilers if minded to grant planning permission.
- 6.10 Historic England – The proposal is unlikely to have a significant effect on heritage assets of archaeological interest. No further assessment or conditions are therefore necessary.

## **7 MATERIAL PLANNING CONSIDERATIONS**

- 7.1 The main planning issues raised by the application that the committee must consider are:
- Principle of development
  - Density/site layout
  - The visual impact and impact on amenity arising from the proposed development.
  - Highways and parking issues.
  - Financial and other mitigation

### **Background**

- 7.2 It should be noted that a previous application under P1573.18 for the adaption of 79 Essex Road to form new access road and eight new dwellings to rear on former garage site was withdrawn on 14<sup>th</sup> December 2018.

- 7.3 Pre-application advice was subsequently sought under reference PE/00044/19 for the adaption of 79 Essex Road to form a new access road and eight new dwellings to the rear on a former garage site. Staff raised concerns regarding the overall quantum of development.
- 7.4 The current application differs from the previous scheme in the following key areas: The number of dwellings has reduced from eight, two storey terraced dwellings to five, 1.5 storey properties with accommodation in roof space. The layout of the site has changed. The proposal includes the provision of visibility splays either side of the access road and a refuse collection point the alleyway between No.'s 91 & 93 Essex Road.

#### **Principle of development**

- 7.5 The site lies outside the Metropolitan Green Belt, Employment Areas, Commercial Areas, Romford Town Centre and District and local Centres and is therefore suitable for residential development according to DC11 and DC61 of the DPD. Residential development in the form of 5 new dwellings would therefore not be unacceptable in land use terms.

#### **Density/site layout**

- 7.6 The site area is 0.1817 hectares and it has a PTAL rating of 1a. Policy 3.4 Table 3.2 of the London Plan indicates that for 2.7-3.0 habitable rooms/unit, a density range of 50-75 units per hectare would be appropriate. The proposed density of development is 27 units per hectare. It is considered however that the relatively low density of development on this site is acceptable in principle owing to the constraints presented by the form of the site, which would prevent the site from being successfully developed at a higher density.
- 7.7 The proposed dwellings each have a gross internal floor area of 105 square metres, which meets the minimum gross internal floor area for a two storey, three-bedroom, 5 person dwelling of 93 square metres contained in the Technical Housing standards. The proposal meets all the remaining criteria of the DCLG Technical Housing Standards.
- 7.8 The Council's Design for Living SPD in respect of amenity space recommends that every home should have access to suitable private and/or communal amenity space in the form of private gardens, communal gardens, courtyards, patios, balconies or roof terraces. In designing high quality amenity space, consideration should be given to privacy, outlook, sunlight, trees and planting, materials (including paving), lighting and boundary treatment. All dwellings should have access to amenity space that is not overlooked from the public realm and this space should provide adequate space for day to day uses.
- 7.9 It is considered that the amenity space for the new dwellings would not be unacceptably overlooked by neighbouring properties. In addition, boundary treatment and landscaping conditions will be placed if minded to grant planning permission. Staff are therefore of the opinion that the amenity spaces would be private, screened from general public view and access, and are in a conveniently usable form. As a result, it is considered that the proposed

amenity area of the new dwellings complies with the requirements of the Design for Living SPD and is acceptable in this instance.

### **Visual impact**

- 7.10 Policy DC61 seeks to ensure that new developments are satisfactorily located and are of a high standard of design and layout, which is compatible with the character of the surrounding area and does not prejudice the environment of the occupiers or adjacent properties.
- 7.11 There is no objection to the partial demolition of No. 79 Essex Road, including its garage and single storey side/rear projection. It is considered that reducing the size of its front and rear dormer windows, the creation of a side dormer window, changes to its fenestration and two new ground floor flank windows serving a bathroom and en-suite would integrate satisfactorily with the streetscene.
- 7.12 There is a variety of single and two storey detached, semi-detached not to be directly visible in the streetscene, as they would be set back approximately 51 metres from Essex Road, which would help to mitigate their impact. It is noted that No. 12 Burleigh Close and No. 1 Essex Close are two storey properties. As such, Staff consider that the introduction of five, 1.5 storey dwellings would reflect the character of neighbouring properties in the locality of the site. In comparison with application, P1573.18, it is considered that reducing the scale of the proposal from eight, two storey terraced dwellings to five, 1.5 storey properties with accommodation in roof space represents a significant improvement and the siting of the dwellings within the plot would not appear cramped in the plot. The design, fenestration and form of the dwellings are deemed to be acceptable and would not be out of keeping or harmful to the character or appearance of the surrounding area. The proposed materials for the dwellings are render, brick, plain roof tiles and UPVC windows. Details of materials will be secured by condition if minded to grant planning permission.

### **Impact on residential amenity**

- 7.13 No. 77 Essex Road has a front door, a kitchen door, one ground floor window that serves a dining room and one first floor window that serves a bedroom on its western flank and is a secondary light source with a window on its rear facade. It is considered that the partial demolition of No. 79 Essex Road, including its garage and single storey side/rear projection, reducing the size of its front and rear dormer windows, the creation of a side dormer window and changes to its fenestration would not result in a significant loss of amenity to No. 77 Essex Road. A condition could be placed to obscure glaze the two new ground floor flank windows on the eastern flank of No. 79 Essex Road serving a bathroom and en-suite to protect neighbouring amenity if minded to grant planning permission. A condition could be placed to obscure glaze and fix shut the side dormer window serving a stairwell to protect neighbouring amenity if minded to grant planning permission.
- 7.14 The supporting statement states that it is proposed to provide a hedge either side of the access road to provide a buffer for the access road. Staff consider that the single and two storey rear projections of No. 77 Essex Road,

combined with a hedge, would collectively act as a buffer and help to mitigate the impact of any noise and disturbance from the pedestrian and vehicular movements arising from the access road. In addition, it is noted that the number of units has reduced from eight to five dwellings. Details of a landscaping scheme and boundary fencing can be secured by condition if minded to grant planning permission, which would provide some screening and also help to mitigate some noise and disturbance.

- 7.15 No. 12 Burleigh Close is a two storey detached dwelling (which was approved under application P2421.06) and has one first floor flank window that is obscure glazed and serves an en-suite, which is not a habitable room. It is considered that the proposed dwellings would not result in a significant loss of amenity to No. 12 Burleigh Close, as it doesn't have any flank windows that are primary light sources to habitable rooms. In addition, there would be a flank to flank separation distance of approximately 3.5 metres between No. 12 Burleigh Close and the nearest proposed dwelling in Plot 5, which would help to mitigate its impact. It is considered that the dwelling in Plot 5 would not result in a significant loss of amenity to No. 12 Burleigh Close, as it would not impede a rule of thumb notional line taken from this neighbouring property, created by a 2m set in and permissible depth of the first floor rear extension at 3m.
- 7.16 No. 1 Essex Close is a two storey semi-detached dwelling with a door and two high level ground floor windows that all serve a garage and one first floor window on its western flank that serves a bedroom and is a secondary light source with a window on the front elevation. It is considered that the proposed dwellings would not result in a significant loss of amenity to No. 1 Essex Close, as it doesn't have any flank windows that are primary light sources to habitable rooms. In addition, there would be a flank to flank separation distance of approximately 10 metres between No. 1 Essex Close and the nearest proposed dwelling in Plot 1, which would help to mitigate its impact. Staff consider this relationship to be acceptable. In the representations, concerns were raised regarding the potential for future occupiers to obtain pedestrian access to Essex Close from the site. Pedestrian and vehicular access to the proposed dwellings would be solely from Essex Road and details of boundary treatment and landscaping would be secured by condition if minded to grant planning permission.
- 7.17 It is considered that the proposed dwellings would not result in a significant loss of amenity to neighbouring properties located to the north of the site, including No.'s 77-93 Essex Road, as there would be a separation distance of between approximately 33 and 41 metres between the rear elevation of these neighbouring properties and the front elevation of the proposed dwellings. Staff consider these relationships to be acceptable.
- 7.18 It is considered that the proposed dwellings would not result in a significant loss of amenity to neighbouring properties located to the south of the site, including No.'s 136-152 Marlborough Road, as there would be a separation distance of approximately 53 metres between the rear elevation of these neighbouring properties and the southern boundary of the application site. In

addition, the proposed dwellings have rear gardens of approximately 7 to 8 metres in depth. Staff consider these relationships to be acceptable.

- 7.19 It is considered that the proposed dwellings would not create any overlooking or loss of privacy over and above existing conditions. A condition can be placed to obscure glaze and fix shut the first floor windows on the eastern and western flank walls of the proposed dwellings in Plots 1-5 serving stairwells and en-suites with the exception of any top hung fanlights to protect neighbouring amenity if minded to grant planning permission.
- 7.20 The proposed dwellings would be well separated from neighbouring dwellings on the opposite side of Essex Road.

### **Parking and Highway Implications**

- 7.21 The site has a PTAL rating of 1a and attracts a London Plan car parking standard of 1.5-2 spaces per dwelling. Two parking spaces would be provided for each proposed dwelling and this level of provision is considered to be acceptable. The proposal includes two car parking spaces for visitors and deliveries. No.'s 77 and 79 Essex Road would each have two parking spaces at the end of their rear gardens, which is acceptable. The proposal features an access road with visibility splays and a turning head. The Highway Authority has no objection to the proposal. An application would need to be made to the Council's Street Management Department to relocate the lamp post.
- 7.22 The plans show cycle stores in the rear gardens of the proposed dwellings and details of these can be secured by condition if minded to grant planning permission. A refuse collection point would be provided to the front of the alleyway between No.'s 91 & 93 Essex Road, which is acceptable. Details of vehicle cleansing and refuse and recycling provision will be secured by condition if minded to grant planning permission.

### **Trees**

- 7.23 There are no Tree Preservation Orders on the site. Details of landscaping would be secured by condition if minded to grant planning permission.

### **Financial and Other Mitigation**

- 7.24 The proposal would attract the following section 106 contributions to mitigate the impact of the development:
- Up to £30,000 towards education.
  - The financial contribution of £6,000 per dwelling towards education will be replaced with the Havering CIL from 1<sup>st</sup> September 2019, which has a charging rate of £125 per square metre of net additional floor space of the proposed development in Zone A.
- 7.25 The proposal would attract the following Community Infrastructure Levy contributions to mitigate the impact of the development:
- £10,575 Mayoral CIL towards Crossrail


- £52,875 Havering CIL from 1<sup>st</sup> September 2019

## **8 Conclusions**

- 8.1 All other relevant policies and considerations have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

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 <b>Havering</b> LONDON BOROUGH	<b>Planning Committee</b> <b>1 August 2019</b>
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**Subject:** Quarterly Planning Performance Update Report.

**Report Author:** Simon Thelwell, Head of Strategic Development

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## **1 BACKGROUND**

- 1.1 This quarterly report produces a summary of performance on planning applications/appeals and planning enforcement for the previous quarter, April to June 2019.
- 1.2 Details of any planning appeal decisions in the quarter where committee resolved to refuse planning permission contrary to officer recommendation are also given.
- 1.3 The Government has set performance targets for Local Planning Authorities, both in terms of speed of decision and quality of decision. Failure to meet the targets set could result in the Council being designated with applicants for planning permission being able to choose not to use the Council for determining the application

## **2 RECOMMENDATION**

That the report be noted.

## **3 QUALITY OF PLANNING DECISIONS**

- 3.1 In accordance with the published government standards, quality performance with regard to Major (10 or more residential units proposed or 1000+ sq m new floorspace or site area greater than 0.5 hectares), County Matter (proposals involving minerals extraction or waste development) and Non-Major applications are assessed separately. If more than 10% of the total decisions in each category over the stated period were allowed on appeal, the threshold for designation would be exceeded. Due to the fact that 10% of the number of non-major decisions made exceeds the total number of appeals, there is no chance of designation so the performance against the non-major

target will not be published in this report, although it will still be monitored by officers.

- 3.2 On 29 November 2018, MHCLG announced that there would be two periods assessed for purposes of designation:

- decisions between 1 April 2016 and 31 March 2018, with subsequent appeal decisions to December 2018

- decisions between 1 April 2017 and 31 March 2019, with subsequent appeal decisions to December 2019.

- 3.3 As previously reported in regard to the first period, the final % figure of appeals allowed was 5.7% for major applications with no County Matter application appeals. Therefore the Council is not at risk of designation for this period.

- 3.4 With regard to the period of decisions between 1 April 2017 and 31 March 2019, with subsequent appeal decisions to December 2019, the current figure remains at 5% appeals allowed for major applications with only 1 appeal decision awaited and no County Matter appeals. Therefore the Council is not at risk of designation for this period.

- 3.5 Although there has been no confirmation from MHCLG, it is reasonable to assume that the designation criteria will continue for the next two year rolling period which would cover all decisions for the period April 2018 to March 2020. The current figures for this are:

Total number of planning decisions over period (to date): 44

Number of appeals allowed: 1

% of appeals allowed: 2.3%

Appeals still to be determined: 1

Refusals which could still be appealed: 2

County Matter Applications:

Total number of planning decisions over period (to date): 7

Number of appeals allowed: 0

% of appeals allowed: 0%

Appeals still to be determined: 0

- 3.6 Due to the low number of decisions that we take that are majors or county matters, any adverse appeal decision can have a significant effect on the figure. Consequently, it is considered that at this time there is a risk of designation. The figure will continue to be carefully monitored.

- 3.7 As part of the quarterly monitoring, it is considered useful to provide details of the performance of appeals generally and summarise any appeal decisions

received where either the Regulatory Services Committee/Strategic Planning Committee/Planning Committee resolved to refuse planning permission contrary to officer recommendation. This is provided in the table below.

<b>Appeal Decisions Apr-Jun 2019</b>				
<b>Total Number of Appeal Decisions - 36</b> <b>Appeals Allowed - 11</b> <b>Appeals Dismissed - 25</b> <b>% Appeals Allowed - 31%</b>				
<b>Appeal Decisions where Committee Decision Contrary to Officer Recommendation</b>				
<b>Total Number of Appeal Decisions - 1 (details below)</b> <b>Appeals Allowed - 1</b> <b>Appeals Dismissed - 0</b> <b>% Appeals Allowed - 100%</b>				
<b>Appeal Decisions Jan-Mar 2019</b>				
<b>Decision by Committee Contrary to Officer Recommendation</b>				
Date of Committee	Application Details	Summary Reason for Refusal	Appeal Decision	Summary of Inspectors Findings
Planning Committee 25 Oct 18	P1015.18 63 Crystal Avenue, Hornchurch Proposed annexe at rear of garden to provide ancillary accommodation.	Incongruous and visually intrusive in rear garden. Intensification of use causing noise and disturbance.	Appeal allowed	Proposal similar to other outbuildings in area and would not be dominant or visually intrusive. Residential movements between the house and building are not likely to be disturbing. A condition requiring a higher boundary treatment will protect privacy.

## **4 SPEED OF PLANNING DECISIONS**

- 4.1 In accordance with the published government standards, speed of decision applies to all major and non-major development applications, with the threshold for designation set as follows:

Speed of Major Development (and County Matters) – 60% of decisions within timescale (13 or 16 weeks or such longer time agreed with the applicant)

Speed of Non-Major Development - 70% of decisions within timescale (8 weeks or such longer time agreed with the applicant)

4.2 On 29 November 2018 MHCLG announced that there would be two periods assessed for the purposes of designation:

- Decisions made between October 2016 and September 2018
- Decisions made between October 2017 and September 2019

4.3 For the period October 2016 to September 2018, performance was above the stated thresholds and there is no risk of designation.

4.4 For the period October 2017 to September 2019, the following performance (to the end of June 2019 – 1 quarter to run) has been achieved:

Major Development – 88% in time

County Matter – 100% in time

Non-Major Decisions - 90% in time

4.5 Based on the above performance, it is considered unlikely that the Council is at risk of designation due to speed of decision, but the figure will continue to be monitored.

## 5 PLANNING ENFORCEMENT

5.1 There are no designation criteria for planning enforcement. For the purposes of this report, it is considered useful to summarise the enforcement activity in the preceding quarter. This information is provided below:

Apr – Jun 2019	
Number of Enforcement Complaints Received: 208	
Number of Enforcement Complaints Closed: 176	
Number of Enforcement Notices Issued: 13	
Enforcement Notices Issued in Quarter	
Address	Subject of Notice
110 Lower Bedfords Road, Romford	2 x haulage containers and unauthorised boundary fence, walls and gates.
178 Crow Lane, Romford	Use of part of car park for cooking and sale food and drink.
20 Nevis Close, Romford	Unauthorised side extension
106 Whitchurch Road, Romford	Rear dormer not in accordance with planning permission.

Grass Verge, Hacton Lane	Unauthorised telecommunications mast and associated equipment
Land to south of New Road	Unauthorised residential use
40 Palm Road, Romford	Unauthorised roof extension
Harefield House, The Chase, Upminster	Breach of condition re landscaping
Harefield House, The Chase, Upminster	Unauthorised change of use of residential and outbuilding.
39 Rainham Road, Rainham	Unauthorised residential use of outbuilding
5 Curtis Road, Hornchurch	Unauthorised side/rear extension with balcony.
Railway Sidings, Ockendon Road, Upminster	Breach of condition re occupiers, number of mobile homes.
Land to east of Tye Farm, St Mary's Lane, Upminster	Unauthorised storage

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