

**MINUTES OF A MEETING OF THE  
STRATEGIC PLANNING COMMITTEE  
Council Chamber - Town Hall  
15 August 2019 (7.00 - 9.00 pm)**

**Present:**

**COUNCILLORS 8**

<b>Conservative Group</b>	Dilip Patel (Chairman), Maggie Themistocli, Ray Best and +Nisha Patel
<b>Residents' Group</b>	Reg Whitney
<b>Upminster &amp; Cranham Residents' Group</b>	Linda Hawthorn
<b>Independent Residents Group</b>	Graham Williamson
<b>Labour Group</b>	Keith Darvill

An apology for absence was received from Councillor Timothy Ryan.

+Substitute members: Councillor Nisha Patel (for Timothy Ryan).

All decisions were taken with no votes against.

The Chairman reminded Members of the action to be taken in an emergency.

**12 DISCLOSURE OF INTERESTS**

There were no disclosures of interest.

**13 MINUTES**

The minutes of the meeting held on 18 July 2019 were agreed as a correct record and signed by the Chairman.

**14 PE/00064/19 - CORAL CAR PARK, LONDON ROAD, ROMFORD**

The Committee received a developer presentation from Freddie Heaf of BUJ Architects.

The proposal before Members was for residential development of 88 units with associated parking and amenity space.

The proposal was being presented for the second time following its initial presentation at the 27 June 2019 meeting. In response to comments made during that meeting there had been subsequent changes made to the scheme. The purpose of the second presentation was for the developer to explain the latest proposals; the amendments made and enable Members to make further comments prior to the submission of a planning application.

The main issues raised by Members for further consideration prior to submission of a planning application were:

- The proposed proportion of family sized units still fell short of the draft Local Plan requirements
- Important that there was an effective traffic management plan in place in regard to how spaces would be allocated and parking controls enforced. Parking spaces should be prioritised (i.e. allocated or offered first to the family sized units no matter what their tenure)
- There appeared to be no provision for visitor parking
- The applicant should approach the Council so they had the first opportunity to take on the affordable units rather than a housing association

15     **P0947/17 - 49/87 NEW ROAD, RAINHAM - OUTLINE PLANNING APPLICATION FOR THE DEMOLITION OF ALL BUILDINGS AND RE-DEVELOPMENT OF THE SITE FOR RESIDENTIAL USE PROVIDING UP TO 259 UNITS WITH ANCILLARY CAR PARKING, LANDSCAPING AND ACCESS**

The Committee considered the report and **RESOLVED** to **GRANT PLANNING PERMISSION** subject to the conditions as set out in the report and to include the additional condition as set out in the update paper.

The vote for the resolution to grant planning permission was carried by 5 votes to 0 with 3 abstentions.

Councillors Hawthorn, Whitney and Williamson abstained from voting.

- 16     **P1904/18 - FREIGHTMASTER ESTATE, COLDHARBOUR LANE, RAINHAM - OUTLINE PLANNING APPLICATION FOR THE DEMOLITION OF ALL EXISTING BUILDINGS (13.21 HECTARES) AND REDEVELOPMENT OF THE SITE TO PROVIDE UP TO 43,000SQM (GIA) COMMERCIAL FLOOR SPACE FOR USE CLASSES B1/B2/B8, ENHANCEMENTS TO STRATEGIC LANDSCAPING FRONTING THE THAMES FOOT/CYCLE PATH AND ASSOCIATED LANDSCAPING.**

The Committee considered the report and **RESOLVED** that **PLANNING PERMISSION BE GRANTED** subject to the completion of a legal agreement under s106 of the Town and Country Planning Act 1990 (as amended) based on the Heads of Terms as shown in the report and also to include the following:

- Additional S106 head of term to be agreed with applicant that the site would be developed so that an alternate access to the site from the western side could be made should the Council adopt a road link from Ferry Lane (this could be the same as the access to/from the jetty. If this cannot be agreed with the applicant then the application needs to be reported back to committee
- Alteration to landscaping condition to be clear that landscaping along the boundary of the site with the future conservation park should be provided
- Add/amend condition to require that details submitted for each phase of the development include full details of cycle/pedestrian routes within and adjoining each phase and are implemented as part of that phase.

- 17     **QUARTERLY PLANNING PERFORMANCE UPDATE**

The Committee considered the report and **RESOLVED** to note the contents of the report.

---

**Chairman**