

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

Present:

COUNCILLORS 8

Conservative Group	Dilip Patel (Chairman), Timothy Ryan (Vice-Chair), Ray Best and +Carol Smith
Residents' Group	Reg Whitney
Upminster & Cranham Residents' Group	Linda Hawthorn
Independent Residents Group	Graham Williamson
Labour Group	Keith Darvill

An apology for absence was received from Councillor Maggie Themistocli.

+Substitute members: Councillor Carol Smith (for Maggie Themistocli)

Councillor Paul McGeary was also present at the meeting.

There were about 25 members of the public and 2 press present for the meeting.

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

18 DISCLOSURE OF INTERESTS

There were no disclosures of interest.

19 MINUTES

The minutes of the meeting held on 15 August 2019 were agreed as a correct record and signed by the Chairman.

20 PE/00185/19 - JEWSON DEPOT, 307/309 SOUTH STREET, ROMFORD

The Committee received a developer presentation from Charles Dunnett (Mayer Brown) and Adam Wilkinson from Boyer Planning.

The proposal before Members was for the redevelopment of site to provide for a new Jewson warehouse with associated parking and 47 residential units built over 3-6 storeys and 6000sqm of commercial b1 and b8 space, with associated parking and landscaping.

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

- A keenness to understand in more detail the relationship between the residential units and the proposed/retained commercial use. What are the impacts and how could these be managed?
- The trading hours of the proposed/retained commercial use.
- An opportunity to improve outlook from residential units with additional landscaping (as opposed to a view of a Jewson yard).
- How the traffic movements would be managed on site 1) within the mixed use component to the front and 2) within the yard to the rear.
- How would any parking overspill be managed on the surrounding streets
- Further detail should be provided to explain the rationale behind the unit mix. Could more family units be provided
- Potential to improve the quality of the frontage on to Lyon Road
- Details were sought about the refuse and recycling arrangements
- Sustainability credentials of the buildings
- Further consideration was invited on whether 7 storeys was contextually appropriate

21 PE/00213/2017 - BRIDGE CLOSE, ROMFORD

The Committee received a developer presentation from Jonathon Kendall (Fletcher Priest Architects), Tom Waddicor (Maccleanor Lavington Architects) and Kieran Wheeler from Savills.

The proposal before Members was for the demolition of existing buildings and erection of up to 1070 homes, a three form entry primary school with associated nursery, Health hub, pedestrian/ cycle bridge over river rom, vehicular access to waterloo road, public open space areas, relocation on-site of the Havering Islamic Cultural Centre, existing businesses and relocation of Ambulance station off-site.

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

Specifically in relation to the full component of the hybrid application

- That the developer reflect further on schools drop offs and pick-ups given the Committee's observation that these arrangements could be more complex than suggested - particularly as pupils would not always be resident on site and drops offs and pick-ups could often involve grandparent support. The Committee sought reassurance that the arrangements outlined could work in practice

Specifically in relation to the outline component of the hybrid application

- The Committee were keen to understand the exact proportion of 3 bed units being proposed (in contrast to the indicative range given)
- What level of on-site parking provision was going to be available for the community use and health hub
- What controls could be put in place to manage any noise emanating from the community use
- What the specific log jam was relative to identifying an occupier for the health hub
- The Committee was looking for confidence that the infrastructure proposed could be delivered and within a timeframe that meets the needs of the occupants of the site

22 **P1057.17 - 165/193 NEW ROAD, RAINHAM**

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

Chairman