

**MINUTES OF A MEETING OF THE
REGULATORY SERVICES COMMITTEE
Havering Town Hall, Main Road, Romford
4 December 2014 (7.30 - 9.40 pm)**

Present:

COUNCILLORS: 11

Conservative Group Robby Misir (in the Chair) Ray Best (Vice-Chair),
Philippa Crowder, Steven Kelly and +John Crowder

Residents' Group Reg Whitney and +Jody Ganly

East Havering Linda Hawthorn and Ron Ower

Residents' Group

UKIP Group Phil Martin

Independent Residents Graham Williamson
Group

Apologies were received for the absence of Councillors Michael White and Stephanie Nunn.

+Substitute members: Councillor John Crowder (for Michael White) and Councillor Jody Ganly (for Stephanie Nunn).

Councillors Linda Van den Hende, Michael Deon Burton, David Durant and Jeffrey Tucker were also present for parts of the meeting.

30 members of the public and a representative of the Press 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.

119 P1066.14 - INGREBOURNE HILL

The application before Members proposed the importation of approximately 650,000 tonnes of material over a 30 month period, and the undertaking of engineering operations to create a new landform connecting Ingrebourne Hill with Hornchurch Country Park. The final landform would be landscaped with trees and other vegetation to provide an area of recreation and nature conservation open to the public.

The proposed development would involve the importation of inert material to create a new landform at the site. The imported material would be composed of construction, demolition, and excavation waste gathered from sites in and around Greater London. The imported material would be deposited in a reception area, located at the southern end of the operational area, and would then be screened into a grade of material that was suitable for use as engineering soils. It was anticipated that up to 30% of the imported material would be unsuitable, and would be transferred back out of the site for use as recycled aggregate in the construction industry.

The site was located within the Green Belt, formed part of the Thames Chase Community Forest, and also formed part of a Borough level Site of Nature Conservation Importance.

Members noted that an extra sixteen letters of representation, objecting to the proposals, had been received.

In accordance with the public speaking arrangements the Committee was addressed by an objector with a response by the applicant's representative.

The objector commented that the proposal had received many objections due to its proposed impact on the environment. The objector also commented that proposals to control lorry movements to and from the site would be hard to police in reality and would those movements would create dusty conditions throughout the area.

In response the applicant's representative advised that the company had previously carried out similar schemes in other areas of the borough and were experienced in working with the Council in order to police and enforce any conditions that were included in the proposal. The representative also commented that the idea of the proposal was to improve the relationship between Ingrebourne Hill and the Hornchurch Country Park.

With its agreement Councillors Michael Deon Burton, David Durant and Jeffrey Tucker addressed the Committee.

Councillor Burton commented that the proposal would restore damaged land but that the land would only become damaged in the first place due to the proposed works. Councillor Burton also commented that lorries transporting the waste would be detrimental to the amenity of the surrounding area which also included a primary school.

Councillor Durant commented that the extra lorry movements would have a cumulative effect on the road network and questioned why the Highways Authority had not raised any objections to the proposal.

Councillor Tucker commented that he agreed with what his colleagues had previously mentioned and felt that there were too many construction works currently taking place in the Rainham area. Councillor Tucker also

commented that the proposed route for the lorries to take into the site was not suitable for vehicles of that size.

During the debate members raised concerns regarding the possible disturbance of wildlife on the site and whether the wildlife would return after the works had been completed. They expressed concern in respect of the visual impact on the openness of the Green Belt and the impact of lorry movements on a nearby school. Members further expressed concern that of the inert materials brought to the site following processing on the site a fair proportion would be taken from the site with the resulting increase of lorry movements.

Members also discussed the proposed Special Circumstances that had been put forward by the applicant as the proposal affected the openness of the Green Belt.

A large part of the debate centred on the increased traffic movements and the impact these would have on the local area. Members also questioned whether the inert material should be deposited in Rainham and not in the source area.

The report recommended that planning permission be approved, however following a motion to refuse planning permission which was carried by 7 votes to 0 with 4 abstentions it was **RESOLVED** that planning permission be refused on the grounds that

1. Adverse impact on wildlife and adjacent SSSI through adverse noise, dust and other disturbance.
2. Inappropriate development in the Green Belt, loss of openness during works and as result of works with no Very Special Circumstances outweighing the harm.
3. Detriment to local residents through adverse visual impact during works, dust nuisance, reduced air quality and noise.
4. Adverse impact on local road network causing inconvenience to road users and pedestrians, due to volume of lorry movements.

The vote for the resolution was carried by 7 votes to 0 with 4 abstentions

Councillors Misir, Hawthorn, Ower, Ganly, Whitney, Martin and Williamson voted for the resolution to refuse planning permission.

Councillors J. Crowder, P. Crowder, Best and Kelly abstained from voting.

Members noted that the proposal was still subject to a referral to the Mayor of London's office for consideration.

120 **P1293.14 - HAROLD WOOD PRIMARY SCHOOL, RECREATION AVENUE**

The application before Members was for a Council owned school. The planning application was for permission to demolish the existing outbuildings situated in the south-western corner of the Harold Wood Park and re-surfacing to provide a new 29 space car park, new footpaths and drop-off area.

The proposal was situated with the Green Belt and judged to be inappropriate and therefore required the applicant to demonstrate Very Special Circumstances as to why the development should be allowed.

In accordance with the public speaking arrangements the Committee was addressed by an objector with a response by the applicant's representative.

The objector commented that the current outbuildings were an eyesore but that the proposed drop off zone was in-appropriate and unfair on residents who already experienced examples of parking dis-placement.

In response the applicant's representative commented that the parking was required for users of the park and that local residents had been supportive of the proposal.

During a brief debate Members discussed the current drop off facilities for the school and parking dis-placement.

In reply to a question regarding vehicles entering the park, officers clarified that a barrier was to be installed preventing this from taking place.

It was **RESOLVED** that planning permission be granted subject to the conditions as set out in the report.

121 **P1196.14 - 1 JUNCTION ROAD, ROMFORD**

The proposal before Members was for the extension and conversion of an existing solicitors office (use class B1) to form six residential flats (use class C3). The development will consist of three one-bedroom flats and three two-bedroom flats.

During a brief debate Members clarified the parking arrangements for the proposed flats.

Members noted that the proposed development qualified for a Mayoral CIL contribution of £2,500 and **RESOLVED** that the proposal was unacceptable as it stood but would be acceptable subject to the applicant entering into a Section 106 Legal Agreement under the Town and Country Planning Act 1990 (as amended), to secure the following:

- A financial contribution of £36,000 to be used towards infrastructure costs and paid prior to the commencement of development in accordance with the Planning Obligations Supplementary Planning Document.
- 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.
- To pay the Council's reasonable legal costs in association with the preparation of a legal agreement, prior to completion of the agreement, irrespective of whether the legal agreement is completed.
- Payment of the appropriate planning obligations/ monitoring fee prior to completion of the agreement.

That the Head of Regulatory Services be authorised to enter into a legal agreement to secure the above and upon completion of that agreement that the Committee delegate authority to the Head of Regulatory Services to grant planning permission subject to the conditions as set out in the report.

- 122 **P1140.12 - BROOKSIDE YARD, CLOCKHOUSE LANE, COLLIER ROW ROMFORD - ERECT TWO CONSERVATORIES (TO EAST AND WEST ELEVATIONS) COVERED WAY TO NORTH ELEVATION, CONSTRUCT SWIMMING POOL AND PUMP ROOM WITH HARD-STANDING AND RETAINING WALL AND CHANGE OF USE OF LAND TO RESIDENTIAL CURTILAGE (RETROSPECTIVE).**

The Committee considered the report and without debate **RESOLVED** that planning permission be refused as per the officer's recommendations contained within the report.

- 123 **P0678.14 - 12 WILLOW PARADE, MOOR LANE CRANHAM - CHANGE OF USE FROM A SHOP (A1) TO FINANCIAL & PROFESSIONAL SERVICES (A2) AND A NEW SHOP FRONT.**

The Committee considered the report and without debate **RESOLVED** that planning permission be granted subject to the conditions as set out in the report.

124 **P1266.14 - LABURNHAM STABLES, LABURNHAM GARDENS CRANHAM - RETENTION OF TWO MOBILE HOMES CURRENTLY ON SITE ADJACENT TO EXISTING MOBILE HOME WITH PERMANENT CONSENT**

The Committee considered the report and without debate **RESOLVED** that planning permission be granted subject to the conditions as set out in the report.

125 **P1273.14 - 5 LYON ROAD (CS FLOORING) ROMFORD - CHANGE OF USE OF WAREHOUSE (B8) TO FORMATION AND DISTRIBUTION OF CANDLES (B1C)**

The Committee considered the report and without debate **RESOLVED** that planning permission be granted subject to the conditions as set out in the report.

126 **P1355.14 - MEADOW RISE, CHURCH ROAD, NOAK HILL ROMFORD - CHANGE OF USE TO A RESIDENTIAL CARAVAN SITE FOR OCCUPATION BY A GYPSY FAMILY WITH ASSOCIATED HARD-STANDING AND TOILET BLOCK**

The Committee considered the report and without debate **RESOLVED** that planning permission be granted subject to the conditions as set out in the report and to include an amendment to condition 3 removing the name of Mr Bob Lee.

127 **P1195.14 - TARA, SOUTHEND ARTERIAL ROAD - DEMOLITION OF AN EXISTING BUNGALOW AND CONSTRUCTION OF EIGHT FLATS WITH PARKING AND LANDSCAPING**

The Committee considered the report, noting that the proposed development qualified for a Mayoral CIL contribution of £8,470 and without debate **RESOLVED** that the proposal was unacceptable as it stood but would be acceptable subject to the applicant entering into a Section 106 Legal Agreement under the Town and Country Planning Act 1990 (as amended), to secure the following:

- A financial contribution of £42,000 to be used towards infrastructure costs and paid prior to the commencement of development in accordance with the Planning Obligations Supplementary Planning Document.
- 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.

- To pay the Council's reasonable legal costs in association with the preparation of a legal agreement, prior to completion of the agreement, irrespective of whether the legal agreement is completed.
- Payment of the appropriate planning obligations/monitoring fee prior to completion of the agreement.

That the Head of Regulatory Services be authorised to enter into a legal agreement to secure the above and upon completion of that agreement that the Committee delegate authority to the Head of Regulatory Services to grant planning permission subject to the conditions as set out in the report and to include an additional condition covering balcony screening (for flats 5 and 8).

128 **P1260.14 - 22A STATION LANE, HORNCHURCH - CONVERSION OF EXISTING VACANT FIRST AND SECOND FLOOR OFFICE SPACE, LOFT CONVERSION AND EXTERNAL ALTERATIONS TO CREATE THREE 1- BEDROOM SELF-CONTAINED APARTMENTS, FRONT AND REAR DORMER WINDOWS, ROOF LIGHT AND REPLACEMENT WINDOWS**

The Committee considered the report, noting that the proposed development qualified for a Mayoral CIL contribution of £920 and without debate **RESOLVED** that the proposal was unacceptable as it stood but would be acceptable subject to the applicant entering into a Section 106 Legal Agreement under the Town and Country Planning Act 1990 (as amended), to secure the following:

- A financial contribution of £18,000 to be used towards infrastructure costs in accordance with the Planning Obligations Supplementary Planning Document and Policy DC72.
- 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 agreement, prior to completion of the agreement, irrespective of whether the agreement is completed;
- The Developer/Owner to pay the appropriate planning obligation/s monitoring fee prior to completion of the agreement.

That the Head of Regulatory Services be authorised to enter into a legal agreement to secure the above and upon completion of that agreement, grant planning permission subject to the conditions as set out in the report.

129 **P0010.12 - DAMYNS HALL AERODROME - DEMOLITION OF EXISTING BUILDINGS AND REPLACEMENT WITH NEW HANGAR CONSTRUCTED WITHIN A LANDSCAPED COMPOUND. THE COMPOUND ALSO TO PROVIDE ALL OUTSIDE PARKING FOR HOME BASED AIRCRAFT.**

The Committee considered the report, noting that the proposed development qualified for a Mayoral CIL contribution of £10,800 and without debate **RESOLVED** that the proposal was unacceptable as it stood but would be acceptable subject to the applicant entering into a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended), to secure the following:

- That the aerodrome use of the land be limited to use by light aircraft, save for the use by helicopters and airships as defined and limited within the Legal Agreement.
- Helicopters Movements – That there will be no more than 5 helicopter movements (movements to be defined as one in, one out) in any week (Monday-Sunday).
- Airship Movements – That airships shall only use the site for a maximum of 65 days a year, that for 14 of the 65 days, there be no more than 10 airship movements per day, that for 51 of the 65 days there be no more than 2 airship movements per day. That a log be kept of all airship movements.
- The above not to apply when temporary events that are taking place as permitted development in accordance with Part 4 of the Town and Country Planning (General Permitted Development) Order 1995, or any enactment superseding or replacing that order with similar provisions.
- To set up and run a consultative committee whose remit would be to bring to the attention of the aerodrome operators any current issues in relation to the aerodrome and to instigate a complaints policy agreed between the consultative committee and the aerodrome operators

That the Head of Regulatory Services be authorised to enter into a legal agreement to secure the above and upon completion of that agreement, grant planning permission subject to the conditions as set out in the report.

130 **P1388.14 - WILLIAM PIKE HOUSE, WATERLOO GARDENS, ROMFORD - CONVERSION OF THE EXISTING GROUND FLOOR PRAM SHEDS INTO TWO 2 BEDROOM FLATS INCLUDING PROVISION OF TWO NEW PARKING SPACES**

The Committee considered the report, noting that the proposed development qualified for a Mayoral CIL contribution of £1,322.00 and without debate **RESOLVED** that planning permission be granted subject to the conditions as set out in the report.

131 **P1390.14 - THOMAS ENGLAND HOUSE, WATERLOO GARDENS, ROMFORD - CONVERSION OF THE EXISTING GROUND FLOOR PRAM SHEDS INTO TWO FLATS (ONE 2 BED AND ONE 1 BED) INCLUDING THE PROVISION OF TWO NEW PARKING SPACES**

The Committee considered the report, noting that the proposed development qualified for a Mayoral CIL contribution of £858.00 and without debate **RESOLVED** that planning permission be granted subject to the conditions as set out in the report.

132 **P0680.14 - SCOTTS PRIMARY SCHOOL, BONINGTON ROAD - EXTENSIONS TO THREE CLASSROOMS, TOGETHER WITH THE DEMOLITION OF EXISTING GARAGE STORES, FORMATION OF NEW PLAY AREA WITH CANOPY OVER AND EXTENSION TO EXISTING PLAYGROUND**

The Committee considered the report and without debate **RESOLVED** to delegate to the Head of Regulatory Services to grant planning permission subject to the conditions as set out in the report.

133 **PLANNING OBLIGATIONS/LEGAL AGREEMENTS**

The Committee considered a report that updated Members on the position of legal agreements and planning obligations. This related to approval of various types of application for planning permission decided by the Committee that could be subject to prior completion or a planning obligation. This was obtained pursuant to Section 106 of the Town and Country Planning Acts.

The report also updated the position on legal agreements and planning obligations agreed by this Committee during the period 2000-2014.

The Committee **NOTED** the report and the information contained therein.

134 **PLANNING AND ENFORCEMENT APPEALS RECEIVED, PUBLIC INQUIRIES/HEARINGS AND SUMMARY OF APPEAL DECISIONS**

The report accompanied a schedule of appeals and a schedule of appeal decisions, received between 9 August 2014 and 7 November 2014.

The report detailed that 27 new appeals had been received since the last meeting of the Monitoring Committee in September 2014.

The Committee **NOTED** the report and the results of the appeal decisions received.

The Chairman wished to place on record the Committee's thanks for the strong performance on enforcement cases and appeals that were shown within the report.

135 **SCHEDULE OF ENFORCEMENT NOTICES**

The Committee considered and noted the schedules detailing information regarding enforcement notices updated since the meeting held in September 2014.

Schedule A showed notices currently with the Secretary of State for the Environment (the Planning Inspectorate being the executive agency) awaiting appeal determination.

Schedule B showed current notices outstanding, awaiting service, compliance, etc. with up-dated information from staff on particular notices.

The Committee **NOTED** the information in the report.

136 **PROSECUTIONS UPDATE**

The report updated the Committee on the progress and/or outcome of recent prosecutions undertaken on behalf of the Planning Service.

The Committee **NOTED** the report.

137 **EXCLUSION OF THE PUBLIC**

Following the completion of normal business, the committee decided to exclude the public for the remainder of the meeting on the grounds that it was likely that, in view of the nature of the business to be transacted or the nature of the proceedings, if members of the public were present during those items there would be disclosure to them of exempt information within the meaning of paragraph 9 of Schedule 12A to the Local Government Act

1972. It was decided to exclude the public on those grounds, the Committee **RESOLVED** accordingly on the motion of the Chairman.

138 **CHIEF EXECUTIVE'S REPORT CONTAINING EXEMPT INFORMATION**

The report before the Committee compiled a schedule listing, by Ward, all the complaints received by the Planning Control Service over alleged planning contraventions for the period from 9 August 2014 and 7 November 2014.

The Committee **NOTED** the report and **AGREED** the actions being taken.

Chairman