



REGULATORY SERVICES COMMITTEE

17 December 2015

REPORT

Subject Heading:

**P1364.15: Open Space / Play Area,
Bolberry Road, Romford**

**Erection of a single storey community
centre building. (Application received
28 September 2015)**

Ward:

Havering Park

Report Author and contact details:

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Policy context:

**Local Development Framework
The London Plan
National Planning Policy Framework**

Financial summary:

None

The subject matter of this report deals with the following Council Objectives

Havering will be clean and its environment will be cared for [X]

People will be safe, in their homes and in the community [X]

Residents will be proud to live in Havering [X]

SUMMARY

The proposal is for the erection of a new single storey detached community centre building on an outdoor play area to the rear of Highfield Towers.

The application raises considerations in relation to the principle of the development, the impact on the character and appearance of the surrounding area, the impact on the residential amenity of the neighbouring residents and the suitability of the proposed parking and access arrangements.

On balance the proposal is considered to be acceptable in all material respects and it is recommended that planning permission is granted subject to conditions.

RECOMMENDATIONS

That the Committee notes that proposed development will be liable for a payment of £3422.52 (subject to indexation) under the Mayor's Community Infrastructure Levy (CIL) in accordance with London Plan Policy 8.3.

That the Head of Regulatory Services be authorised to grant planning permission subject to the conditions set out below:

1. Time Limit

The development to which this permission relates must be commenced not later than three years from the date of this permission.

Reason: To comply with the requirements of section 91 of the Town and Country Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. In Accordance with Plans

The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans (as set out on page one of this decision notice).

Reason: The Local Planning Authority consider it essential that the whole of the development is carried out and that no departure whatsoever is made from the details approved, since the development would not necessarily be acceptable if partly carried out or carried out differently in any degree from the details submitted.

Also, in order that the development accords with Development Control Policies Development Plan Document Policy DC61.

3. External Materials

No works shall take place in relation to any of the development hereby approved until samples of all materials to be used in the external construction of the building(s) are submitted to and approved in writing by the Local Planning Authority and thereafter the development shall be constructed with the approved materials.

Reason: Insufficient information has been supplied with the application to judge the appropriateness of the materials to be used. Submission of samples prior to commencement will ensure that the appearance of the proposed development will harmonise with the character of the surrounding area and comply with Policy DC61 of the Development Control Policies Development Plan Document.

4. Landscaping

No 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, which shall include indications of all existing trees and shrubs on the site, and details of any to be retained, together with measures for the protection in the course of development. All planting, seeding or turfing comprised within the scheme shall be carried out in the first planting season following completion of the development and any trees or plants which within a period of 5 years from completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

Reason: Insufficient information has been supplied with the application to judge the appropriateness of the hard and soft landscaping proposed. Submission of a scheme prior to commencement will ensure that the development accords with the Development Control Policies Development Plan Document Policy DC61. It will also ensure accordance with Section 197 of the Town and Country Planning Act 1990.

5. Wheel Washing

Before the development hereby permitted is first commenced, vehicle cleansing facilities to prevent mud being deposited onto the public highway during construction works shall be provided on site in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be retained thereafter and used at relevant entrances to the site throughout the duration of construction works. If mud or other debris originating from the site is deposited in the public highway, all on-site operations shall cease until it has been removed.

The submission will provide;

- a) A plan showing where vehicles will be parked within the site to be inspected for mud and debris and cleaned if required. The plan should show where construction traffic will access and exit the site from the public highway.
- b) A description of how the parking area will be surfaced, drained and cleaned to prevent mud, debris and muddy water being tracked onto the public highway;
- c) A description of how vehicles will be checked before leaving the site - this applies to the vehicle wheels, the underside of vehicles, mud flaps and wheel arches.
- d) A description of how vehicles will be cleaned.
- e) A description of how dirty/ muddy water be dealt with after being washing off the vehicles.
- f) A description of any contingency plan to be used in the event of a break-down of the wheel washing arrangements.

Reason: Insufficient information has been supplied with the application in relation to wheel washing facilities. Submission of details prior to commencement will ensure that the facilities provided prevent materials from the site being deposited on the adjoining public highway, in the interests of highway safety and the amenity of the surrounding area. It will also ensure that the development accords with the Development Control Policies Development Plan Document Policies DC32 and DC61.

6. Construction Methodology

Before development is commenced, a scheme shall be submitted to and approved in writing by the Local Planning Authority making provision for a Construction Method Statement to control the adverse impact of the development on the amenity of the public and nearby occupiers. The Construction Method statement shall include details of:

- a) parking of vehicles of site personnel and visitors;
- b) storage of plant and materials;
- c) dust management controls;
- d) measures for minimising the impact of noise and ,if appropriate, vibration arising from construction activities;
- e) predicted noise and, if appropriate, vibration levels for construction using methodologies and at points agreed with the Local Planning Authority;
- f) scheme for monitoring noise and if appropriate, vibration levels using methodologies and at points agreed with the Local Planning Authorities;
- g) siting and design of temporary buildings;

- h) scheme for security fencing/hoardings, depicting a readily visible 24-hour contact number for queries or emergencies;
- i) details of disposal of waste arising from the construction programme, including final disposal points. The burning of waste on the site at any time is specifically precluded.

And the development shall be carried out in accordance with the approved scheme and statement.

Reason: Insufficient information has been supplied with the application in relation to the proposed construction methodology. Submission of details prior to commencement will ensure that the method of construction protects residential amenity. It will also ensure that the development accords the Development Control Policies Development Plan Document Policy DC61.

7. Hours of Construction

All building operations in connection with the construction of external walls, roof, and foundations; site excavation or other external site works; works involving the use of plant or machinery; the erection of scaffolding; the delivery of materials; the removal of materials and spoil from the site, and the playing of amplified music shall only take place between the hours of 8.00am and 6.00pm Monday to Friday, and between 8.00am and 1.00pm on Saturdays and not at all on Sundays and Bank Holidays/Public Holidays.

Reason: To protect residential amenity, and in order that the development accords with the Development Control Policies Development Plan Document Policy DC61.

8. Cycle Storage

No building shall be occupied or use commenced until cycle storage is provided in accordance with details previously submitted to and approved in writing by the Local Planning Authority. The cycle storage shall be permanently retained thereafter.

Reason: Insufficient information has been supplied with the application to demonstrate what facilities will be available for cycle parking. Submission of this detail prior to commencement is in the interests of providing a wide range of facilities for non-motor car residents and sustainability.

9. External Lighting

No building shall be occupied or use commenced until external lighting is provided in accordance with details previously submitted to and approved in writing by the Local Planning Authority. The lighting shall be provided and operated in strict accordance with the approved scheme.

Reason: Insufficient information has been supplied with the application to judge the impact arising from any external lighting required in connection with the building or use. Submission of this detail prior to occupation in the case of new building works or prior to the use commencing in the case of changes of use will protect residential amenity and ensure that the development accords with the Development Control Policies Development Plan Document Policy DC61.

10. Refuse and Recycling

The development shall not be commenced until details of refuse and recycling storage are submitted to and approved in writing by the Local Planning Authority. The refuse and recycling facilities shall be permanently retained thereafter.

Reason: Insufficient information has been supplied with the application to judge how refuse and recycling will be managed on site. Submission of this detail prior to commencement will protect the amenity of occupiers of the development and also the locality generally and ensure that the development accords with the Development Control Policies Development Plan Document Policy DC61.

11. Parking

The development shall not be commenced until detailed drawings showing the layout of parking to be provided in the new parking areas shown in the area marked blue on drawing no. SP-EDU27-1 Revision E have been submitted to and approved in writing by the Local Planning Authority. The parking areas shall then be provided on site in accordance with the approved details and shall be retained thereafter in accordance with the approved details and retained thereafter solely for use by users of the community centre.

Reason: In order to ensure the development has adequate car parking in the interests of the functioning of the highway and to accord with Policies DC32 and DC33 of the Core Strategy and Development Control Policies Development Plan Document.

12: Hours of Use

The community centre hereby approved shall not be in use outside the hours of 08:00 to 22:00 hours Mondays to Fridays, 08:00 hours to midnight on Saturdays and 09:00 to 21:00 hours on Sundays without the prior consent in writing of the Local Planning Authority.

Reason: In the interests of amenity and to accord with Policy DC61 of the Core Strategy and Development Control Policies Development Plan Document.

13: Play Equipment

The community centre hereby approved shall not be brought into use until the adjacent play area shown on drawing number SP-EDU27-1 Revision E has been landscaped and new play equipment installed, in accordance with details which shall have been previously submitted to and approved in writing by the Local Planning Authority. The play area shall be retained thereafter.

Reason: In order to maintain open space to the benefit of the local area and amenity and to accord with the provisions of Policies DC18 and DC61 of the Core Strategy and Development Control Policies Development Plan Document.

14: Restricted Use

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) the use hereby permitted shall be as a community centre only and shall be used for no other purpose(s) whatsoever including any other use in Class D2 of the Order, unless otherwise agreed in writing by the Local Planning Authority.

Reason:-

To restrict the use of the premises to one compatible with the surrounding area and to enable the Local Planning Authority to exercise control over any future use not forming part of this application, and that the development accords with the Development Control Policies Development Plan Document Policy DC61.

15: Noise Levels

Before any works commence a scheme for any new plant or machinery shall be submitted to the local planning authority to achieve the following standard. Noise levels expressed as the equivalent continuous sound level LAeq (1 hour) when calculated at the boundary with the nearest noise sensitive premises shall not exceed LA90 -10dB and shall be maintained thereafter to the satisfaction of the Local Planning Authority.

Reason:-

To prevent noise nuisance to nearby residents and that the development accords with the Development Control Policies Development Plan Document Policy DC61.

INFORMATIVES

1. Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: No significant problems were identified during the consideration of the application, and therefore it has been determined in accordance with paragraphs 186-187 of the National Planning Policy Framework 2012.

2. The proposal is liable for the Mayor of London Community Infrastructure Levy (CIL). Based upon the information supplied with the application, the CIL payable would be £3422.52 (this figure may go up or down, subject to indexation). CIL is payable within 60 days of commencement of development. A Liability Notice will be sent to the applicant (or anyone else who has assumed liability) shortly and you are required to notify the Council of the commencement of the development before works begin. Further details with regard to CIL are available from the Council's website.
3. A fee is required when submitting details pursuant to the discharge of conditions. In order to comply with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012, which came into force from 22.11.2012, a fee of £97 per request or £28 where the related permission was for extending or altering a dwellinghouse, is needed.

REPORT DETAIL

1. Site Description

- 1.1 The application relates to an open space play area adjacent to Bolberry Road, Romford. This is a relatively flat 1000 square metre (0.1 hectares) 'L'-shaped plot comprising a playground with a variety of outdoor play equipment. The site is located to the rear of the Highfield Towers residential block car park and is accessed from Hillrise Road.
- 1.2 The site is surrounded by residential accommodation to the north, west and south of the site at Bolberry Road, Highfield Towers, and Hillrise Road respectively. To the east the site abuts a wooded area which is designated as Metropolitan Green Belt. There is an existing single storey community centre building situated to the west of the site.
- 1.3 The site is designated in the LDF as a leisure and recreation facility.

2. Description of Proposal

- 2.1 The application is seeking planning permission for erection of a single storey detached community centre building.
- 2.2 The proposed building would be positioned towards the wider northern section of the site with the entrance facing out onto the Highfield Towers car park. The building would occupy a footprint of 185 square metres and measure 19.5 metres in width and 9.5 metres in depth. The new community centre would also incorporate a pitched roof design with a ridge height of 4.4

metres. The building would feature a lean-to style canopy above the main entrance and along the southern gable elevation and floor to ceiling glazing sections along the front elevation.

- 2.3 Internally the building would comprise two separate main halls with a retractable screen wall allowing the spaces to be combined. In addition a partitioned off section of the building adjacent to the main entrance would include an office/ reception area, kitchen, toilets, store rooms and a plant room.
- 2.4 It is intended that the new building would serve the immediate community from within Highfield Towers and the surrounding Hillrise estate as well as being used for a variety of events and functions; from sports activities to social events.
- 2.5 Hardstanding would be installed to the site frontage and around the sides of the new community centre. The remaining southern section of the site would be laid out as a grassed area. Additional car parking would be provided on an existing drying area at the front of the site.
- 2.6 A cycle rack would be positioned adjacent to the pedestrian entrance from the Highfield Tower servicing road and car park.

3. Relevant History

- 3.1 No recent planning history

4. Consultations/Representations

- 4.1 Notification letters were sent to 299 properties and 1 representation has been received. The comments can be summarised as follows:
 - There is an adequate community centre at the side of Highfield Towers, which would be cheaper to refurbish or rebuild, rather than taking away the only children's play area in this estate.
 - The new community centre is not necessary and a waste of money.
 - The existing play area should be made bigger and better for children.
- 4.2 In response to the above: a justification for the proposed new community centre is detailed in the following sections of this report.
- 4.3 The following consultation responses have been received:
 - London Fire Brigade Water Team - no objection.
 - Historic England – no archaeological requirements.
 - Environmental Health - no objection.

- Local Highway Authority – initially raised objections on parking grounds but are satisfied that revised proposals are capable of providing additional parking to meet policy requirements and to have an acceptable impact on the public highway.

5. Relevant Policies

- 5.1 CP8 (Community Needs), CP17 (Design), DC18 (Protection of Public Open Space, Sports and Leisure Facilities), DC20 (Access to Recreation and Leisure including Open Space), DC26 (Location of Community Facilities), DC32 (The Road Network), DC33 (Car Parking), DC34 (Walking), DC35 (Cycling), DC36 (Servicing), DC55 (Noise), DC58 (Biodiversity), DC61 (Urban Design) and DC63 (Delivering Safer Places) of the Local Development Framework Core Strategy and Development Control Policies Development Plan Document are considered to be relevant.
- 5.2 Other relevant documents include the Landscaping SPD, Designing Safer Places SPD, and the Sustainable Design and Construction SPD.
- 5.3 Policies 3.19 (sport facilities), 5.3 (sustainable design and construction), 6.9 (cycling), 6.10 (walking), 6.13 (parking), 7.3 (designing out crime), 7.4 (local character), 7.6 (architecture) and 7.15 (reducing noise and enhancing soundscapes) of the London Plan, are material considerations.
- 5.4 The National Planning Policy Framework, specifically Sections 7 (Requiring good design), 8 (Promoting healthy communities) and 10 (meeting the challenge of climate change, flooding and coastal change) are relevant to these proposals.

6. Staff Comments

- 6.1 The application raises considerations in relation to the impact on the character and appearance of the streetscene, the impact on the residential amenity of the future occupants and of neighbouring residents and the suitability of the proposed parking and access arrangements.

6.2 *Principle of Development*

- 6.2.1 Policy DC26 of the LDF states that the preferred location for community facilities is within Romford, District and Local centres and London Riverside. This proposal should however be considered in the context of the wider proposals for the regeneration of the Highfields Estate. There is an intention to undertake a series of regeneration initiatives across the estate, for which feasibility work and wider public consultation with residents of the estate is on-going. The proposed new community centre is part of this project.

- 6.2.2 Whilst the estate has an existing community centre, this is a relatively small and dated facility, which is in need of substantial refurbishment. This application would enable the removal of the existing community centre, with opportunity to provide parking in its place, and replacement with a modern, fit for purpose community facility that would lend itself for a range of community activities and events. The estate is relatively dense and it is considered that it would draw a wide range of users from the local area, such that it is appropriate in this case for the new community centre to be located within the heart of the Highfield Estate. The location of the centre is therefore considered to be justified in this context.
- 6.2.3 Policy DC26 states that new community facilities will only be approved where they are accessible by a range of transport modes. Although the site is not well served by public transport, in view of the location within a housing estate, it is considered that a number of users would be local and would walk or cycle to the centre. Parking issues will be addressed later in this report, as will considerations relating to residential character and amenity.
- 6.2.4 Policy DC18 states that the Council will seek the retention and enhancement of all public open space and recreation, sports and leisure facilities that are in private and public ownership. Policy DC20 expands on this aspiration by stating that the Council will seek to ensure that there is adequate provision of a varied range of accessible leisure and recreation facilities throughout the borough.
- 6.2.5 The application site is currently used as a formal children's playground comprising several pieces of outdoor play equipment arranged across the site. In its current use the site is regarded as valuable community facility. Policy DC18 discusses the requirements for providing replacement facilities for the loss of any open space to a non-recreation/ leisure use.
- 6.2.6 As part of the wider regeneration proposals, consideration is being given to the opportunity for outdoor recreation across the estate and the quality of the facilities being offered. As the application stands, there would be a loss of outdoor recreational space, although it is intended that the area of outdoor play space to be retained would be enhanced by the installation of new play equipment to provide facilities that are broadly comparable with that currently available. The regeneration feasibility studies that are ongoing are exploring the scope for undertaking enhancements to adjacent open space. This could, for example, include the introduction of way marked pathways, or the introduction of trim trails.
- 6.2.7 The proposed community centre itself will provide opportunities for indoor play and recreation that would complement the outdoor play facilities. It is intended that the space outside the community centre would be developed with appropriate play equipment, outdoor seating and planting to complement the activities taking place inside the centre.
- 6.2.8 Staff acknowledge that, as it currently stands, the application will result in the loss of existing outdoor play space. The regeneration proposals for the

estate are not sufficiently advanced that definitive proposals for future outdoor recreational facilities can be determined at this stage. However, considered in the context of the regeneration aspirations, and taking into account the planned improvements to the outdoor play space that will remain, together with the complementary indoor recreational facilities and wider benefits proposed by the community centre, Staff consider that the application can be accepted in principle without compromising the aims of Policy DC18. On balance it is considered that the new building would offer a broader range of benefits to the wider community. In this regard the new community centre would offer an enhanced multi-functional facility that can absorb the loss of the current outdoor play provision with an improved variety of events and functions serving a larger proportion of the local community.

6.3. Design/Impact on Streetscene

- 6.3.1 Policy DC61 states that development must respond to distinctive local buildings forms and patterns of development and respect the scale, massing and height of the surrounding context. Planning permission will only be granted for development which maintains, enhances or improves the character and appearance of the local area.
- 6.3.2 The site is located in a relatively secluded position adjacent to a walled drying area for residents' washing, and the car park to the rear of the Highfield Towers. The backdrop to the site is formed by a strip of semi-mature woodland. As such the site is afforded a degree of separation from the surrounding buildings and residential accommodation.
- 6.3.3 In terms of prominence the proposed pitched roof building would be single storey with a ridge height of just 4.4 metres resulting in a relatively low profile and unobtrusive structure within this setting.
- 6.3.4 The adjacent 15 storey Highfield Towers block forms a landmark for this area of Havering and as such dominates the surrounding streetscene at Bolberry Road and Hillrise Road. In addition the residential accommodation to the north of the site on Bolberry Road is formed of three-storey blocks with considerable height and bulk.
- 6.3.5 In comparison, the scale and massing of the proposed community centre building would be far less significant and as a result would not form a visually intrusive feature within this setting of much larger buildings. The proposed materials and colour scheme would be different to the concrete cladding on the upper levels of Highfield Towers, but would harmonise well with the brickwork at the lower sections of the building and adjacent blocks at Bolberry Road. The tree coverage to the east of the site would offer a good degree of natural screening from the Immanuel School playing fields which are located within the Green Belt.

- 6.3.6 Consideration has been given to the security of the proposed building and it has been designed with regard to Secure by Design principles. This will include the use of windows and doors to PAS24 standards.
- 6.3.7 On balance it is considered that the proposed community centre building would sit comfortably within its surroundings and would serve to maintain and enhance the character and appearance of the area in accordance with Policy DC61.

6.4 *Impact on Amenity*

- 6.4.1 Policy DC26 states that planning permission for new community facilities will only be granted where they, amongst other things, do not have a significant adverse effect on residential character and amenity. Policy DC61 reinforces these requirements by stating that planning permission will not be granted where the proposal results in unacceptable overshadowing, loss of privacy to existing properties or unreasonable adverse effects on the environment by reason of noise.
- 6.4.2 The application site is largely removed from surrounding residential properties and would be located some 25 metres from Highfield Towers, the rear of the building would lie over 14 metres from the flats in Bolberry Road and some 60 metres from the rear of houses at Hillrise Road.
- 6.4.3 It should be noted that there is already an existing community centre building located between Hillrise and Bolberry Road in much closer proximity to the surrounding residential accommodation. Given that the site also has an established use as a public playground, it is not considered that the proposed community centre would represent a significant change to the character of this local area.
- 6.4.4 The proposed building will be available for a wide range of community uses and functions and therefore has the potential to be used late into the evening for parties, receptions etc. The community centre is operated and managed by the Council and will be run by the LBH Housing Community Engagement Team, who have experience of managing other community centres within the Borough, such as the Betty Whiting Centre on the Briar Road estate and the Hacton Lane Community Hall in Hornchurch. It is understood that there would be a Hall Keeper on the premises at all times. In addition consideration has been given to the use of CCTV, patrol by community wardens and use of security companies depending on the type of event. It is considered that, given the Council's experience in operating such centres, there would be adequate control to prevent adverse impacts on neighbouring residential amenity. Staff are however recommending a condition in respect of opening hours of the centre to provide an additional level of control to maintain residential amenity.
- 6.4.5 Taking into consideration the separation distances from the surrounding residential accommodation, the existing community uses within this locality,

and the management arrangements, it is not considered that the proposed development would be unduly harmful to the amenity of the neighbouring occupiers.

6.5 *Environmental Issues*

- 6.5.1 Environmental Health have raised no objections in relation to any historical contaminated land issues associated with the site.
- 6.5.2 The site is not located within a Flood Zone and presents no issues in relation to flood risk.
- 6.5.3 The proposal is not considered to give rise to any significant or persistent noise issues. As noted above, there would be a management team controlling the operation of the community centre.

6.6 *Parking and Highway Issues*

- 6.6.1 Policy DC33 seeks to ensure that all new developments make adequate provision for car parking. Policy DC3 sets out that car parking in new development should not exceed the maxima set out in Annex 5 of the LDF. Annex 5 standards set out a parking requirement of 1 space per 4 square metres of floor area. The proposed building has a floorspace in the region of 185 square metres but it is noted that this replaces an existing community centre of some 110 square metres, for which no off-street parking is provided. Based on the net increase in floor area of 75 square metres, the parking requirement would be in the region of 18 spaces.
- 6.6.2 In response to concerns raised by Highways, and having regard to the relatively low PTAL values of the site, the applicant has indicated that additional parking provision would be made in the vicinity of the site. This would comprise new parking on an existing area of hardstanding in front of the site and parking on the site of the community hall to be demolished. Staff are satisfied that the space available would make provision for at least the 18 spaces required as a maximum by the LDF and potentially more and that the proposal makes acceptable provision for additional car parking. A condition is recommended so that the detailed layout of the parking area can be worked up and submitted for approval. Separately the applicant is undertaking feasibility work with regard to parking across the wider estate and separate measures to tackle general parking issues across the estate as a whole.
- 6.6.3 There are considered to be no material adverse issues with regard to servicing of the development. However, a condition is recommended with regard to refuse storage requirements. The proposal makes provision for cycle parking within the site. Further details of this are required by condition.

6.7 *Mayoral Community Infrastructure Levy*

6.7.1 The proposed development would create 171.126 square metres of new gross internal floorspace. Therefore the proposal is liable for Mayoral CIL and will incur a charge of £3422.52 (subject to indexation) based on the calculation of £20.00 per square metre.

7. Conclusion

7.1 Having regard to all relevant factors and material planning considerations Staff are of the view that this proposal would be acceptable.

7.2 It is considered that a case has reasonably been made for the location of the proposed facility and the loss of part of the existing play area. Staff are of the view that due to the siting, scale and location the proposal would not be disproportionate or have a harmful impact on the character of the street scene or result in a loss of amenity to neighbouring occupiers. The proposal is considered to be acceptable in all other respects and it is therefore recommended that planning permission be granted subject to conditions.

7.3 The proposal is considered to be acceptable in all other respects and it is therefore recommended that planning permission be granted subject to conditions.

IMPLICATIONS AND RISKS

Financial implications and risks:

None.

Legal implications and risks:

The application is submitted on behalf of London Borough of Havering and comprises land in its ownership. This application is however considered solely on the planning merits of the proposals.

Human Resources implications and risks:

None.

Equalities implications and risks:

The proposed new community centre will replace the existing facility with a modern, fit for purpose building that will better cater for the needs of the wider community.

BACKGROUND PAPERS

Application P1364.15 received 28 September 2015.