

**MINUTES OF A MEETING OF THE
REGULATORY SERVICES COMMITTEE
Havering Town Hall, Main Road, Romford
1 June 2017 (7.30 - 8.50 pm)**

Present:

COUNCILLORS: 11

Conservative Group Robby Misir (in the Chair) Steven Kelly,
Melvin Wallace, Michael White and +Robert Benham

Residents' Group Stephanie Nunn and Reg Whitney

**East Havering
Residents' Group** Alex Donald (Vice-Chair) and Linda Hawthorn

UKIP Group Phil Martin

**Independent Residents
Group** Graham Williamson

An apology for absence was received from Councillor Philippa Crowder.

+Substitute members: Councillor Robert Benham (for Philippa Crowder).

Councillors Osman Dervish, Damian White, Michael Deon Burton and David Durant were also present for part of the meeting.

50 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.

256 MINUTES

The minutes of the meetings held on 27 April and 11 May 2017 were agreed as correct records and signed by the Chairman.

257 **P0407.17 - LAND BOUNDED BY NEW ZEALAND WAY, QUEENSTOWN GARDENS & GISBORN GARDENS, RAINHAM**

The application before Members was for outline permission for the erection of thirty 2 and 3 bedroom dwellings – twenty-two 3 bedrooms and eight 2 bedroom dwellings.

The matter was brought before the Committee as the application site was Council owned.

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

The objector commented that the proposed development would lead to a loss of amenity for the existing residents. The objector also commented that the green area was used as a play area for children, was used for community events and was the site of a war memorial. The objector also commented that the site was also the subject of a Village Green application.

In response the applicant's agent commented that the proposal would provide much needed homes and would comprise of a mixed tenure of low rise properties. The agent also commented that the site was not a designated public open space. The applicant concluded by commenting that there would still be some amenity space at the southern end of the site and that the proposal included a financial contribution to improve the facilities at the nearby Lessa play area.

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

Councillor Burton commented that the proposal was very similar in nature to the previously refused application with just a few minor tweaks. Councillor Burton also commented that the green was in constant use by residents and had also been used for community events. Councillor Burton concluded by commenting that a more appropriate site would be needed for the development as the one chosen, if developed, would lead a cramped overbearing development that would lead to a loss of residents currently living nearby.

Councillor Durant commented that the Council had previously declared its intention to provide 30,000 new homes in the borough but there were more suitable sites rather than using high value green spaces. Councillor Durant concluded by commenting that the previous similar proposal had been refused and that consideration of the current application should be deferred until after a decision on the Village Green status had been taken.

At the Chairman's discretion Councillor Damian White, Cabinet Member for Housing, addressed the Committee.

Councillor White commented that there was a strong need and desire for housing within the borough. Councillor White also commented that there were approximately 2500 people currently on the Council's housing waiting list and that the current housing stock was just not sufficient.

During the debate Members discussed the previous planning history of the site and the reasons for the previous refusal of planning permission.

Members also discussed the Village Green application and sought and received clarification from the Committee's Legal Adviser as to whether determination of the proposal could be undertaken prior to a decision being taken regarding the village green application.

Members also discussed the suitability of the site for re-development with several Members commenting that there were other more suitable brownfield sites in the south of the borough.

The report recommended that planning permission be granted however following a motion to defer the consideration of the application which was carried by 7 votes to 4 it was **RESOLVED** that consideration of the application be deferred for further information in regard to:

- The legal implications of the current Village Green application, together with an update on the current status of the application and the next steps.
- Whether any other legal processes should have been followed prior to submission of the application, including the appropriation of land.
- Further details of the walk time to alternative open spaces in the vicinity of the site.

The vote for the resolution to defer consideration of the report was carried by 7 votes to 4.

Councillors Kelly, Donald, Hawthorn, Nunn, Whitney, Martin and Williamson voted for the resolution to defer consideration of the application.

Councillors Misir, Benham, Wallace and White voted against the resolution to defer consideration of the application.

258 **P0518.17 - 112 MASHITERS WALK, ROMFORD**

The report before Members proposed a single storey rear, part double side extension plus roofspace conversion with the extension to include a rear dormer and velux roof lights.

Members noted that the application had been called-in by Councillor Osman Dervish on the grounds that the proposed plans would cause overlooking, a loss of light and amenity for a neighbouring property as well as having massing issues of bulk.

With its agreement Councillor Osman Dervish addressed the Committee.

Councillor Dervish commented that the proposal was an overdevelopment of the site and would affect neighbouring properties amenity. Councillor Dervish also commented that there could be issues with party wall disruption and damage. Councillor Dervish concluded by commenting that the proposal would block sunlight to neighbouring properties and increase light pollution at night from the additional lighting.

During the debate Members sought and received clarification of the dimensions of the proposal and how it would sit in the streetscene.

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

The vote for the resolution to grant planning was carried by 8 votes to 3.

Councillors Misir, Benham and White voted against the resolution to grant planning permission.

259 **P0384.17 - COOPERS COMPANY AND COBORN SCHOOL, ST MARY'S LANE, UPMINSTER - NEW TWO STOREY STEM BUILDING (CONNECTED TO THE MUSIC BLOCK) TO CONSIST OF THREE SCIENCE CLASSROOMS, TWO D & T CLASSROOMS AND ONE LECTURE DISPLAY. DEMOLITION OF EXISTING SINGLE STOREY D & T BUILDING CONSISTING OF THREE D & T CLASSROOMS**

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

260 **P1507.16 - HEATON AVENUE GARAGE SITE - ERECTION OF THREE DETACHED CHALET BUNGALOWS**

The Committee considered the report, noting that the proposed development qualified for a Mayoral CIL contribution of £6,140 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 £24,000 to be used for educational purposes
- All contribution sums should 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 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 was completed.
- The Developer/Owner to pay the appropriate planning obligation/s monitoring fee prior to completion of the agreement.
- It was resolved to grant planning permission subject to completion of the s106 agreement by 27 November 2017 or in the event that the s106 agreement was not completed by 27 November 2017 the item should be returned to the Committee for reconsideration.

That the Director of Neighbourhoods 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.

261 **P1508.16 - MOWBRAYS CLOSE GARAGE SITE - DEMOLITION OF EXISTING GARAGES AND ERECTION OF FOUR TWO-STOREY SEMI DETACHED HOUSES WITH ASSOCIATED PARKING AND HARD AND SOFT LANDSCAPING**

The Committee considered the report, noting that the proposed development qualified for a Mayoral CIL contribution of £7,648 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 subject to Section 106 of the Town and Country Planning Act 1990 (as amended), to secure the following:

- A financial contribution of £24,000 to be used for educational purposes
- All contribution sums should 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 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 was completed.
- The Developer/Owner to pay the appropriate planning obligation/s monitoring fee prior to completion of the agreement.
- It is resolved to grant planning permission subject to completion of s106 agreement by 27 November 2017 or in the event that the s106

agreement was not completed by 27 November 2017 the item should be returned to the Committee for reconsideration.

That the Director of Neighbourhoods 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.

262 **P0343.17 - DAME TIPPING SCHOOL, NORTH ROAD, HAVERING-ATTE-BOWER - DEMOLITION OF EXISTING EXTENSIONS AND THE CONSTRUCTION OF A SINGLE STOREY CLASSROOM 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.

263 **P0446.17 - SUNNYSIDE FARM, RISEBRIDGE CHASE**

The report before Members sought planning permission for the change of use and conversion of two detached barns to form two detached self-contained dwellings.

During the debate Members discussed the impact the proposal would have on the Green Belt and possible further conversions on the site.

The report recommended that planning permission be granted however following a motion to refuse the granting of planning permission it was **RESOLVED** that planning permission be refused on the grounds of adverse impact on the openness and character of the Green Belt and therefore inappropriate development and also on the grounds of no education contribution.

The vote for the resolution to refuse planning permission was carried by 7 votes to 4.

Councillors Benham, Donald, Hawthorn, Nunn, Whitney, Martin and Williamson voted for the resolution to refuse planning permission.

Councillors Misir, Kelly, Wallace and White voted against the resolution to refuse planning permission.

264 **P0489.17 - 66 HAROLD COURT ROAD - DEMOLITION OF AN EXISTING HOUSE AND OUTBUILDINGS AND THE CONSTRUCTION OF A REPLACEMENT DWELLING**

The Committee considered the report 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:

- Agreement by the applicant to ensure that any previous extant planning permissions for a replacement dwelling on the site were not implemented.
- 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 was completed.
- Payment of the appropriate monitoring fee prior to the completion of the agreement.
- In the event that it is resolved to grant planning permission subject to completion of the s106 agreement by 1 October 2017 or in the event that the s106 agreement was not completed by 1 October 2017 the item shall be returned to the Committee for reconsideration.

That the Director of Neighbourhoods 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 and also subject to a recalculation of any Mayoral CIL requirement.

265 **P0599.17 - 233 HIGH STREET, HORNCHURCH - ERECTION OF A DEMOUNTABLE DOUBLE CLASSROOM AT THE REAR OF THE SITE**

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

Chairman