**MINUTES OF A MEETING OF THE
STRATEGIC PLANNING COMMITTEE
Council Chamber, Town Hall, Main Road, Romford RM1 3BD
16 August 2018 (7.30 - 9.55 pm)**

Present:

COUNCILLORS

Conservative Group	Jason Frost, +Carol Smith, Maggie Themistocli and Melvin Wallace (Chairman)
Residents' Group	+Gerry O'Sullivan
Upminster & Cranham Residents' Group	Linda Hawthorn
Independent Residents Group	Graham Williamson
Labour Group	Keith Darvill (Vice-Chair)

Apologies were received for the absence of Councillors Ray Best and Reg Whitney.

+Substitute Members: Councillor Carol Smith (for Ray Best) and Councillor Gerry O' Sullivan (for Reg Whitney).

Councillors Damian White, Michael Deon Burton, David Durant, Jeffrey Tucker, Natasha Summers and Paul McGeary were all present for part of the meeting.

Unless indicated all decisions were taken with no votes against.

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

8   **DISCLOSURE OF INTERESTS**

There were no disclosres of interest.

9   **MINUTES**

The minutes of the meeting of the Committee held on 19 July 2018 were agreed as a correct record and signed by the Chairman.

10 **DEVELOPMENT PRESENTATION - FREIGHMASTER ESTATE, COLDHARBOUR LANE RAINHAM - REDEVELOPMENT OF SITE TO PROVIDE UP TO 11 LIGHT INDUSTRIAL/INDUSTRIAL/STORAGE UNITS**

The Committee received a presentation from Mr James Tipping (Barton Willmore Planning & Design), Mr James Money (CMP Architects) and Mr Peter Jarman (Wrenbridge).

With its agreement Councillors David Durant and Jeffrey Tucker addressed the Committee.

Members of the Committee then questioned the presenters and raised issues for further consideration prior to submission of a planning application.

The main issues raised were:

- Levels of car parking provision
- Building heights
- Ensure nearby conservation area was protected
- Increased use of Coldharbour Lane
- Ambitions for future leisure use in the area
- Use of soft landscaping including planting of trees
- Public transport links to the site
- Use of the jetty for river transport
- Ensure there was consultation with RSPB
- External materials used in the building process
- Minimise conflict of interest with conservation park over the 2nd jetty
- Adoption status of Coldharbour Lane
- Current Anti-Social use of roundabout at Coldharbour Lane/Ferry Lane

The Committee **NOTED** the presentation.

11 **P1004.18 - LAND AT NEW ZEALAND WAY RAINHAM - OUTLINE APPLICATION WITH ALL MATTERS RESERVED FOR THE DEVELOPMENT OF 30 NEW UNITS OF AFFORDABLE HOUSING COMPRISING 2 BEDROOM AND 3 BEDROOM HOUSES WITH ASSOCIATED LANDSCAPING AND CAR PARKING**

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

The Committee was also addressed by Councillors David Durant, Natasha Summers and Michael Deon Burton.

The Committee considered the report and following a motion to defer consideration of the report which was lost on the Chairman's casting vote it was **RESOLVED** on a vote of 4 to 4 and again on the Chairman's casting

vote to agree the recommendation to **GRANT PLANNING PERMISSION** subject to the conditions as set out in the report.

Councillors Darvill, Hawthorn, O' Sullivan and Williamson voted against the resolution to grant planning permission.

12 **P1229.17 - 89-101 NEW ROAD RAINHAM - OUTLINE PLANNING APPLICATION FOR THE DEMOLITION OF ALL BUILDINGS AND REDEVELOPMENT OF THE SITE FOR RESIDENTIAL USE PROVIDING UP TO 62 UNITS WITH ANCILLARY CAR PARKING, LANDSCAPING AND ACCESS**

The Committee considered the report and **RESOLVED** to agree the recommendation to **GRANT PLANNING PERMISSION** subject to the prior completion of a legal agreement.

13 **P1242.17 - CONSULTATION RESPONSE - BEAM PARK, FORMER FORD ASSEMBLY PARK SITE, NEW ROAD RAINHAM**

The Committee considered the report and addendum report and **RESOLVED** to agree the recommendation contained within the addendum report.

14 **QUARTERLY PLANNING PERFORMANCE UPDATE REPORT**

The Committee considered the report and **NOTED** its contents.

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Chairman

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