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**MINUTES OF A MEETING OF THE
STRATEGIC PLANNING COMMITTEE
Council Chamber - Town Hall
27 June 2019 (7.30 - 9.00 pm)**

Present:

COUNCILLORS 8

Conservative Group	+John Crowder, Dilip Patel (Chairman), Timothy Ryan (Vice-Chair) and Maggie Themistocli
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 Ray Best.

+Substitute members: Councillor John Crowder (for Ray Best).

Councillors Philippa Crowder, Robby Misir and Nisha Patel were also present for parts of the meeting.

There were 15 members of the public and 1 press present for the meeting.

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

69 DISCLOSURE OF INTERESTS

No interest was disclosed at the meeting.

70 MINUTES

The minutes of the meeting of the Committee held on 16 May 2019 were agreed as a correct record and signed by the Chairman.

71 PE/00064/19 - CORAL CAR PARK, LONDON ROAD, ROMFORD

The Committee received a developer presentation from Freddie Heaf (BUJ+ Architects) with follow up questions answered by Matt McLean (Managing Director, Caerus Developments).

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

- Clarification sought on whether the existing trees around the perimeter of the site would be retained.
- Clarification was also sought on the amenity space strategy.
- The developer was invited to consider the level of car parking provision and whether the proposed provision would be appropriate given the low level of bus accessibility.
- The developer was also invited to consider whether the proposed unit types meet the borough's accommodation needs, notably family units.
- Further detail was sought on how the ground floor layout of the development takes into account designing out crime principles.
- Further details were sought on the width of the junction between London Road and Spring Gardens with regards site lines for vehicle access and egress to the site.

72 **P1292.15 - 23-55 NORTH STREET, ROMFORD**

Councillor Joshua Chapman addressed the Committee.

The Committee considered the report and following a motion **RESOLVED** on a vote of 5 to 2 with 1 abstention to **REFUSE PLANNING PERMISSION** on the grounds that:

The proposed development by reason of its poor quality of detailed design would result in an incongruous character and appearance that would be harmful to views in and out of the conservation area, detracting from the urban grain and visual amenity of the area; and would therefore fail to preserve or enhance the character and appearance of the Romford Conservation Area.

Councillors Patel, Hawthorn, Ryan, Themistocli and Whitney voted for the resolution.

Councillors Crowder and Darvill voted against the resolution.

Councillor Williamson abstained from voting.

Chairman