

# STRATEGIC PLANNING COMMITTEE SUPPLEMENTARY AGENDA

**5 December 2024**

The following report is attached for consideration and is submitted with the agreement of the Chairman as an urgent matter pursuant to Section 100B (4) of the Local Government Act 1972

**4 MINUTES** (Pages 3 - 6)

To approve as a correct record, the minutes of the meeting of the Committee held on **14<sup>th</sup> November 2024** and to authorise the Chair to sign them.

**4A DEVELOPMENT PRESENTATIONS** (Pages 7 - 8)

Report attached

**Zena Smith**  
**Head of Committee & Election**  
**Services**

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# Public Document Pack Agenda Item 4

**MINUTES OF A MEETING OF THE  
STRATEGIC PLANNING COMMITTEE  
Council Chamber, Town Hall, Main Road, Romford RM1 3BD  
14 November 2024 (7.00 - 9.00 pm)**

**Present:**

**COUNCILLORS**                      **6**

**Conservative Group**              Timothy Ryan

**Havering Residents’  
Group**                                  Reg Whitney (Chairman), Bryan Vincent (Vice-Chair)  
and John Crowder

**Labour Group**                      Jane Keane

Councillor Ray Best was absent. A ward councillor – Councillor Many Anderson was present at the meeting.

There were 6 members of the public present at the meeting.

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

**1        DISCLOSURE OF INTERESTS**

There were no disclosures of interest.

**2        MINUTES**

The minutes of the meeting held on 19 September 2024 were agreed as a correct record and signed by the Chairman.

**3        W0023.24 - HAROLD HILL DISTRICT CENTRE, HAROLD HILL**

The Committee received a Developer Presentation on the comprehensive redevelopment of the Harold Hill District Centre, Harold Hill site that comprised the demolition of existing buildings and construction of a mixed-use development to provide residential and retail floorspace, landscaping and associated works.

The proposed development was presented to enable Members of the Committee view the proposal before a planning application is submitted and to comment upon it.

As set out in the committee rules, the Developer was given 20 minutes to speak. The Committee was not required to make any decisions with respect to the developer briefing.

The Committee noted the presentation and the following considerations were summarised as the points raised by the Committee at the meeting:

A Ward Councillor attended the meeting and sought reassurance on the War Memorial site, access to play space for all identities including disabled area and location of the Post Office in the new development.

Councillor Anderson also welcomed the opportunity to address antisocial behaviour created through the current layout in the centre.

The Committee received clarification of the following during the discussions:

- Are parking spaces going to be allocated?
- What provisions are going to be put in place in relation to rubbish collection.
- Accessibility for those that have mobility issues, particularly in light of the proposed method for waste collection; bringing that down to ground floor.
- Whether there would be an opportunity to consider that into a management scheme.
- On the theme of waste there was observations around trade waste servicing and seeking some confidence around its management. Also including the details around trade waste storage.
- Observation around the loss of retail floor space and whether that works commercially and wanting to understand if that works as part of the submission and to understanding whether there is sufficient capacity for on street car parking spaces for visitors to the centre.
- There was a question raised whether there was an opportunity to increase the amount of social rent being progressed on the scheme along with the ability to increase the amount of three bedroom units in the development.
- Reassurance around bus capacity with the observation that buses were often full and what steps will be taken to increase bus capacity.
- There was an invitation to consider how the front and back of retail units relate to Hilldene Road will be treated; picking up on the observations in the QRP report.
- Waste understanding; what provisions were in place for food waste.
- The details around electric vehicles, way finding.
- Understanding and inviting a consideration of infrastructure provision up front so that the public is built into the public realm from the get go.  
Including an electric supply for in the events that then held in the public spaces.
- There are questions around provision of school places.
- What considerations are in consideration for fire safety and emergency services provision?

- Treatment of parking spaces. Linked back to the public realm point in so far as the quality of the spaces, including consideration for surface water collection.
- Further information on the rain water harvesting.
- The opportunity to involve residents more to create character and a sense of place in the development.
- And also observation around ventilation with the ground floor residential units.

Members were informed that any further comments and questions be sent to planning officers within the next week.

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**Chairman**

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## **Development Presentations**

### **Introduction**

1. This part of the agenda is for the committee to receive presentations on proposed developments, particularly when they are at the pre-application stage.
2. Although the reports are set out in order on the agenda, the Chair may reorder the agenda on the night. Therefore, if you wish to be present for a specific application, you need to be at the meeting from the beginning.
3. The following information and advice only applies to reports in this part of the agenda.

### **Advice to Members**

4. These proposed developments are being reported to committee to enable Members of the committee to view them at an early stage and to comment upon them. They do not constitute applications for planning permission at this stage (unless otherwise stated in the individual report) and any comments made are provisional and subject to full consideration of any subsequent application and the comments received following consultation, publicity and notification.
5. Members of the committee will need to pay careful attention to the probity rules around predisposition, predetermination and bias (set out in the Council's Constitution). Failure to do so may mean that the Member will not be able to participate in the meeting when any subsequent application is considered.

### **Public speaking and running order**

6. The Council's Constitution only provides for public speaking rights for those applications being reported to Committee in the "Applications for Decision" parts of the agenda. Therefore, reports on this part of the agenda do not attract public speaking rights, save for Ward Members.
7. The items on this part of the agenda will run as follows:
  - a. Officer introduction of the main issues
  - b. Developer presentation (20 minutes)
  - c. Ward Councillor speaking slot (5 minutes)
  - d. Committee questions
  - e. Officer roundup

**Late information**

8. Any relevant material received since the publication of this part of the agenda, concerning items on it, will be reported to the Committee in the Update Report.

**Recommendation**

9. The Committee is not required to make any decisions with respect to the reports on this part of the agenda. The reports are presented as background information.