

STRATEGIC PLANNING COMMITTEE SUPPLEMENTARY AGENDA

27 February 2020

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

11 UPDATES TO AGENDA (Pages 1 - 2)

Report attached

Andrew Beesley
Head of Democratic Services

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Strategic Planning Committee

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Updates

ITEM NO 8: P0498.19 - 22-44 North Street, Romford. Pages 15-36
<p>Page 22, Section 4</p> <p>Update</p> <p>No further consultation responses on the revised proposal have been received.</p>
<p>Page 30, Paragraph 6.24</p> <p>Clarification</p> <p>Whilst it is concluded that the proposal would have less than substantial impact upon the conservation area and Grade II* listed church, it is considered that there would be no substantial harm to the other nearby assets within the conservation area – the Grade II listed Golden Lion Pub and the locally listed buildings framing the historic crossroads of Market Place, South Street, High Street and North Street.</p>
ITEM NO 9: P1604.17 – 148-192 New Road, Rainham. Pages 37-88
<p>Page 47, Condition 13</p> <p>Correction</p> <p>Some slight changes to the wording of Condition 13 are recommended in order to make it clearer as what is required – <i>Changes in italics</i></p> <p>Details <i>in writing</i> of noise insulation/attenuation scheme detailing the acoustic/noise insulation performance specification of the external building envelope of the residential units (having regard to the building fabric, glazing and ventilation (including <i>an assessment of the need, for and details of, mechanical or other</i> ventilation)) and <i>any</i> other mitigation to demonstrate that internal noise levels will accord with BS 8233: 2014 "Guidance on sound reduction and noise reduction for buildings" shall be submitted with any reserved matters application for the approval of the Local Planning Authority.</p> <p>The noise insulation and attenuation scheme referred to above should set out how external noise levels in defined amenity areas have been reduced to be as</p>

low as practicable (including details of any mitigation) by reference to target level 55db LAeq,T, in accordance with the approach as set out within BS 8233 :2014 and Professional Planning Guidance: Planning and Noise (ProPG) ~~to the satisfaction of the Local Planning Authority.~~

The noise insulation and attenuation scheme referred to above should set out how information will be provided to prospective purchasers or occupants about mitigation measures that have been put in place.

No development shall take place until the noise insulation and attenuation scheme has been approved in writing by the Local Planning Authority. The approved development shall thereafter be carried out in accordance with the approved scheme and all measures/insulation/attenuation/*ventilation* provided in accordance with the scheme shall be permanently retained thereafter.

ADDITIONAL REPRESENTATIONS

Additional correspondence has been received from the adjoining business. The only additional matter raised that is not covered in the report is a request that if granting permission is considered appropriate, a condition should require all windows to be permanently fixed shut and no balconies to be installed.

In response, it is considered that such a condition would be unreasonable to impose on an outline application. As set out in the report, the details of mitigation should be submitted at the same time as the reserved matters showing the layout of the development which will include proposed position of rooms and windows and details of balconies (if any are proposed). That would be the appropriate time to assess whether the mitigation is acceptable rather than imposing constraints, which may not necessarily be required, at the outline stage.