

**MINUTES OF A MEETING OF THE  
REGULATORY SERVICES COMMITTEE  
Havering Town Hall, Main Road, Romford  
1 December 2011 (8.05 - 10.50 pm)**

**Present:**

**COUNCILLORS:** 10

**Conservative Group** Barry Oddy (in the Chair) Barry Tebbutt (Vice-Chair),  
Jeffrey Brace, Robby Misir, Frederick Osborne,  
Garry Pain and Steven Kelly

**Residents' Group** Linda Hawthorn and Ron Ower

**Labour Group** Paul McGeary

**Independent Residents  
Group**

An apology for absence was received from Councillor Sandra Binion.

Substitute members Councillor Steven Kelly (for Sandra Binion)

The Committee member for the Independent Residents group was not present during the meeting. The Committee noted the absence of a substitute member from the Independent Residents Group.

A Committee member requested that the minutes of the meeting make specific reference to the regular failure of the Independent Residents group to ensure the attendance of a group member at meetings of the Committee. The same Committee Member also highlighted the regular failure of the Independent residents Group to provide the Committee with apologies or an explanation for the non-attendance of a group member.

Councillors Andrew Curtin, Linda Trew and Pat Murray were also present for parts of the meeting.

28 members of the public and a representative of the Press 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.

179 **DECLARATION OF INTERESTS**

Councillors Ron Ower and Linda Hawthorn declared a personal interest in item P1505.11. Councillor Ower advised that he was a member of the Hornchurch Football Club Supporters Club. He confirmed that his membership of the Supporters Club was not prejudicial and that he would remain for the item. Councillor Hawthorn advised that she was related to the Vice President of Hornchurch Football Club. Councillor Hawthorn left the room during the discussion and took no part in the voting on that item.

Prior to the presentation of item P1195.11 Councillors Barry Tebbutt, Ron Ower and Barry Oddy declared a personal interest in the item. The respective Councillors advised that they knew the objector, who would be speaking against the application. The respective Councillors confirmed that their personal interest was not prejudicial.

180 **P1596.11 - GARAGE COURT TO THE REAR OF 17 DORKING ROAD, ROMFORD - CONSTRUCTION OF 2 DWELLINGS WITH ASSOCIATED CAR PARKING**

The report before members detailed an application relating to a Council owned garage court. The application proposed the construction of 2 dwellings with associated parking.

Members noted that two letters of representation had been received.

In accordance with the public participation arrangements, the Committee was addressed by an objector without a reply from the applicant.

During the debate members discussed issues relating to possible overlooking, access to the site and ownership of adjacent strips of land to the edge of the access point.

It was **RESOLVED** that planning permission be granted subject to the conditions set out in the report and to include two additional conditions covering the submission of existing and proposed site levels and the submission of a scheme to be agreed, implemented and maintained to prevent any material overlooking from ground floor flank windows.

It was also agreed that the Head of Development and Building Control investigate the ownership of the adjacent strips of land to the edges of the access way into the site and clarify responsibility for maintenance.

The vote for the resolution was passed by 9 votes to 0 with 1 abstention. Councillor McGeary abstained from voting.

181 **P1518.11 - LAND REAR OF 13-33 DUDLEY ROAD, HAROLD HILL - DEMOLITION OF EXISTING 16 GARAGES AND ERECTION OF TWO 2 STOREY 4 BEDROOM SEMI-DETACHED DWELLINGS WITH ASSOCIATED PARKING AND GARDEN AREAS**

The report before members detailed an application relating to a Council owned garage court. The application proposed the demolition of the existing 16 garages and the erection of two 2 storey dwellings with associated parking and garden areas.

It was noted that 15 letters of representation had been received.

In accordance with the public speaking arrangements, the Committee was addressed by an objector without a response from the applicant.

During the debate members discussed issues relating to overlooking and ownership of the land adjacent to the entrance road to the site.

A motion was proposed to defer consideration of the report to allow officers to contact the applicant regarding the possible overlooking aspect of the development.

The vote for the motion to defer consideration of the report was lost by 7 votes to 3. Councillors McGeary, Hawthorn and Ower voted for the motion.

It was **RESOLVED** that planning permission be granted subject to the conditions as set out in the report and to include a further two conditions covering details of existing and proposed site levels and a 1.8m fence to be erected along the flank of the access road. It was also delegated to the Head of Development and Building Control to verify the proposed ownership and maintenance of the strips of land to the edge of the access road.

It was also agreed that the Head of Development and Building Control investigate the ownership of the adjacent strips of land to the edges of the access way into the site and clarify responsibility for maintenance.

The vote for the resolution to grant planning permission was passed by 7 votes to 3. Councillors McGeary, Hawthorn and Ower voted against the resolution to grant planning permission.

182 **P1592.11 - GARAGE COURT ADJACENT TO 66 AYLSHAM LANE, ROMFORD - DEMOLITION OF 11 GARAGES FOR ERECTION OF 2 DWELLINGS WITH ASSOCIATED CAR PARKING**

Members considered a report that detailed an application which related to a Council owned garage court. The application proposed the demolition of 11 existing garages and the erection of 2 dwellings with associated parking.

Members noted that three letters of representation had been received.

In accordance with the public speaking arrangements, the Committee was addressed by an objector without a response from the applicant.

During the debate members discussed the high level of garage use on the site and possible boundary treatment.

It was **RESOLVED** that planning permission be granted subject to the conditions as set out in the report and to include an additional condition covering submission, approval, implementation and maintenance of a scheme of boundary treatment.

The vote for the resolution to grant planning permission was passed by 7 votes to 3. Councillors McGeary, Hawthorn and Ower voted against the resolution to grant planning permission.

183 **P1195.11 - 50 MAIN ROAD - CHANGE OF USE FROM RESIDENTIAL INSTITUTION (USE CLASS C2) TO CHILDREN'S DAY NURSERY (USE CLASS D1) GROUND FLOOR REAR EXTENSIONS AND REPLACEMENT PORCH PARKING TO REAR OF PROPERTY AND NEW CROSSOVER FROM ERROLL ROAD. REMOVAL OF TREES**

Members considered a report that detailed an application for the change of use from a residential care facility to a 44 place Day Nursery. It was proposed to replace the existing conservatory with a single-storey rear extension and erect an entrance lobby. Roof lights/velux windows would be provided with ceilings removed from first floor rooms. There were a number of other minor changes to the building which in part resulted from the relocation of the stairwell to enable the provision of a central lift. The external fire staircase would be removed from the rear of the building and disabled access ramps would be provided to three entrances. Existing windows would be replaced.

The day nursery would provide 3 age-group rooms with reception/security point, staff room, kitchen, laundry, sensory room, storage and WC facilities. The nursery would be open to children between 8am and 6pm on Mondays to Fridays. The proposal would provide employment for 10 full-time staff.

Existing preserved trees would be removed and replaced by 10 new trees and other landscaping would be provided including hedging to the rear garden area and grass.

The proposal would also include increasing the width of the existing vehicular access onto Erroll Road. A second vehicular access and hardstanding area would be constructed to Erroll Road which would provide 2 drop-off bays and a disabled parking space to the rear of the building. The total parking provision would be 7 with a turning area to the front of the building.

A Travel Plan had been submitted with the application.

Members noted that 6 letters of representation had been received and a letter of support had been received from the Council's Social Care and Learning Support Team.

It was noted that the application had been called in by Councillor Andrew Curtin on grounds relating to traffic movements and car parking problems at a busy junction with the Main Road particular reference was made to a similar application at the junction of Kingston Road and Main Road having been refused on the grounds of traffic impact a few years ago.

With its agreement Councillor Curtin addressed the committee. Councillor Curtin asked members to give careful consideration to the scheme considering the previously rejected application.

In accordance with the public speaking arrangements, the Committee was addressed by an objector without a response from the applicant.

During a lengthy debate members discussed the possible numbers of children attending the nursery and the impact this could have on the amenity of neighbouring properties.

Mention was also made of the possible traffic movements within a busy area and the possibility of displaced parking.

A motion was proposed for refusal of planning permission which was lost by 6 votes to 3 with 1 abstention. Councillors Misir, Hawthorn and Ower voted for the motion. Councillors Brace, Kelly, Oddy, Osborne, Pain and McGeary voted against the motion. Councillor Tebbutt abstained from voting.

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 permission was passed by 7 votes to 2 with 1 abstention. Councillors Brace, Kelly, Oddy, Osborne, Pain, Tebbutt and McGeary voted for the resolution to grant planning permission. Councillors Hawthorn and Ower voted against the resolution to grant planning permission. Councillor Misir abstained from voting.

- 184 **P1317.11 - KING GEORGE'S PLAYING FIELD, EASTERN AVENUE WEST, ROMFORD - NEW PROPOSED ALL-WEATHER FOOTBALL FACILITY, INCLUDING NEW ARTIFICIAL TURF PITCHES, FENCING, FLOODLIGHTS, CLUBHOUSE WITH TERRACE. WIDENING OF SITE ACCESS AND LAYING OUT OF PARKING. RELOCATION OF EXISTING SKATEBOARD PARK AND GAMES AREA AND MODIFICATION OF EXISTING PLAY PARK**

The report before members detailed an application for provision of an all-weather football facility within King George's Playing Fields. The application included the laying out of a number of artificial turf pitches, with floodlighting, fencing and a clubhouse. Alterations would be made to the existing site access and additional parking created, as well as some relocation of existing play facilities within the park.

Officers advised that Sport England had removed their objections to the proposals however the Environment Agency had requested an additional condition concerning the implementation of a buffer zone and treatment along the River Rom.

With its agreement, Councillor Linda Trew addressed the Committee. Councillor Trew advised that she was speaking as a ward Councillor and as the Chairman of the King George Playing Fields Committee. Councillor Trew commented that she was in full support of the application as it would provide a much needed sports facility to the area and would be a valuable asset to the community.

During the debate members discussed possible parking controls and issues relating to the proposed floodlights.

It was **RESOLVED** that planning permission be granted subject to the conditions as set out in the report and to include an extra condition to provide a buffer zone and treatment to the River Rom. It was also agreed that the Head of Development and Building Control write to the Heads of Service for Culture and Leisure and StreetCare to notify them of the Regulatory Services Committee's wish that they monitor future parking conditions and put in place any measures deemed necessary to address these.

- 185 **APPLICATION FOR THE STOPPING UP OF HIGHWAY AT LAND EAST OF DAVENTRY ROAD, ROMFORD RM3 7QT BETWEEN NO 2 AND 174**

The Committee considered the report and without debate, **RESOLVED** that Subject to the developer paying the Council's reasonable charges in respect of the making, advertising, any inquiry costs and confirming the stopping up order pursuant to Regulation 5 of The London Local Authorities (Charges for Stopping Up Orders) Regulations 2000 that:-

1. The Council makes a Stopping Up Order under the provisions of s.247 Town and Country Planning Act (as amended) in respect of the area of adopted highway shown hatched and edged black on the plan attached to the report (reference 2-174 Daventry Road, RM3 7QT Footway Stopping UP) as the land is required to enable development for which the Council has granted planning permission granted under planning reference P0652.11 to be carried out.
2. In the event that no relevant objections were made to the proposal or that any relevant objections that are made are withdrawn then the Order be confirmed without further reference to the Committee.
3. In the event that relevant objections were made by other than by a Statutory Undertaker or Transport Undertaker and not withdrawn, that the application be referred to the Mayor for London to determine whether or not the Council could proceed to confirm the order.
4. In the event that relevant objections were raised by a Statutory Undertaker or Transport Undertaker and are not withdrawn the matter may be referred to the Secretary of State for their determination unless the application was withdrawn.

186 **P1401.11 - FORMER RUSKINS SITE, ST. MARY'S LANE, UPMINSTER - DEMOLITION OF EXISTING CLASS B8 WAREHOUSE AND ASSOCIATED HARD SURFACES AND ERECTION OF THREE DETACHED DWELLINGS WITH DETACHED GARAGES AND LANDSCAPING**

Members considered a report that detailed a variation to a development that required a legal agreement to revoke a previous planning permission on the site.

During a brief debate members discussed the planning gain presented by the application as the developer was offering to remove an unsightly building on the site.

It was **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:

- The revocation of planning permission P1810.10 to include the removal of the existing barn, the removal of the ancillary hard standing and the placement of restrictions on the future use of the site.
- Agreement that no compensation shall be sought by the developer in respect of the revocation of planning permission P1810.10 to include the removal of the existing barn, the removal of the ancillary hard standing and the placement of restrictions on the future use of the site.

- Agreement that part of the site reverted to its prior authorised use as an area of open Green Belt to be used for agricultural purposes.

The Committee authorised staff to enter into such an agreement and upon completion of it, to grant planning permission subject to the conditions contained in the report.

The vote for the resolution to grant planning permission was passed by 8 votes to 2. Councillors Brace and Kelly voted against the resolution to grant planning permission.

187 **P1505.11 - ACCESS TO HORNCHURCH STADIUM OFF BRIDGE ROAD - INSTALLATION OF TWO 6 METRE HIGH STREET LIGHTING COLUMNS**

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

*As stated at the beginning of the minutes, Councillor Linda Hawthorn declared a personal interest in item P1505.11. Councillor Hawthorn advised that she was related to the Vice President of Hornchurch Football Club. Councillor Hawthorn left the room during the discussion and took no part in the voting on that item.*

188 **P1519.11 - LAND TO THE REAR OF 20-24 LEYBURN CRESCENT, HAROLD HILL - DEMOLITION OF EXISTING 22 GARAGES AND ERECTION OF TWO 2 STOREY 4 BEDROOM SEMI-DETACHED DWELLINGS WITH ASSOCIATED PARKING AND GARDEN AREAS**

The Committee considered the report and, without debate, **RESOLVED** that planning permission be granted subject to the conditions as set out in the report and to include an additional condition covering details of existing and proposed site levels. The Head of Development and Building Control also undertook to verify the proposed ownership and maintenance of the strips of land to the edge of the access road.

It was also agreed that the Head of Development and Building Control investigate the ownership of the adjacent strips of land to the edges of the access way into the site and clarify responsibility for maintenance.

The vote for the resolution to grant planning permission was passed by 8 votes to 2. Councillors Hawthorn and Ower voted against the resolution to grant planning permission.



189 **P1488.11 - LAND BETWEEN 10 & 11 YELVERTON CLOSE, HAROLD HILL - CONSTRUCTION OF TWO 3 BEDROOM SEMI-DETACHED DWELLINGS WITH ASSOCIATED PARKING AND GARDEN AREAS**

The application before members related to a Council owned garage court. The application proposed the construction of two 3 bedroom, 2 storey dwellings with associated parking and garden areas on an existing area of hard standing.

It was noted that one letter of representation had been received and that a Councillor had raised an objection regarding over development of the area.

Following a brief debate 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 permission was passed by 9 votes to 0 with 1 abstention. Councillor Hawthorn abstained from voting.

190 **P1593.11 - GARAGE COURT TO THE REAR OF 106 WHITCHURCH ROAD, ROMFORD - ERECTION OF 3 DWELLINGS WITH ASSOCIATED CAR PARKING**

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

191 **P1594.11 - GARAGE COURT TO THE REAR OF 69 WIGTON ROAD, ROMFORD - DEMOLITION OF 16 GARAGES FOR ERECTION OF 2 DWELLINGS WITH ASSOCIATED CAR PARKING**

The Committee considered the report and, without debate, **RESOLVED** that planning permission be granted subject to the conditions as set out in the report and to include an additional condition covering details of the existing and proposed site levels.

It was also agreed that the Head of Development and Building Control investigate the ownership of the adjacent strips of land to the edges of the access way into the site and clarify responsibility for maintenance.

192 **SUSPENSION OF STANDING ORDERS**

During the discussion of the reports the Committee **RESOLVED** to suspend Committee Procedure Rule 8 in order to complete the consideration of the remaining business of the agenda.

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**Chairman**  
**12<sup>th</sup> January 2012**