

**MINUTES OF A MEETING OF THE
REGULATORY SERVICES COMMITTEE
Havering Town Hall, Main Road, Romford
5 April 2012 (7.30 - 9.00 pm)**

Present:

COUNCILLORS: 11

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 +David Durant

Apologies were received for the absence of Councillors Sandra Binion and Mark Logan .

Substitute members: Councillor Steven Kelly (for Sandra Binion) and Councillor David Durant (for Mark Logan)

Councillor Billy Taylor was also present for the meeting.

12 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.

301 MINUTES

The minutes of the meetings held on 23 February and 8 March 2012 were agreed as correct records and signed by the Chairman.

- 302 **P1908.11 - ASHBROOK NURSING HOME 217-219 CHASE CROSS ROAD, ROMFORD - DEMOLITION OF NOS 2 & 2A AVELON ROAD AND CONSTRUCTION OF A TWO STOREY EXTENSION TO PROVIDE 28 ADDITIONAL BEDROOMS WITH ASSOCIATED FACILITIES (AT LOWER GROUND, GROUND & FIRST FLOORS). INTERNAL RECONFIGURATION OF EXISTING BUILDING TO PROVIDE AN ADDITIONAL 7 BEDROOMS WITH ASSOCIATED FACILITIES (70 BEDROOM NURSING HOME IN TOTAL).**

The report before members detailed an application which sought permission for the demolition of No 2 and 2a Avelon Road and for the construction of a two storey extension. On the lower ground level this would comprise a new entrance, 10 bedrooms, and communal lounge. At first floor there would be a further additional 8 bedrooms and communal lounge. An internal reconfiguration of the existing care home, plus the extensions would provide a total of 70 bedrooms.

Members noted that one additional letter of representation had been received.

Members also noted that the application had been called in by Councillor Steven Kelly on the basis that the scheme was an improvement over the first scheme shown to Members and local residents during an open day, prior to the submission of a planning application.

In accordance with the public speaking arrangements, the Committee was addressed by an objector with a response from the applicant.

With its agreement Councillor Billy Taylor addressed the Committee. Councillor Taylor commented that there was sufficient parking at the site which would not lead to a cumulative impact on parking in nearby roads and that the proposal would provide 30 new jobs. Councillor Taylor also advised that 31 letters of support had been received and asked that the Committee looked favourably on the scheme.

During the debate members sought clarification over proposed parking facilities on the site and questioned whether displaced parking would become an issue in nearby roads.

The report recommended that planning permission be refused but following a motion it was **RESOLVED** that planning permission be granted subject to the conditions as set out in the report. The reasons for approval were that the proposed extension improved the setting and overall appearance of the existing development. In light of the Council's minimum standards on site car parking was sufficient to meet the needs of the extended nursing home.

Planning conditions to be imposed include

- Material samples submission;
- Landscaping;

- Parking;
- Flank and obscure windows, with non-opening as necessary;
- Controls over ventilation scheme, plant, machinery etc;
- Refuse;
- Screening for lower ground floor bedrooms facing onto (Avelon Road) on site parking spaces;
- Parking provision;
- Contamination;
- Travel plan;
- Those additional standard planning conditions considered necessary by the Head of Development and Building Control.

The vote for the resolution was carried by 7 votes to 4. Councillors Brace, Kelly, Misir, Osborne, Pain, Hawthorn and Ower voted for the resolution to grant planning permission. Councillors Oddy, Tebbutt, McGeary and Durrant voted against the resolution to grant planning permission.

303 P1937.11 - HOGBAR FARM - VARIATION OF CONDITIONS 1,2 AND 3 OF PERMISSION GRANTED ON APPEAL APP/B5480/C/06/2007653

The Committee considered the report and following a brief debate, **RESOLVED** that planning permission be granted subject to the conditions as set out in the report and for the temporary period of one year. The vote for the resolution was carried by 10 votes to 0 with 1 abstention. Councillor brace abstained from voting.

304 P0052.12 - 20-28 LONDON ROAD - CHANGE OF USE OF CAR SHOWROOM TO MOT TESTING, SERVICE AND REPAIRS CENTRE AND INSERTION OF ROLLER SHUTTERS TO FRONT AND SIDE ELEVATIONS.

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

305 P0084.12 - INGREBOURNE LINKS GOLF COURSE - TEMPORARY CHANGE OF USE FOR A MATERIAL STORAGE AREA.

The report before members proposed the temporary change of use of land within the Ingrebourne Links golf course development site for a material storage area. The site was located on land that benefited from planning permission for the development of a golf course, which was currently underway. The location of the site was in an area of the wider golf course development that was already being employed as a material reception, storage and reception area. The application under consideration would allow for the delivery and storage of material outside of the hours already

approved. On completion of the golf course development, the site would be restored in accordance with planning permission P0319.09.

During a brief debate members sought clarification of the amount of soil that was to be transferred to the site.

It was **RESOLVED** to delegate to the Head of Development and Building Control to approve as recommended subject to expiry of the neighbour consultation period and provided that any further neighbour representations received do not raise any new material considerations. Should any further objections with new material considerations be received then the application be brought back to Committee for consideration.

306 **P0146.12 - 25-27 SOUTH STREET ROMFORD - CHANGE OF EXISTING GROUND FLOOR RETAIL TO BEAUTY SALON AND FIRST FLOOR TO A BEAUTY TRAINING ACADEMY**

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

307 **P1773.11 - 9 AVON ROAD - TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSION**

The report before members detailed an application which sought planning permission for a two storey side and single storey rear extension.

It was noted that a late letter of representation had been received.

The report recommended that planning permission be refused but following a motion it was **RESOLVED** that planning permission be granted subject to the conditions as set out in the report and to include further conditions covering permitted development, material samples and windows. The vote for the resolution was carried by 7 votes to 4. Councillors Brace, Kelly, Misir, Osborne, Tebbutt, Pain and Ower voted for the resolution to grant planning permission. Councillors Oddy, Hawthorn, McGeary and Durant voted against the resolution to grant planning permission.

Chairman

