

**MINUTES OF A MEETING OF THE
REGULATORY SERVICES COMMITTEE
Havering Town Hall, Main Road, Romford
15 November 2012 (7.30 - 8.50 pm)**

Present:

COUNCILLORS: 11

Conservative Group Barry Oddy (in the Chair) Barry Tebbutt (Vice-Chair),
Sandra Binion, Jeffrey Brace, Garry Pain,
Wendy Brice-Thompson 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 Robby Misir, Fred Osborne and Mark Logan.

+ Substitute Member: Councillors Wendy Brice-Thompson (for Robby Misir), Steven Kelly (for Fred Osborne) and David Durant (for Mark Logan).

18 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.

104 DISCLOSURE OF PECUNIARY INTERESTS

Councillor Barry Tebbutt declared a personal interest in application P0802.12. Councillor Tebbutt advised that he owned a property in the vicinity of the application site. Councillor Tebbutt left the room during the discussion and took no part in the voting.

Councillor Sandra Binion declared a personal interest in application P0976.12. Councillor Binion advised that she knew of the applicant. Councillor Binion left the room during the discussion and took no part in the voting.

105 **MINUTES**

The minutes of the meetings held on 13 September and 4 October 2012 were agreed as a correct record and signed by the Chairman.

106 **P1047.12 - LAND TO THE REAR OF 223-233 BRENTWOOD ROAD, ROMFORD**

Officers advised the Committee that the item was to be deferred to allow officers to consider ownership and certification of interest of the site as part of the planning application.

107 **P0976.12 - 24 GREENOCK WAY ROMFORD**

The report before members detailed an application for the erection of a two storey side and rear extension and a single storey front extension.

Members noted that the application had been called in by Councillor Michael Armstrong. Councillor Armstrong had been concerned at the impact on the streetscene and the size and mass of the proposed extension.

Officers read out a statement that had been written by Councillor Armstrong which detailed the above reasons and asked that the Committee reject the proposal.

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

During the debate members sought clarification of the proposed size of the extension from a previously refused application.

Mention was also made of the fact that the dwelling was situated on a corner plot and officers sought clarification on the application of guidance. Several members questioned what the mass and bulk implications would be of the proposed extensions on a corner plot. A motion to refuse was put forward and seconded but was later withdrawn with general agreement that members who did not have an opportunity to visit the application site should be afforded the opportunity to do so.

It was suggested that perhaps members could visit the site to try and gain a better insight in how the proposed extensions would affect the streetscene.

The report recommended that planning permission be granted, however following a motion it was **RESOLVED** that the decision to allow/refuse planning permission be deferred to allow Committee members the opportunity to visit the site.

The vote for the motion was carried by 8 votes to 1 with 1 abstention.

Councillor Brace voted against the motion and Councillor Kelly abstained from voting.

As state at the beginning of the minutes Councillor Sandra Binion declared a personal interest in application P0976.12. Councillor Binion advised that she knew of the applicant. Councillor Binion left the room during the discussion and took no part in the voting.

108 **P0997.12 - SPRINGFIELD OFF CHURCH ROAD, NOAK HILL, ROMFORD**

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

109 **P1020.12 - 69 OLDCHURCH ROAD**

The report before members detailed an application for the demolition of an existing industrial building and a residential development of 34 flats and 2 houses.

During the debate members discussed vehicular access and egress to the site, location of refuse store, car parking, level of affordable housing to be provided and the provision of CCTV in the underground car park.

The report recommended that planning permission be granted, however following a motion it was **RESOLVED** that decision to grant/refuse planning permission be deferred to allow for the following issue to be addressed by officers.

- Demonstration of how refuse lorry movements would take place without causing obstruction, especially to emergency vehicle movements, in Oldchurch Rise.
- Position/capacity of the refuse store.
- Conditions on control and provision of lighting and CCTV especially for underground car park.
- Controls to prevent formation without prior written consent of access/parking area in front of new housing fronting onto Oldchurch Road.
- Clarification that 8% affordable housing was satisfactory following independent viability assessment.
- Relationship of traffic movements to Oldchurch Rise/Road right turn filter lane.

The vote for the motion was carried by 9 votes to 2.

Councillors Brace and Kelly voted against the motion to defer the granting of planning permission.

110 **P0907.12 - MORELAND CARE HOME, 5 MANOR AVENUE**

The report concerned an application for the demolition of the original care home building and it's rebuilding to connect with the now built rear extensions to provide a 40-bed care home.

Members noted that a legal agreement was required due to the limited parking provided for the care home.

During a brief debate members questioned the lack of parking that would be available to staff and visitors.

It was **RESOLVED** that planning permission be granted subject to the conditions as set out in the report.

111 **P0802.12 - ESSEX TIMBER BUILDINGS, THE MOORINGS GARAGE, SOUTHEND ARTERIAL ROAD, HORNCHURCH**

The Committee considered the report and without debate **RESOLVED** that temporary planning permission for a period of 2 years be granted subject to the conditions as set out in the report.

As stated at the beginning of the minutes Councillor Barry Tebbutt declared a personal interest in application P0802.12. Councillor Tebbutt advised that he owned a property in the vicinity of the application site. Councillor Tebbutt left the room during the discussion and took no part in the voting.

Chairman