



Havering

LONDON BOROUGH

REGULATORY SERVICES COMMITTEE AGENDA

7.30 pm

**Thursday
25 April 2013**

**Havering Town Hall,
Main Road, Romford**

Members 11: Quorum 4

COUNCILLORS:

**Conservative Group
(7)**

**Residents' Group
(2)**

**Labour Group
(1)**

**Independent
Residents'
Group
(1)**

Barry Oddy (Chairman)
Barry Tebbutt (Vice-Chair)
Sandra Binion
Jeffrey Brace
Robby Misir
Frederick Osborne
Garry Pain

Linda Hawthorn
Ron Ower

Paul McGeary

Mark Logan

For information about the meeting please contact:

Richard Cursons (01708 432430)

E-mail: richard.cursons@havering.gov.uk

AGENDA ITEMS

1 CHAIRMAN'S ANNOUNCEMENTS

The Chairman will announce details of the arrangements in case of fire or other events that might require the meeting room or building's evacuation.

The Chairman will announce the following:

These are the arrangements in case of fire or other events that might require the meeting room or building's evacuation. (Double doors at the entrance to the Council Chamber and door on the right hand corner (marked as an exit).

Proceed down main staircase, out the main entrance, turn left along front of building to side car park, turn left and proceed to the "Fire Assembly Point" at the corner of the rear car park. Await further instructions.

I would like to remind members of the public that Councillors have to make decisions on planning applications strictly in accordance with planning principles.

I would also like to remind members of the public that the decisions may not always be popular, but they should respect the need for Councillors to take decisions that will stand up to external scrutiny or accountability.

2 APOLOGIES FOR ABSENCE AND ANNOUNCEMENT OF SUBSTITUTE MEMBERS

(if any) - receive.

3 DISCLOSURE OF PECUNIARY INTERESTS

Members are invited to disclose any pecuniary interest in any of the items on the agenda at this point of the meeting.

Members may still disclose any pecuniary interest in an item at any time prior to the consideration of the matter.

4 MINUTES (Pages 1 - 20)

To approve as a correct record the minutes of the meetings of the Committee held on 21 February, 7 and 14 March, and to authorise the Chairman to sign them.

5 PLANNING APPLICATIONS - SEE INDEX AND REPORTS (Pages 21 - 42)

6 P0030.13 - WHITEHOUSE KENNELS, ST MARY'S LANE, UPMINSTER (Pages 43 - 60)

Change of use of the existing site to a Holiday Park. Demolition of the existing kennels to facilitate the erection of six chalets alongside the conversion of three existing buildings to holiday let units. Provision for off-street parking for 12 vehicles, soft landscaping and refuse facilities

7 P0173.13 - LAND SOUTH OF HAROLD HILL HEALTH CENTRE, GOOSHAYS DRIVE, HAROLD HILL (Pages 61 - 70)

Creation of a car park containing 21 spaces, landscaping and associated works to adjoining paths (application received 19 February 2013; revised plans received 27 March 2013)

8 P1813.13 - FORMER SOMERFIELD DEPOT, NEW ROAD, RAINHAM

Demolition of existing buildings and comprehensive development of the site comprising 170 sqm commercial floorspace within B1, retail and/or food and drink uses (A1, A2, A3, A4 & A5) and 497 no. 1, 2, 3, 4 and 5 bedroom residential units (C3) plus associated energy centre, car and cycle parking, landscape, public, communal and private amenity space. (Date received 27/01/12, revised plans, documents and description received 5/10/12) - **Report to follow**

9 P1155.12 - 64 WINGLETYE LANE, HORNCHURCH (Pages 71 - 84)

Conversion of six bedroom house to 4 one bedroom flats, external alterations, demolition of conservatory and part of single storey side extension

10 APPLICATION FOR THE STOPPING UP (UNDER SECTION 247 OF THE TOWN AND COUNTRY PLANNING ACT 1990) OF HIGHWAY LAND COMPRISING PART OF THE SERVICE ROAD OVER THE LIBERTY CENTRE IN THE AREA ZEBRA HATCHED ON THE PLAN ANNEXED TO THIS REPORT (Pages 85 - 92)

11 PROPOSED VARIATION OF SECTION 106 AGREEMENT DATED 28TH MARCH 2012 IN CONNECTION WITH PLANNING PERMISSION P0759.11 FORMER WOOLPACK PUBLIC HOUSE AND CAR PARK, ANGEL WAY, ROMFORD (Pages 93 - 120)

Change of use of ground floor of no.48 High Street to retail/financial and professional services/restaurant or café use (classes A1/A2/A3) and the conversion of the upper floors of this building to 4 no. dwellings; the erection of a part 3/5/6/8 storey building to provide 70 no. dwellings, together with associated landscaping, amenity space, car and cycle parking.

The development proposed 6 units of affordable rented housing, which would be the three and four bed units within the development. The requested Deed of Variation would provide 100% affordable units split between 41 dwellings for Affordable Rent in partnership with a Registered Social Landlord and 33 Shared Ownership Units

12 URGENT BUSINESS

To consider any other item in respect of which the Chairman is of the opinion, by reason of special circumstances which will be specified in the minutes, that the item should be considered at the meeting as a matter of urgency

Ian Burns
Acting Assistant Chief Executive