

**MINUTES OF A MEETING OF THE
REGULATORY SERVICES COMMITTEE
Havering Town Hall, Main Road, Romford
20 February 2014 (7.30 - 8.15 pm)**

Present:

COUNCILLORS: 11

Conservative Group Barry Oddy (in the Chair) Barry Tebbutt (Vice-Chair),
Rebecca Bennett, Jeffrey Brace, Roger Evans and
+Wendy Brice-Thompson

Residents' Group Linda Hawthorn and Ron Ower

Labour Group Paul McGeary

**Independent Residents
Group** David Durant

UKIP Group Fred Osborne

+Substitute members: Councillor Wendy Brice-Thompson (for Lesley Kelly)

Apologies were received for the absence of Councillor Lesley Kelly.

Councillors Lesley Kelly and Denis O'Flynn were also present for parts of the meeting.

6 members of the public 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.

217 COMMITTEE MEMBERSHIP

The membership of the Committee was noted.

218 **DISCLOSURE OF PECUNIARY INTERESTS**

Councillor Linda Hawthorn declared a personal and prejudicial interest in agenda item 13 Section 111 Agreement with the Greater London Authority (Broxhill Centre) as she was an individual member of Havering Sports Council where this matter had been discussed.

219 **MINUTES**

It was **NOTED** that that officers requested for clarity that an amendment to minute 178 (P1081.13 – Chanlin, Broxhill Road) in order that the resolution should read as follows:

‘...it was **RESOLVED** that permanent planning permission be granted for the mobile homes and prevailing outbuildings & additions...’

It was also **NOTED** that Councillor Osborne had been present at the meeting.

Subject to the amendments shown above, the minutes of the meeting held on 19 December 2013 were agreed as a correct record and signed by the Chairman.

220 **PLANNING APPLICATION P0518.13 - 111-115 NORTH STREET**

The application before members gave an updated report on an application for a change of use of property from B1 to mix use comprising D1 (education, religious meetings and training centre). Members noted that three late letters of representation had been received concerning possible late closing times of the building, equality and diversity issues and possible insufficient parking space.

During the debate, officers clarified that the ground floor would include 25 parking spaces and a hall accommodating up to 90 people. The first floor of the building would comprise classrooms with the upper floor including further classrooms, a library and offices. There was no longer any overnight accommodation proposed in the building.

Members were concerned that there was no fence currently proposed to prevent children being taught at the site from running into the main road. Members also felt that the serving of hot meals on the site should require the permission of the Local Authority (other than for those children being taught in the building). Officers confirmed that the applicant and ward Councillors were aware that the application was being discussed at the meeting. Members also discussed arrangements for dropping off of children which would take place in an undercroft at the rear of the building.

Officers clarified a number of additional conditions that could be attached to the scheme if members were minded to approve planning permission.

The report recommended that planning permission be granted subject to the conditions as set out in the report and it was **RESOLVED** that planning permission be granted subject to the conditions at the end of the report and with the addition of the following amended or additional conditions.

- Amendment to condition 7 Hours use - hours of 10am to 9pm Monday to Saturday, 8am to 3pm on Sunday
- Additional condition on extent of use within use class D1 to restrict use to education and faith purposes only.
- Amendment to condition 9 (Travel Plan) to include details of drop off presumed to be in undercroft parking area unless otherwise agreed in writing.
- Additional condition - other than food for children receiving education no food to visiting members of public unless otherwise agreed in writing by the Local Planning Authority.
- Additional condition - no food to be served after 3pm on any day.
- Additional condition - scheme for child security and safety.

221 **P1267.13 - LAND TO THE REAR OF 8-28 ULLSWATER WAY, 8-36 KENDAL CROFT AND 61-69 CARNFORTH GARDENS, HORNCHURCH**

The planning application before members related to a proposal to build supported housing flats on a vacant site primarily used as a car park.

With its agreement Councillor Lesley Kelly addressed the Committee.

Councillor Kelly commented that this was a disused, overgrown site and that she wished to see more supportive living units for Havering residents. Councillor Kelly noted that some people currently had to be sent out of the borough in order to access similar units.

Members considered the report and **RESOLVED** that planning permission be granted subject to the conditions as set out in the report.

222 **P1581.13 - 63 PETTITS LANE, 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.

223 **A0086.13 - DOVERS CORNER ROUNDABOUT, RAINHAM**

Members noted that the maintenance of the roundabout itself was the responsibility of Parks and Maintenance and not a planning matter.

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

The vote for the resolution was carried by 10 votes to 0 with 1 abstention.

Councillor Durant abstained from voting.

224 **A0087.13 - ROUNDABOUT ON THE JUNCTION OF WESTERN ROAD/MERCURY GARDENS, ROMFORD**

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

225 **P1486.13 - LAND TO THE REAR OF 191-195 RAVENSCOURT GROVE, HORNCHURCH**

The Committee **NOTED** the advice of officers that any reference in the report to a Section 106 agreement should be removed as the Council will retain ownership of the application site.

The Committee NOTED the addition of a new paragraph 6.8.1 to replace the existing paragraph 6.8.1 as contained in the report. The new paragraph would read:

The proposal would have been subject to a financial contribution of £18,000 to be used towards infrastructure costs in accordance with the Planning Obligations Supplementary Planning Document. However, in this instance, the development would be owned and managed by the Council and therefore, transferring the funds from one department to another would be a paper exercise. Therefore in this particular instance, a condition personal to the London Borough of Havering would be appropriate.

The application before members related to the construction of bungalows with 14 spaces for general off-street parking with the intention that these be used by the residents of the bungalows.

With its agreement, Councillor Lesley Kelly addressed the Committee.

Councillor Kelly commented that the Council wished to provide more bungalows for older people and was working with local residents re parking issues.

During the debate, members commented that the current car park was not overly used and that the remaining parking provision should be sufficient.

The report recommended planning permission to be granted subject to the conditions set out in the report. The Committee **RESOLVED** that planning permission be granted subject to the conditions as set out in the report and with the following additional condition:

Additional Condition – (Personal Permission) - The benefit of the planning permission hereby approved shall ensure solely for the benefit of London Borough of Havering and its tenants.

226 **P1519.13 - THE BRITTONS ACADEMY, FORD LANE, SOUTH HORNCHURCH**

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

227 **SECTION 111 AGREEMENT WITH THE GREATER LONDON AUTHORITY (GLA) (BROXHILL CENTRE)**

Members considered the report and **RESOLVED** that pursuant to the powers contained in Section 111 of the Local Government Act 1972, section 2 of the Local Government Act 2000, Section 30 and 34 of the Greater London Authority Act 1999 and all other enabling powers the Council as Local Planning Authority enter into an agreement with the GLA to secure compliance with site specific policy SSA2 of the Site Specific Allocations Development Plan Document to undertake works pursuant to Planning Permission reference P0963.13 or any other relevant planning permission substantially in the same form to secure the provision on the former Broxhill Centre site following demolition of the Broxhill Centre buildings a new public open space, playing field and high quality accessible public park, and that any future planning consent for residential development of the former Whitworth Centre Phase II site could proceed subject to the Section 111 agreement.

As mentioned previously in these minutes Councillor Linda Hawthorn declared a personal and prejudicial interest in agenda item 13 Section 111 Agreement with the Greater London Authority (Broxhill Centre) as she was an individual member of Havering Sports Council where this matter had been discussed. Councillor Hawthorn left the room during the debate and took no part in the voting.

Chairman