

**MINUTES OF A MEETING OF THE
REGULATORY SERVICES COMMITTEE
Havering Town Hall, Main Road, Romford
21 May 2013 (7.30 - 10.05 pm)**

Present:

COUNCILLORS: 10

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

Residents' Group Ron Ower and Brian Eagling

Labour Group Paul McGeary

Independent Residents Group

Apologies were received for the absence of Councillors Mark Logan.

+ Substitute Member: Councillor Steven Kelly (for Sandra Binion), Pam Light (for Garry Pain), and Brian Eagling (for Linda Hawthorn)

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

Approximately 20 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.

Prior to the consideration of the reports, the Chairman announced that as each of the planning applications for consideration at the meeting were of a similar nature and geographically located in close proximity to each other, then Ward Councillors for that area who wished to make representations before the Committee were given 6 minutes to make a general statement regarding the proposals. Non-Ward Councillors would be given 2 minutes to make their representations. The Chairman added that those Members would also be given an opportunity to raise specific points as each application was considered.

Councillors Keith Darvill and Denis O'Flynn addressed the Committee as Ward Councillors for the area where the applications were located.

Councillor Darvill stated that he had received numerous complaints from local residents concerning the proposals, particularly around parking displacement should the garages be demolished. He emphasised that a parking strategy needed to be implemented for the Estate, however he stressed that the strategy should have been included as part of the proposals with consultation with existing residents a key part of that strategy. He added that the original design for the Estate incorporated a number of small green open spaces to provide amenity for those residents who occupied flats or properties without any garden space. The proposals would create a terraced-like effect and result in overlooking into neighbouring properties.

Councillor O'Flynn remarked that the proposals were not in keeping with the promises made to residents of the Estate who were told that there would be a series of environmental improvements; these had not materialised in the proposals. He added that occupiers who had bought their properties a number of years ago did so because of the green and open spaces dotted around the Estate; these would now disappear with the proposals.

Councillor Lesley Kelly, speaking as a non-Ward Councillor, remarked that the proposals were supported by many residents who lived on the Briar Road Estate. She recognised that there would be a loss of parking as a result of the proposals, but that would be off-set by the availability of improved living accommodation for which residents of the Estate would get priority when bids were submitted. She added that the parking congestion was caused by the excessively high number of car owners living on the Estate and that the Estate was built at a time when there were so many cars on the road.

227 P0363.13 - BRIAR SITE 3B GARAGE/PARKING COURT ADJACENT TO 8,25 & 32 HAREBALL WAY, ROMFORD

The application proposed the demolition of eleven of the existing garage blocks, retaining four along the flank of 25 Harebell Way and the construction of a pair of semi-detached 3-bedroom dwellings. The proposed dwellings would be two-storey with a hipped roof and of a traditional design and external appearance.

It was reported that provision would be made within the site for four parking spaces, which were proposed to be allocated for use by the occupiers of the new dwellings, plus four retained and refurbished garages.

It was noted that 6 letters of representation had been received along with comments from a local Ward Councillor. Comments from two consultees had also been received and were outlined in the report.

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

The objector was primarily concerned with the loss of parking. The applicant responded pointing out that the parking surveys followed a methodology approved by the Local Highway Authority and that parking could be re-provided within the blue line area. In addition some members considered that there was support among local residents for the proposals and that the existing garages were not fit for purpose, being too small to accommodate most modern cars.

With its agreement, Councillors Keith Darvill, Lesley Kelly and Denis O'Flynn addressed the Committee.

Councillor Darvill stated that he had received numerous complaints from local residents concerning the proposals, particularly around parking displacement should the garages be demolished. He emphasised that a parking strategy needed to be implemented for the Estate, however he stressed that the strategy should have been included as part of the proposals with consultation with existing residents a key part of that strategy. He added that the original design for the Estate incorporated a number of small green open spaces to provide amenity for those residents who occupied flats or properties without any garden space. The proposals would create a terraced-like effect and result in overlooking into neighbouring properties.

Councillor Lesley Kelly remarked that the proposals were supported by many residents who lived on the Briar Road Estate. She recognised that there would be a loss of parking as a result of the proposals, but that would be off-set by the availability of improved living accommodation for which residents of the Estate would get priority when bids were submitted. She added that the parking congestion was caused by the excessively high number of car owners living on the Estate and that the Estate was built at a time when there were so many cars on the road.

Councillor O'Flynn remarked that the proposals were not in keeping with the promises made to residents of the Estate who were told that there would be a series of environmental improvements; these had not materialised in the proposals. He added that occupiers who had bought their properties a number of years ago did so because of the green and open spaces dotted around the Estate; these would now disappear with the proposals.

A Member of the Committee expressed concern that that the loss of parking spaces incurred through the demolition of the garages would result in parking overspill into the neighbouring streets. He suggested that a parking strategy should have been included as part of the application to address this. He added that there was insufficient disabled parking as part of the proposals and no CCTV provision.

An opposing view was put forward by other members of the Committee who commented that the proposals conformed to Council planning and parking policies.

Officers informed members that additional condition was proposed to be added to each of the 15 Briar Road applications requiring submission to and approval of details of levels prior to commencement.

It was **RESOLVED** that:

1. The development proposed would liable for the Mayor's Community Infrastructure Levy (CIL) in accordance with London Plan Policy 8.3 and that the applicable charge would be £1280.00. This was based on the creation of 64m² of new gross internal floor space.
2. The proposal was unacceptable as it stood but would be acceptable subject to the applicant entering into a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended), to secure the following:
 - A financial contribution of £12,000 to be used towards infrastructure costs in accordance with the draft Planning Obligations Supplementary Planning Document.
 - All contribution sums shall include interest to the due date of expenditure and all contribution sums to be subject to indexation from the date of completion of the Section 106 agreement to the date of receipt by the Council.
 - The Developer/Owner to pay the Council's reasonable legal costs associated with the Legal Agreement prior to the completion of the agreement irrespective of whether the agreement is completed.
 - Payment of the appropriate planning obligations monitoring fee prior to the completion of the agreement.
3. Staff were authorised to enter into a legal agreement to secure the above and upon completion of that agreement, grant planning permission subject to the conditions as set out in the report, with the addition of a condition requiring the submission and approval of details of site levels prior to commencement.

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

228 **P0392.13 - BRIAR SITE 9D- GARAGE/PARKING COURT BETWEEN 6 HENBANE PATH & 2 WILLOWHERB WALK, ROMFORD**

The application proposed the demolition of the existing garage blocks and the construction of a three 2-bedroom dwellings which would be two-storey in height.

Provision would be made within the site for 15 parking spaces, 3 of which would be allocated specifically for use by the occupiers of the new dwellings.

It was noted that a pro-forma letter containing two signatures had been received, along with comments from a local Ward Councillor. Comments from 2 statutory consultees had also been received.

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

The objector stated that contrary to the assurance given that no parking spaces would be lost, that would not be the case.

With its agreement, Councillors Darvill and O'Flynn addressed the Committee. Both Members re-iterated points set out in the pre-amble to these minutes. In addition, Councillor Darvill raised the site specific concern regarding the impact of the proposals on flank walls. Officers referred to Condition 16 which would control the reinstatement of works.

Following a query, Members were advised that the roof heights for the proposed dwellings were a design feature.

It was **RESOLVED** that:

1. The development proposed would liable for the Mayor's Community Infrastructure Levy (CIL) in accordance with London Plan Policy 8.3 and that the applicable charge would be £1,240.00. This was based on the net creation of 62m² of new gross internal floor space.
2. The proposal was unacceptable as it stood but would be acceptable subject to the applicant entering into a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended), to secure the following:
 - A financial contribution of £18,000 to be used towards infrastructure costs in accordance with the draft Planning Obligations Supplementary Planning Document.
 - All contribution sums shall include interest to the due date of expenditure and all contribution sums to be subject to indexation from the date of completion of the Section 106 agreement to the date of receipt by the Council.
 - The Developer/Owner to pay the Council's reasonable legal costs associated with the Legal Agreement prior to the completion of the agreement irrespective of whether the agreement is completed.

- Payment of the appropriate planning obligations monitoring fee prior to the completion of the agreement.
3. Staff were authorised to enter into a legal agreement to secure the above and upon completion of that agreement, grant planning permission subject to the conditions as set out in the report, with the addition of a condition requiring the submission and approval of details of site levels prior to commencement.

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

229 **P0374.13 - BRIAR SITE 9J - GARAGE/PARKING COURT ADJACENT TO 48 COLTSFOOT PATH, BETWEEN 95-101 COLTSFOOT PATH & 127 BRIAR ROAD, CLEMATIS CLOSE, ROMFORD**

The application proposed the demolition of the northern garage blocks and the construction of a single 2-storey dwelling. 1 space within the remaining parking court would be allocated to the new houses.

It was noted that 2 letters of representation had been received, along with comments from a local Ward Councillor. Comments from 2 consultees had also been received.

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

The objector raised issues of noise and disturbance during the construction period and issues of security and loss of privacy through overlooking. The applicant's agent responded pointing to conditions which would control and manage construction. The applicant's agent further suggested that the relationship in terms of privacy and overlooking mirrors the existing terrace relationship.

Members sought clarification that the proposed estate footpath would be a similar width to the existing and therefore there should not be a pinch-point.

With its agreement, Councillors Darvill and O'Flynn addressed the Committee. Both Members reiterated points as set out in the preamble to the minutes. In addition, Councillor Darvill remarked that the garages proposed for demolition should have been refurbished and that the emergency gate located on the site should be protected and not compromised by the proposals. He added that the large tree within the parking forecourt should be protected by a tree preservation order.

It was **RESOLVED** that the proposal was unacceptable as it stood but would be acceptable subject to the applicant entering into a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended), to secure the following:

- A financial contribution of £6,000 to be used towards infrastructure costs in accordance with the draft Planning Obligations Supplementary Planning Document.
- All contribution sums shall include interest to the due date of expenditure and all contribution sums to be subject to indexation from the date of completion of the Section 106 agreement to the date of receipt by the Council.
- The Developer/Owner to pay the Council's reasonable legal costs associated with the Legal Agreement prior to the completion of the agreement irrespective of whether the agreement is completed.
- Payment of the appropriate planning obligations monitoring fee prior to the completion of the agreement.

Staff were authorised to enter into a legal agreement to secure the above and upon completion of that agreement, grant planning permission subject to the conditions as set out in the report, with the addition of a condition requiring the submission and approval of details of site levels prior to commencement.

The vote the resolution to grant planning permission was passed by 9 votes to 1. Councillor McGeary voted against the resolution.

230 **P0360.13 - BRIAR SITE 1B- GARAGE/PARKING COURT AT JUNCTION WITH CLODBERRY ROAD & LUCERNE WAY, ROMFORD**

The application proposed the demolition of the existing garage block and the construction of a pair of 3-bedroom, semi-detached houses, fronting on to Cloudberry Road. The dwellings would be two-storey with a hipped roof and of a traditional design and external appearance.

Six parking spaces were proposed as part of the application. Two spaces were proposed adjacent to the south flank wall of one of the dwellings. The other four spaces would be provided within a parking area at the south-eastern end of the site. Four of the spaces would be allocated to the new dwellings, with the other two spaces for general use.

A pro-forma letter containing 13 signatories had been received along with comment from a local Ward Councillor. Comments had also been received from 2 statutory consultees.

A Member of the Committee expressed concern that that the loss of parking spaces that would result from the demolition of the garages would lead to parking overspill into the neighbouring streets. He suggested that a parking strategy should have been included as part of the application to address this. He suggested that the parking strategy could be disaggregated to address the parking requirements for each site.

It was **RESOLVED** that:

1. The development proposed would be liable for the Mayor's Community Infrastructure Levy (CIL) in accordance with London Plan Policy 8.3 and that the applicable charge would be £1,900.00. This is based on the creation of 95m² of new gross internal floor space.
2. The proposal was unacceptable as it stood but would be acceptable subject to the applicant entering into a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended), to secure the following:
 - A financial contribution of £12,000 to be used towards infrastructure costs in accordance with the draft Planning Obligations Supplementary Planning Document.
 - All contribution sums shall include interest to the due date of expenditure and all contribution sums to be subject to indexation from the date of completion of the Section 106 agreement to the date of receipt by the Council.
 - The Developer/Owner to pay the Council's reasonable legal costs associated with the Legal Agreement prior to the completion of the agreement irrespective of whether the agreement is completed.
 - Payment of the appropriate planning obligations monitoring fee prior to the completion of the agreement.
3. Staff were authorised to enter into a legal agreement to secure the above and upon completion of that agreement, grant planning permission subject to the conditions as set out in the report, with the addition of a condition requiring the submission and approval of details of site levels prior to commencement

231 **P0362.13 - BRIAR SITE 3A - GARAGE COURT ADJACENT TO 1 & 13 JENNY PATH AND 36 HAREBELL WAY, BRIAR ROAD, ROMFORD**

The application proposed the demolition of the existing garage blocks and the construction of a two storey terrace providing four 3-bedroom dwellings. It was reported that the existing semi-mature tree within the site would be removed.

The dwellings would be two storey dwellings with a gable ended roof and of a traditional design and external appearance.

Provision would be made within the site for eight parking spaces, all of which were proposed to be allocated for use by the occupiers of the new dwellings.

It was noted that 3 letters of representation had been received, along with comments from a local Ward Councillor. Comments had been received from two statutory consultees.

It was **RESOLVED** that:

1. The development proposed would be liable for the Mayor's Community Infrastructure Levy (CIL) in accordance with London Plan Policy 8.3 and that the applicable charge would be £4340.00. This was based on the creation of 217m² of new gross internal floor space.
2. The proposal was unacceptable as it stood but would be acceptable subject to the applicant entering into a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended), to secure the following:
 - A financial contribution of £24,000 to be used towards infrastructure costs in accordance with the draft Planning Obligations Supplementary Planning Document.
 - All contribution sums shall include interest to the due date of expenditure and all contribution sums to be subject to indexation from the date of completion of the Section 106 agreement to the date of receipt by the Council.
 - The Developer/Owner to pay the Council's reasonable legal costs associated with the Legal Agreement prior to the completion of the agreement irrespective of whether the agreement is completed.
 - Payment of the appropriate planning obligations monitoring fee prior to the completion of the agreement.
3. Staff were authorised to enter into a legal agreement to secure the above and upon completion of that agreement, grant planning permission subject to the conditions as set out in the report, with the addition of a condition requiring the submission and approval of details of site levels prior to commencement and an amendment to Condition 2 (the in accordance with plans condition) requiring the submission and approval of details of floor plans and elevations with height, footprint and position of the proposed development remaining as originally submitted.

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

232 **P0368.13 - BRIAR SITE 6C - OPEN SPACE ADJACENT TO 45 & 46 LUCERNE WAY, COLTSFOOT PATH, ROMFORD**

The application proposed the construction of a pair of semi-detached 3-bedroom dwellings which would two-storey in height.

Provision would be made within the site for 2 parking spaces, which were proposed to be allocated for use by the occupiers of Plot 1. Similarly, 2 parking spaces were shown to be allocated outside the site for Plot 2.

It was noted that a letter of representation had been submitted by a local Ward Councillor, along with comments from 2 consultees.

With its agreement, the Committee was addressed by Councillors Darvill and O'Flynn. They re-iterated those points referred to in the preamble of these minutes, and focussed on the site specific loss of amenity space.

It was **RESOLVED** that:

1. The development proposed would be liable for the Mayor's Community Infrastructure Levy (CIL) in accordance with London Plan Policy 8.3 and that the applicable charge would be £3,920.00. This was based on the creation of 196m² of new gross internal floor space.
2. That the proposal was unacceptable as it stood but would be acceptable subject to the applicant entering into a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended), to secure the following:
 - A financial contribution of £12,000 to be used towards infrastructure costs in accordance with the draft Planning Obligations Supplementary Planning Document.
 - All contribution sums shall include interest to the due date of expenditure and all contribution sums to be subject to indexation from the date of completion of the Section 106 agreement to the date of receipt by the Council.
 - The Developer/Owner to pay the Council's reasonable legal costs associated with the Legal Agreement prior to the completion of the agreement irrespective of whether the agreement is completed.
 - Payment of the appropriate planning obligations monitoring fee prior to the completion of the agreement.

3. Staff were authorised to enter into a legal agreement to secure the above and upon completion of that agreement, grant planning permission subject to the conditions as set out in the report, with the addition of a condition requiring the submission and approval of details of site levels prior to commencement.

The vote for the resolution to grant planning permission was passed by 9 votes to 1. Councillor McGeary voted against the resolution.

233 **P0369.13 - BRIAR SITE 6E - OPEN SPACE ADJACENT TO COLTSFOOT PATH, 24 & 25-28 LUCERNE WAY AND 87 CHATTERIS AVENUE, ROMFORD**

The application proposed the construction of a terrace of three houses. Two of the houses (3-bedroom) would be two-storey, whilst the southernmost house (4-bedroom) would be three-storey to the front, falling to two-storey to rear.

Provision would be made outside the site, along Coltsfoot Path, for 6 parking spaces which were proposed to be allocated for use by the occupiers of the houses.

It was noted that 2 letters of representation, including a pro-forma containing 13 signatures, had been received. Comments from a local Ward Councillor and 2 consultees had also been received.

With its agreement, Councillors Darvill and O'Flynn addressed the Committee. Both reiterated the points contained in the preamble to these minutes.

It was **RESOLVED** that:

1. The development proposed would be liable for the Mayor's Community Infrastructure Levy (CIL) in accordance with London Plan Policy 8.3 and that the applicable charge would be £6,300.00. This was based on the creation of 315m² of new gross internal floor space.
2. That the proposal was unacceptable as it stood but would be acceptable subject to the applicant entering into a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended), to secure the following:
 - A financial contribution of £18,000 to be used towards infrastructure costs in accordance with the draft Planning Obligations Supplementary Planning Document.
 - All contribution sums shall include interest to the due date of expenditure and all contribution sums to be subject to

indexation from the date of completion of the Section 106 agreement to the date of receipt by the Council.

- The Developer/Owner to pay the Council's reasonable legal costs associated with the Legal Agreement prior to the completion of the agreement irrespective of whether the agreement is completed.
 - Payment of the appropriate planning obligations monitoring fee prior to the completion of the agreement.
3. Staff were authorised to enter into a legal agreement to secure the above and upon completion of that agreement, grant planning permission subject to the conditions as set out in the report, with the addition of a condition requiring the submission and approval of details of site levels prior to commencement.

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

234 **P0386.13 - BRIAR SITE 9B- GARAGE/PARKING COURT BETWEEN 6 BUCKBEAN PATH & 25 CLEMATIS CLOSE, ROMFORD**

The application proposed the demolition of the existing garage block and the construction of three 2-bedroom dwellings which would be two-storey in height but designed with a high front elevation and steeply sloped roof, akin to other dwellings in the locality.

Provision would be made within the site for 6 parking spaces, 3 of which would be allocated specifically for use by the occupiers of the new dwellings.

There was a correction to an error in the report. Paragraph 6.6.1 incorrectly stated that there would be 14 parking spaces provided; the correct figure was 6 parking spaces.

It was noted that 6 letters of representation had been received, including a pro-forma letter containing 2 signatures. Comments had also been received from a local Ward Councillor, along with comments received from 2 consultees.

With its agreement, Councillors Darvill and O'Flynn addressed the Committee. Both reiterated the points contained in the preamble to these minutes.

It was **RESOLVED** that:

1. The development proposed would be liable for the Mayor's Community Infrastructure Levy (CIL) in accordance with London Plan

Policy 8.3 and that the applicable charge would be £3,400.00. This was based on the creation of 170m² of new gross internal floor space.

2. That the proposal was unacceptable as it stood but would be acceptable subject to the applicant entering into a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended), to secure the following:
 - A financial contribution of £18,000 to be used towards infrastructure costs in accordance with the draft Planning Obligations Supplementary Planning Document.
 - All contribution sums shall include interest to the due date of expenditure and all contribution sums to be subject to indexation from the date of completion of the Section 106 agreement to the date of receipt by the Council.
 - The Developer/Owner to pay the Council's reasonable legal costs associated with the Legal Agreement prior to the completion of the agreement irrespective of whether the agreement is completed.
 - Payment of the appropriate planning obligations monitoring fee prior to the completion of the agreement.
3. Staff were authorised to enter into a legal agreement to secure the above and upon completion of that agreement, grant planning permission subject to the conditions as set out in the report, with the addition of a condition requiring the submission and approval of details of site levels prior to commencement.

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

235 **P0391.13 - BRIAR SITE 9C- GARAGE/PARKING COURT BETWEEN 6 WILLOWHERB WALK & 2 BUCKBEAN PATH, ROMFORD**

The application proposed the demolition of the existing garage blocks and the construction of three 2-bedroom two-storey dwellings designed with a high front elevation and steeply sloped roof, akin to other dwellings in the locality.

Provision would be made within the site for 13 parking spaces, 3 of which would be allocated specifically for use by the occupiers of the new dwellings.

It was noted that 8 letters of representation had been received including a pro-forma letter containing 2 signatures. A representation from a local Ward Councillor had also been received along with comments from 2 consultees.

With its agreement, Councillors Darvill and O'Flynn addressed the Committee. Both Members reiterated the same points contained in the preamble to these minutes.

It was **RESOLVED** that:

1. The development proposed would be liable for the Mayor's Community Infrastructure Levy (CIL) in accordance with London Plan Policy 8.3 and that the applicable charge would be £1,240.00. This was based on the net creation of 62m² of new gross internal floor space.
2. The proposal was unacceptable as it stood but would be acceptable subject to the applicant entering into a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended), to secure the following:
 - A financial contribution of £18,000 to be used towards infrastructure costs in accordance with the draft Planning Obligations Supplementary Planning Document.
 - All contribution sums shall include interest to the due date of expenditure and all contribution sums to be subject to indexation from the date of completion of the Section 106 agreement to the date of receipt by the Council.
 - The Developer/Owner to pay the Council's reasonable legal costs associated with the Legal Agreement prior to the completion of the agreement irrespective of whether the agreement is completed.
 - Payment of the appropriate planning obligations monitoring fee prior to the completion of the agreement.
3. Staff were authorised to enter into a legal agreement to secure the above and upon completion of that agreement, grant planning permission subject to the conditions as set out in the report, with the addition of a condition requiring the submission and approval of details of site levels prior to commencement.

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

236 **P0371.13 - BRIAR SITE 9E - GARAGE/PARKING COURT BETWEEN 1, 2 & 13 BELLFLOWER PATH, CLEMATIS CLOSE & 38 HAREBELL WAY, ROMFORD**

The application proposed the demolition of the existing garage blocks and the construction of a terrace of three 2-bedroom two-storey dwellings. 8 parking spaces would be provided to the north part of the site, replacing existing garages, with 3 of the spaces allocated to the new houses.

It was noted that 6 letters of representation had been received, along with comments from a local Ward Councillor and 2 consultees.

During the debate, Members discussed the possibility of installing herringbone parking on the green located close to the application site. Officers advised that whilst the green was not part of the application site, they would consider the matter separately outside of the meeting. There was general support for this suggested re-provision being further explored.

It was **RESOLVED** that:

1. The development proposed would be liable for the Mayor's Community Infrastructure Levy (CIL) in accordance with London Plan Policy 8.3 and that the applicable charge would be £1720.00. This was based on the creation of 86m² of new gross internal floor space.
2. The proposal was unacceptable as it stood but would be acceptable subject to the applicant entering into a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended), to secure the following:
 - A financial contribution of £18,000 to be used towards infrastructure costs in accordance with the draft Planning Obligations Supplementary Planning Document.
 - All contribution sums shall include interest to the due date of expenditure and all contribution sums to be subject to indexation from the date of completion of the Section 106 agreement to the date of receipt by the Council.
 - The Developer/Owner to pay the Council's reasonable legal costs associated with the Legal Agreement prior to the completion of the agreement irrespective of whether the agreement is completed.
 - Payment of the appropriate planning obligations monitoring fee prior to the completion of the agreement.
3. Staff were authorised to enter into a legal agreement to secure the above and upon completion of that agreement, grant planning permission subject to the conditions as set out in the report, with the

addition of a condition requiring the submission and approval of details of site levels prior to commencement.

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

237 **P0372.13 - BRIAR SITE 9G - GARAGE COURT ADJACENT TO 1 SNOWDROP PATH, CLEMATIS CLOSE, ROMFORD**

The application proposed the demolition of the existing garage blocks and the construction of a single 2 storey dwelling. 12 parking spaces would be provided south of the proposed dwelling, with 2 of the spaces allocated to the new houses.

It was noted that 2 letters of representation had been received, along with comments from a local Ward Councillor. Comments from 2 consultees had also been received.

It was **RESOLVED** that the proposal was unacceptable as it stood but would be acceptable subject to the applicant entering into a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended), to secure the following:

- A financial contribution of £6,000 to be used towards infrastructure costs in accordance with the draft Planning Obligations Supplementary Planning Document.
- All contribution sums shall include interest to the due date of expenditure and all contribution sums to be subject to indexation from the date of completion of the Section 106 agreement to the date of receipt by the Council.
- The Developer/Owner to pay the Council's reasonable legal costs associated with the Legal Agreement prior to the completion of the agreement irrespective of whether the agreement is completed.
- Payment of the appropriate planning obligations monitoring fee prior to the completion of the agreement.

Staff were authorised to enter into a legal agreement to secure the above and upon completion of that agreement, grant planning permission subject to the conditions as set out in the report, with the addition of a condition requiring the submission and approval of details of site levels prior to commencement.

The vote for the resolution to grant planning permission was passed by 9 votes to 1. Councillor McGeary voted against the resolution.

238 **P0373.13 - BRIAR SITE 9I - OPEN SPACE ADJACENT TO 37-47 AND 121 BRIAR ROAD, ROMFORD**

The application proposed the construction of a single 2-storey dwelling. 2 parking spaces would be provided alongside the proposed dwelling.

It was noted that 1 letter of representation had been received, along with comments from a local Ward Councillors. Comments from 2 consultees had also been received.

It was **RESOLVED** that:

1. The development proposed would be liable for the Mayor's Community Infrastructure Levy (CIL) in accordance with London Plan Policy 8.3 and that the applicable charge would be £1920.00. This was based on the creation of 96m² of new gross internal floor space.
2. The proposal was unacceptable as it stood but would be acceptable subject to the applicant entering into a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended), to secure the following:
 - A financial contribution of £6,000 to be used towards infrastructure costs in accordance with the draft Planning Obligations Supplementary Planning Document.
 - All contribution sums shall include interest to the due date of expenditure and all contribution sums to be subject to indexation from the date of completion of the Section 106 agreement to the date of receipt by the Council.
 - The Developer/Owner to pay the Council's reasonable legal costs associated with the Legal Agreement prior to the completion of the agreement irrespective of whether the agreement is completed.
 - Payment of the appropriate planning obligations monitoring fee prior to the completion of the agreement.
3. Staff were authorised to enter into a legal agreement to secure the above and upon completion of that agreement, grant planning permission subject to the conditions as set out in the report, with the addition of a condition requiring the submission and approval of details of site levels prior to commencement.

The vote for the resolution to grant planning permission was passed by 9 votes to 1. Councillor McGeary voted against the resolution.

239 **P0375.13 - BRIAR SITE 9N - GARAGE/PARKING COURT BETWEEN 3 & 4-7 LAVENDER CLOSE, ROMFORD**

The Committee considered the report and, without debate, **RESOLVED** that:

1. The development proposed would be liable for the Mayor's Community Infrastructure Levy (CIL) in accordance with London Plan Policy 8.3 and that the applicable charge would be £980.00. This was based on the creation of 49m² of new gross internal floor space.
2. The proposal was unacceptable as it stood but would be acceptable subject to the applicant entering into a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended), to secure the following:
 - A financial contribution of £12,000 to be used towards infrastructure costs in accordance with the draft Planning Obligations Supplementary Planning Document.
 - All contribution sums shall include interest to the due date of expenditure and all contribution sums to be subject to indexation from the date of completion of the Section 106 agreement to the date of receipt by the Council.
 - The Developer/Owner to pay the Council's reasonable legal costs associated with the Legal Agreement prior to the completion of the agreement irrespective of whether the agreement is completed.
 - Payment of the appropriate planning obligations monitoring fee prior to the completion of the agreement.
3. Staff were authorised to enter into a legal agreement to secure the above and upon completion of that agreement, grant planning permission subject to the conditions as set out in the report, with the addition of a condition requiring the submission and approval of details of site levels prior to commencement.

The vote for the resolution to grant planning permission was passed by 9 votes to 1. Councillor McGeary voted against the resolution.

240 **P0380.13 - BRIAR SITE 10D- GARAGE/PARKING COURT BETWEEN ANDROMEDA COURT & 1-13 BARBERRY CLOSE, ROMFORD**

The Committee considered the report, noting that 5 late letters of representation had been submitted. Without debate, the Committee **RESOLVED** that:

1. The development proposed was liable for the Mayor's Community Infrastructure Levy (CIL) in accordance with London Plan Policy 8.3 and that the applicable charge would be £2,180.00. This is based on the creation of 109m² of new gross internal floor space.
2. That the proposal was unacceptable as it stood but would be acceptable subject to the applicant entering into a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended), to secure the following:
 - A financial contribution of £18,000 to be used towards infrastructure costs in accordance with the draft Planning Obligations Supplementary Planning Document.
 - All contribution sums shall include interest to the due date of expenditure and all contribution sums to be subject to indexation from the date of completion of the Section 106 agreement to the date of receipt by the Council.
 - The Developer/Owner to pay the Council's reasonable legal costs associated with the Legal Agreement prior to the completion of the agreement irrespective of whether the agreement is completed.
 - Payment of the appropriate planning obligations monitoring fee prior to the completion of the agreement.
3. Staff were authorised to enter into a legal agreement to secure the above and upon completion of that agreement, grant planning permission subject to the conditions as set out in the report, with the addition of a condition requiring the submission and approval of details of site levels prior to commencement.

The vote for the resolution to grant planning permission was passed by 9 votes to 1. Councillor McGeary voted against the resolution.

241 **P0382.13 - BRIAR SITE 10P- GARAGE/PARKING COURT BETWEEN 19 HONEYSUCKLE CLOSE & 24 MYRTLE ROAD, ROMFORD**

The Committee considered the report and, without debate, **RESOLVED** that:

1. The development proposed was liable for the Mayor's Community Infrastructure Levy (CIL) in accordance with London Plan Policy 8.3 and that the applicable charge would be £3,860.00. This was based on the creation of 193m² of new gross internal floor space.
2. The proposal was unacceptable as it stood but would be acceptable subject to the applicant entering into a Legal Agreement under

Section 106 of the Town and Country Planning Act 1990 (as amended), to secure the following:

- A financial contribution of £18,000 to be used towards infrastructure costs in accordance with the draft Planning Obligations Supplementary Planning Document.
 - All contribution sums shall include interest to the due date of expenditure and all contribution sums to be subject to indexation from the date of completion of the Section 106 agreement to the date of receipt by the Council.
 - The Developer/Owner to pay the Council's reasonable legal costs associated with the Legal Agreement prior to the completion of the agreement irrespective of whether the agreement is completed.
 - Payment of the appropriate planning obligations monitoring fee prior to the completion of the agreement.
3. Staff were authorised to enter into a legal agreement to secure the above and upon completion of that agreement, grant planning permission subject to the conditions as set out in the report, with the addition of a condition requiring the submission and approval of details of site levels prior to commencement.

The vote for the resolution to grant planning permission was passed by 9 votes to 1. Councillor McGeary voted against the resolution.

242 **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.

Chairman