

**MINUTES OF A MEETING OF THE
REGULATORY SERVICES COMMITTEE
Havering Town Hall, Main Road, Romford
16 July 2015 (7.30 - 8.00 pm)**

Present:

COUNCILLORS: 11

Conservative Group Robby Misir (in the Chair) Ray Best, Philippa Crowder, Steven Kelly and +John Crowder

Residents' Group Stephanie Nunn and +Jody Ganly

East Havering Residents' Group Alex Donald and Linda Hawthorn

UKIP Group Phil Martin

Independent Residents Group Graham Williamson

Apologies were received for the absence of Councillors Melvin Wallace and Reg Whitney.

+Substitute members: Councillor John Crowder (for Melvin Wallace) and Councillor Jody Ganly (for Reg Whitney).

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.

299 MINUTES

The minutes of the meetings held on 4 June, 18 June and 25 June 2015 were agreed as correct records and signed by the Chairman.

300 P1136.12 - 1A HILLVIEW AVENUE, HORNCHURCH

Consideration of the report was deferred at officer's request to enable the report to be amended to address detailed representations that had been received on behalf of the applicant regarding highway impact.

301 **P1611.14 - 137-151 MONTGOMERY CRESCENT (LAND R/O), ROMFORD**

The application before Members sought full planning permission for the erection of three chalet bungalows. The application site was an empty piece of land which was located to the rear of No's 137 to 151 Montgomery Crescent.

In accordance with the public speaking arrangements the Committee was addressed by an objector with a response by the applicant's representative.

The objector commented that the proposed bungalows were effectively two-storey and were due to be built on higher land than the existing surrounding properties. The objector also commented that the proposal would have a shadowing effect on neighbouring properties leading to less sunlight each day.

In reply the applicant's representative commented that the proposal was set away from neighbouring properties and that overshadowing would not be an issue. The representative also confirmed that the bungalows would be single storey albeit with dormer windows.

During a brief debate Members discussed the arrangements for refuse collection and the possibility of overshadowing. Members also discussed the need for bungalow type properties in the borough and the possible improvements the proposal would bring to a poor and neglected piece of land.

Members noted that the proposed development qualified for a Mayoral CIL contribution of £9,420 and **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 £18,000 to be used for educational purposes.
- 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.

That the Head of Regulatory Services be 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.

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

Councillor Hawthorn abstained from voting.

302 **P0584.15 - JAMES OGLETHORPE SCHOOL, ASHVALE GARDENS, UPMINSTER - PROPOSED SINGLE STOREY FLAT ROOF EXTENSION**

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

303 **P0616.15 - FROG ISLAND, RAINHAM - APPLICATION FOR THE CHANGE OF USE OF THE LAND TO PROVIDE 'FLEXIBLE' COMMERCIAL USE AS A HAULAGE YARD WITH ASSOCIATED WORKSHOP, ANCILLARY OFFICE SPACE, PLANT AND MATERIALS STORAGE AND PARKING FOR UP TO 50NO. HGV'S ALONG WITH THE CREATION OF YARD SPACES FOR FLEXIBLE B1/B2/B8 USE ON THE LAND AT FROG LANE, RAINHAM**

The Committee considered the report and without debate **RESOLVED** that planning permission be granted subject to the conditions as set out in the report and to include an additional condition that notwithstanding the approved layout plan that the applicant was to submit a new plan showing the area reserved for Thames Path and that that no development, parking or storage was to take place on the reserved area.

304 **P0340.15 - DIANA PRINCESS OF WALES HOUSE, 37 COLERIDGE ROAD, HAROLD HILL - DEMOLITION OF EXISTING HOSTEL AND ASSOCIATED FACILITIES. TO BE REPLACED BY FIVE HOUSES IN A TERRACE AND ONE DETACHED BUNGALOW WITH ASSOCIATED PARKING, AMENITY SPACE AND LANDSCAPING.**

The Committee considered the report noting that the proposed development qualified for a Mayoral CIL payment of £12,780 and without debate **RESOLVED** that the proposal was unacceptable as it stood but would be acceptable subject to the completion of a unilateral undertaking under Section 106 of the Town and Country Planning Act 1990 (as amended), to secure the following:

- A financial contribution of £36,000 to be paid prior to the commencement of the development, to be used for educational purposes in accordance with the Policy DC72 of

the LDF Core Strategy and Development Control Policies Development Plan 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.

That the Head of Regulatory Services be authorised to grant planning permission upon the completion of the unilateral undertaking subject to the conditions as set out in the report.

305 **P0469.15 - 151-153 NORTH STREET, ROMFORD - DEMOLITION OF AN EXISTING WAREHOUSE AND THE CONSTRUCTION OF A PART TWO/PART THREE STOREY BUILDING CONSISTING OF TWO 1 BEDROOM UNITS AND FIVE 2 BEDROOM DWELLINGS**

The Committee considered the report noting that the proposed development qualified for a Mayoral CIL contribution of £7,340 and without debate **RESOLVED** that the proposal was unacceptable as it stood but would be acceptable subject to the applicant entering into a Section 106 Legal Agreement under the Town and Country Planning Act 1990 (as amended), to secure the following:

- A financial contribution of £42,000 to be used for education purposes.
- A financial contribution of £7,500 towards a review of parking controls on Riverside Close.
- An agreement to prevent future residents of the scheme from applying for parking permits.
- 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.
- To pay the Council's reasonable legal costs in association with the preparation of a legal agreement, prior to completion of the agreement, irrespective of whether the legal agreement is completed.
- Payment of the appropriate planning obligations/ monitoring fee prior to completion of the agreement.

That the Head of Regulatory Services be 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.

306 **P0683.15 - CENTRAL PARK, PETERSFIELD AVENUE, HAROLD HILL -
INSTALLATION OF FLOODLIGHTS TO THE SKATEPARK, BMX TRACK
AND MULTI USE GAMES AREA**

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

Chairman