

**MINUTES OF A MEETING OF THE  
STRATEGIC PLANNING COMMITTEE  
Council Chamber, Town Hall, Main Road, Romford RM1 3BD  
10 January 2019 (7.30 – 9.50pm)**

**Present:**

**COUNCILLORS 8**

**Conservative Group** Ray Best, Jason Frost, Maggie Themistocli and  
Melvin Wallace (Chairman)

**Residents' Group** Stephanie Nunn

**Upminster & Cranham  
Residents' Group** Linda Hawthorn

**Independent Residents  
Group** Graham Williamson

**Labour Group** Keith Darvill (Vice-Chair)

An apology was received for the absence of Councillor Reg Whitney. Councillor Stephanie Nunn substituted for Councillor Whitney.

There were about 20 members of the public present at the meeting.

All decisions were taken with no votes against.

The Chairman reminded Members of the action to be taken in an emergency.

**38 DISCLOSURE OF INTERESTS**

There were no disclosures of interest.

**39 MINUTES**

The minutes of the meeting of the Committee held on 6 December were agreed as a correct record and signed by the Chairman.

**40 PE/00213/2017 - BRIDGE CLOSE, ROMFORD**

The Committee received a developer presentation from Jonathan Kendall, Fletcher Priest Architects.

The proposal was to demolish the existing buildings and to erect up to 1070 homes, 3 form entry primary school with associated nursery, health hub, pedestrian/cycle bridge over the River Rom, vehicular access to Waterloo

Road, public open space areas, relocation of Havering Islamic Cultural Centre, existing businesses and ambulance station.

The main issues raised by Members for further consideration prior to submission of a planning application were:

- Ensure that suitable provision is made for the London Ambulance Service
- Opportunity to maximise the River Rom frontage, make the most of the space
- Ensure the riverside path is well lit to prevent anti-social behaviour
- The historical difficulties in connection with Havering Islamic Cultural Centre, relative to hours of use, vehicles attending it and the impact upon neighbours and whether it would be better to relocate the Havering Islamic Cultural Centre away from the site in the knowledge of these pre-existing difficulties. Applicant invited to consider this further.
- Need to understand what parking management strategy would be employed if Havering Islamic Cultural Centre are accommodated on the site
- How will safe access across Waterloo Road be secured?
- School: how will the play space work?
- School: practicality of school pick up and drop off given the layout of the site. Invited to consider other options
- Sustainability credentials and environmental standards to be employed
- Waste disposal: the applicant is invited to approach that innovatively given the extent of the development and the town centre location
- Further detail on estate management
- How will flood risk be mitigated?

**41      PE/00665/16 - 90 NEW ROAD, RAINHAM (FORMER SOMERFIELD DEPOT SITE)**

The Committee received a developer presentation from Justin Kelly of BPTW, and Greg Pitt of Barton Willmore.

The proposal was for a residential led redevelopment to provide 695 dwellings and commercial floorspace, currently proposed to comprise the following:

- The construction of 695 residential units in buildings ranging from 3 to 14 storeys in height
- On-site affordable housing totalling 35% on a habitable room basis (consisting of 34% affordable rent and 66% shared ownership provision)
- A range of dwelling sizes: 1 Bed = 33.8%, 2 BED = 58.7% and 3 BED = 7.5%.
- 295sqm of office floorspace (use Class B1)
- 612sqm of non-residential floorspace consisting of flexible retail/commercial floorspace (within Use Classes A1/A2/A3/A4)
- Residential density of 197 dwellings per ha

- 349 car parking spaces which equates to an overall parking ratio of 0.5 car parking spaces per dwelling.

The main issues raised by Members for further consideration prior to submission of a planning application were:

- Assurances were sought regarding the build quality of the units
- Detail is sought on why the extant scheme is being changed
- Further detail is sought on how the scheme responds to the Rainham and Beam Park Planning Framework and where it is contrary, what the justification is for that?
- Heights proposed and the justification for this relative to the Framework
- The low amount of family housing relative to the Framework and what was achieved on the adjoining Beam Park site
- Who would manage the affordable housing units? Is grant available?
- Details on the allocation policy for the affordable units are sought. Preference is for Havering residents first
- Sustainability credentials and environmental standards to be employed
- Waste disposal: the applicant is invited to approach that innovatively
- What opportunities are there to improve north-south connections on the back of the scheme?
- Whether any parking space will be available for commuters and other station visitors
- Need to understand the parking management strategy that will be used nearby to the station to prevent commuter parking if no commuter provision is made
- Further detail on estate management
- Design of the highway, how it works in practice to avoid vehicle and pedestrian conflict, particularly for those with a visual impairment

42     **P1292.15 - 23-55 NORTH STREET, ROMFORD RM1 1BJ**

The Committee considered the report and **RESOLVED** to **DEFER** the application to enable Officers to negotiate with the applicant in relation to:

- Design and height: the Committee suggested that the lower elements could be raised and the higher tower should be lowered. A stepped approach should be explored.
- Affordable housing offer: the Committee were keen to see this increased.

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**Chairman**