

**MINUTES OF A MEETING OF THE  
STRATEGIC PLANNING COMMITTEE  
Council Chamber - Town Hall  
7 November 2019 (7.00 - 8.30 pm)**

**Present:**

**COUNCILLORS 8**

<b>Conservative Group</b>	Dilip Patel (Chairman), Timothy Ryan (Vice-Chair), Ray Best and Maggie Themistocli
<b>Residents' Group</b>	Reg Whitney
<b>Upminster &amp; Cranham Residents' Group</b>	Linda Hawthorn
<b>Independent Residents Group</b>	Graham Williamson
<b>Labour Group</b>	Keith Darvill

Councillor Robert Benham was also present for parts of the meeting.

There were 20 members of the public and 1 press present for the meeting.

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

**29 DISCLOSURE OF INTERESTS**

There were no disclosures of interest.

**30 MINUTES**

The minutes of the meeting held on 10 October 2019 were agreed as a correct record and signed by the Chairman.

**31 P1604.17 - 148/192 NEW ROAD, RAINHAM**

The Committee **RESOLVED** to **DEFER** consideration of the application to enable the applicant to address Environment Agency objection and to enable the noise consultant respond to objector at future Strategic Planning Committee meeting.

32 **P1125.19 - BEAM PARK, NEW ROAD, RAINHAM**

The Committee considered the report and **RESOLVED** that **PLANNING PERMISSION BE GRANTED** subject to the conditions as set out in the report, Deed of Variation to the original Section 106 Agreement and any direction from the Mayor of London.

The voting was 5 to 3 abstentions:

Councillors Patel, Best, Darvill, Ryan and Themistocli voted for the resolution.

Councillors Hawthorn, Whitney and Williamson abstained from voting.

33 **QUARTERLY PLANNING PERFORMANCE UPDATE REPORT**

The Committee considered the report and **NOTED** its contents.

34 **PE/00185/19 - JEWSON DEPOT 307-309 SOUTH STREET, ROMFORD, RM1 2AJ**

The Committee received a developer presentation from Charles Dunnett (Mayer Brown) and Adam Wilkinson from Boyer Planning.

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

- Consideration of the flexible allocation of the parking spaces proposed to the rear of the mixed use block to the front, depending upon the division of the non-residential floorspace on the ground floor.
- The applicant was invited to fully justify the height of the proposal within any future planning application.
- The need to provide good quality landscaping which is robust and that would have longevity.
- Further detail should be provided to show how the lay-by to the front of the site would be managed and whether its overall length could be increased.
- Ensure that full details of the sustainability credentials of the building are provided within any future planning application.

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**Chairman**