



Haverling

LONDON BOROUGH

STRATEGIC PLANNING COMMITTEE AGENDA

7.00 pm

Thursday
5 December 2019

Council Chamber -
Town Hall

Members 8: Quorum 4

COUNCILLORS:

**Conservative Group
(4)**

Dilip Patel (Chairman)
Timothy Ryan (Vice-Chair)
Ray Best
Maggie Themistocli

**Residents' Group
(1)**

Reg Whitney

**Upminster & Cranham
Residents' Group
(1)**

Linda Hawthorn

**Independent Residents
Group
(1)**

Graham Williamson

**Labour Group
(1)**

Keith Darvill

For information about the meeting please contact:

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**To register to speak at the meeting please call 01708 433100
before Tuesday 3 December 2019**

Protocol for members of the public wishing to report on meetings of the London Borough of Havering

Members of the public are entitled to report on meetings of Council, Committees and Cabinet, except in circumstances where the public have been excluded as permitted by law.

Reporting means:-

- filming, photographing or making an audio recording of the proceedings of the meeting;
- using any other means for enabling persons not present to see or hear proceedings at a meeting as it takes place or later; or
- reporting or providing commentary on proceedings at a meeting, orally or in writing, so that the report or commentary is available as the meeting takes place or later if the person is not present.

Anyone present at a meeting as it takes place is not permitted to carry out an oral commentary or report. This is to prevent the business of the meeting being disrupted.

Anyone attending a meeting is asked to advise Democratic Services staff on 01708 433076 that they wish to report on the meeting and how they wish to do so. This is to enable employees to guide anyone choosing to report on proceedings to an appropriate place from which to be able to report effectively.

Members of the public are asked to remain seated throughout the meeting as standing up and walking around could distract from the business in hand.

DECLARING INTERESTS FLOWCHART – QUESTIONS TO ASK YOURSELF



AGENDA ITEMS

1 CHAIRMAN'S ANNOUNCEMENTS

The Chairman will announce details of the arrangements in case of fire or other events that might require the meeting room or building's evacuation.

These are the arrangements in case of fire or other events that might require the meeting room or building's evacuation. (Double doors at the entrance to the Council Chamber and door on the right hand corner (marked as an exit).

Proceed down main staircase, out the main entrance, turn left along front of building to side car park, turn left and proceed to the "Fire Assembly Point" at the corner of the rear car park. Await further instructions.

Development presentations

I would like to inform everyone that Councillors will receive presentations on proposed developments, generally when they are at the pre-application stage. This is to enable Members of the committee to view the development before a planning application is submitted and to comment upon it. The development does not constitute an application for planning permission and any comments made upon it are provisional and subject to full consideration of any subsequent application and the comments received as a result of consultation, publicity and notification.

Applications for decision

I would like to remind members of the public that Councillors have to make decisions on planning applications strictly in accordance with planning principles.

I would also like to remind members of the public that the decisions may not always be popular, but they should respect the need for Councillors to take decisions that will stand up to external scrutiny or accountability.

Would everyone in the chamber note that they are not allowed to communicate with or pass messages to Councillors sitting on the Committee during the meeting.

2 APOLOGIES FOR ABSENCE AND ANNOUNCEMENT OF SUBSTITUTE MEMBERS

(if any) - receive.

3 DISCLOSURE OF INTERESTS

Members are invited to disclose any interest in any of the items on the agenda at this point of the meeting.

Members may still disclose any interest in an item at any time prior to the consideration of the matter.

4 MINUTES (Pages 1 - 2)

To approve as a correct record the minutes of the meeting of the Committee held on 7 November 2019 and to authorise the Chairman to sign them.

5 DEVELOPMENT PRESENTATIONS (Pages 3 - 4)

Report attached

6 PE/00894/19 - HOUSING OFFICE, THE ALDERMAN PH, ROTHBURY HOUSE, CREDITON HOUSE (Pages 5 - 10)

Report attached

Andrew Beesley
Head of Democratic Services

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Public Document Pack Agenda Item 4

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

Present:

COUNCILLORS 8

Conservative Group	Dilip Patel (Chairman), Timothy Ryan (Vice-Chair), Ray Best and Maggie Themistocli
Residents' Group	Reg Whitney
Upminster & Cranham Residents' Group	Linda Hawthorn
Independent Residents Group	Graham Williamson
Labour Group	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.

Chairman

Development Presentations

Introduction

1. This part of the agenda is for the committee to receive presentations on proposed developments, particularly when they are at the pre-application stage.
2. Although the reports are set out in order on the agenda, the Chair may reorder the agenda on the night. Therefore, if you wish to be present for a specific application, you need to be at the meeting from the beginning.
3. The following information and advice only applies to reports in this part of the agenda.

Advice to Members

4. These proposed developments are being reported to committee to enable Members of the committee to view them at an early stage and to comment upon them. They do not constitute applications for planning permission at this stage (unless otherwise stated in the individual report) and any comments made are provisional and subject to full consideration of any subsequent application and the comments received following consultation, publicity and notification.
5. Members of the committee will need to pay careful attention to the probity rules around predisposition, predetermination and bias (set out in the Council's Constitution). Failure to do so may mean that the Member will not be able to participate in the meeting when any subsequent application is considered.

Public speaking and running order


6. The Council's Constitution only provides for public speaking rights for those applications being reported to Committee in the "Applications for Decision" parts of the agenda. Therefore, reports on this part of the agenda do not attract public speaking rights, save for Ward Members.
7. The items on this part of the agenda will run as follows:
 - a. Officer introduction of the main issues
 - b. Developer presentation (15 minutes)
 - c. Ward Councillor speaking slot (5 minutes)
 - d. Committee questions
 - e. Officer roundup

Late information

8. Any relevant material received since the publication of this part of the agenda, concerning items on it, will be reported to the Committee in the Update Report.

Recommendation

9. The Committee is not required to make any decisions with respect to the reports on this part of the agenda. The reports are presented as background information.

 Havering LONDON BOROUGH	Strategic Planning Committee 5 December 2019
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Pre-Application Reference:	PE/00894/19
Location:	HOUSING OFFICE, THE ALDERMAN PH, ROTHBURY HOUSE, CREDITON HOUSE AND 70-84 CHIPPENHAM ROAD, ROMFORD, RM3
Ward:	GOOSHAYS
Description:	RESIDENTIAL LED REDEVELOPMENT OF SITE FOLLOWING DEMOLITION TO PROVIDE 200 NEW HOMES, 70% AFFORDABLE HOUSING WITH A RANGE OF 1-4 BED UNITS, 0.5 PARKING RATIO, URS, BUILT OVER 3-7 STOREYS WITH ASSOCIATED PARKING AND LANDSCAPING.
Case Officer:	NANAYAA AMPOMA

1 BACKGROUND

- 1.1 The application has been brought forward as part of the joint venture partnership with Wates and the London Borough of Havering. This partnership aims to deliver over 5,200 homes across 12 sites within the Borough. The pre-application is at a very early stage.
- 1.2 The proposal is being presented to Committee for the first time to enable Members to provide their initial comments prior to the submission of the formal planning application.
- 1.3 In particular, Members may wish to consider the following areas:
 - Scale/height of development
 - Housing Mix
 - Amenity
 - Car parking

- Loss of pub
- Impact on the church/vicarage
- Level changes

1.4 For clarification, the pre-application proposals referred to in this report are not yet subject to any current application for planning permission. Therefore comments made in response to the developer’s presentation are provisional, non-binding and are given without prejudice to the determination of any subsequent planning application. Any formal submission shall be subject to the normal planning legislative procedures.

2 PROPOSAL AND LOCATION DETAILS

Site and Surroundings

2.1 The application site falls within the Gooshays Ward. The site sits south of the Harold Hill District Centre. It is divided at its central point by the St George’s Church and vicarage. The site is split in two parts one measuring 0.4 hectares and the other measuring 0.56 hectares. One of the main constraints on the site is the sharp level slope across the length and width of the site. Currently, there are a number of mix uses on the site. The uses include The Alderman pub, the former London Borough of Havering Council offices and car park, a number of residential blocks and terraced housing.

2.2 There are no specific constraints on the site. There is a shifting PTAL rating for the area of between 1b (Very Poor) - 2(Poor). Harold Wood Station is 30 minutes’ walk away. The application site is also within Flood Zone 1.

Proposal

2.3 The application proposes to demolish the below units:

- Housing Offices
- 70-84 Chippenham Road
- The Alderman
- Rothbury house
- Credition House

2.4 It is then proposed to redevelop the site to provide 200 C3 units with a current proposed breakdown as below:

Tenure/ Unit type	1 Bed	2B4P	3B5P	4B6P	Total	% of total units
Total	54	99	44		200	100

- 2.5 Also:
- 100 residential car parking spaces (with 10% disabled).
 - Associated landscaping, cycle parking and refuse storage at ground floor.

Planning History

- 2.6 There are no relevant planning permissions or applications for the site.

3 CONSULTATION

- 3.1 At this stage, it is intended that the following will be consulted regarding any subsequent planning application:

- Mayor of London
- London Fire Brigade
- Environment Agency
- Natural England
- Thames Water
- Essex and Suffolk Water
- EDF Energy
- National Grid
- Transport for London:

4 COMMUNITY ENGAGEMENT

- 4.1 In accordance with planning legislation, the developer will be engaging with key stakeholders, such as local Members and businesses, on these proposals as part of the pre-application process.

5 MATERIAL PLANNING CONSIDERATIONS

- 5.1 The main planning issues for consideration are:

- Urban design
- Amenity
- Environment
- Parking
- Affordable housing

Urban Design

- 5.2 The proposed development is due to be considered by the Havering Quality Review Panel in January 2020.

- 5.3 No clear design details have been provided at this stage. What has been provided are indications of scale and the distribution of buildings on the site.

- 5.4 The development has an opportunity, through its alignment to the shopping centre and Dartfields to make a significant contribution to the quality of the public realm in this location. In order to deliver 200 units, it has been indicated that a 4–7 storey high development would be provided. It is important that any scale is well managed to ensure it does not overwhelm the existing character within the area. Details regarding the materials are also required.
- 5.5 Careful consideration also needs to be given to the pedestrian experience owing to the stark level changes
- 5.6 Further details regarding Daylight/Sunlight, air quality would be required to ensure the private and public open space is of sufficient quality.

Amenity

- 5.7 At this stage details provided are indicative only. Therefore officers are able to come to a preliminary assessment on amenity. The church site includes a vicarage which would be considered a residential dwelling. Confirmation of impact on the vicarage would thus be required to ensure that their existing amenity is not significantly impacted. Any impact on the amenity of future residents to the development in terms of daylight/sunlight, outlook, enclosure or loss of privacy would also need to be assessed. However, at this stage, no formal daylight/sunlight or amenity assessments have been submitted to confirm the likely relationship.
- 5.8 Nevertheless, the initial submission states that 80% of the units are projected to be dual aspect. 4% (8 units) are indicated to be single aspect north facing units, which is contrary to the London Plan and further details would be required.
- 5.9 No initial shadow studies have been provided. These will be required.
- 5.10 Outside amenity space for future occupiers has not been clearly identified at yet. It is important that quality of residential amenity is assured and of a good standard. Therefore further detailed designs are required.
- 5.11 In addition, there is likely to be sources of noise from the church use at the centre of the site. Therefore a Noise Assessment will be required as part of the formal submission.

Environment

- 5.12 No assessments of environmental impact or energy efficiency has been provided thus far. An energy statement needs to be submitted with the application to demonstrate that the proposal can achieve London Plan requirements for carbon reduction (zero carbon emissions for all residential

buildings constructed after 2016). In accordance with policy, a financial contribution for carbon offsetting might be sought to address any shortfall in achieving those targets.

Parking

- 5.13 The site is boarded by Chippenham Road, Kings Lynn Drive and Dartfields. The PTAL rating for the site is between 1b-2. The site is 30 minutes' walk away from its nearest rail/tube station at Harold Wood. The submission documents state that there would be 100 off street parking spaces provided. This would give a parking ratio of 0.5. Depending on the current levels of on-street parking and whether there would be future parking restrictions in place, further consideration as to parking impact would be required.

Affordable housing

- 5.14 It is proposed to provide 70% affordable housing within the development. This is in keeping with policy.

FINANCIAL AND OTHER MITIGATION

- 6.1 The proposal would likely attract the following section 106 contributions to mitigate the impact of the development:

- Highways and transport contributions
- Carbon offset contributions
- Employment and skills
- S106 Monitoring fee
- S106 drafting fee

- 6.2 The Havering Community Infrastructure Levy (CIL) has been adopted as of the 1st September 2019. Therefore the development is likely to be CIL liable for both the Mayoral and LB Havering. As such subject to the resulting floor space, the following charges would be applicable:

- Mayoral CIL would be applied at a rate of £25 per square metre
- LB Havering CIL would be applied at a rate of £125 per square metre, should it be implemented

CONCLUSIONS

- 7.1 The development is still in the pre-application stage and additional work remains to be carried out. At this early stage, Members' guidance will be most helpful to incorporate as the various elements are brought together.

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