

**MINUTES OF A MEETING OF THE  
STRATEGIC PLANNING COMMITTEE  
Council Chamber - Town Hall  
27 February 2020 (7.00 - 10.35 pm)**

**Present:**

**COUNCILLORS 8**

<b>Conservative Group</b>	Dilip Patel (Chairman), Timothy Ryan (Vice-Chair), Ray Best and +Christine Smith
<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

An apology for absence was received from Councillor Maggie Themistocli.

+Substitute members: Councillor Carol Smith (for Maggie Themistocli).

Councillors Robert Benham, Judith Holt and Melvin Wallace were also present for part of the meeting.

15 members of the public were present.

Unless otherwise indicated all decisions were agreed with no vote against.

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

**49 DISCLOSURE OF INTERESTS**

There were no disclosures of interest.

**50 MINUTES**

The minutes of the meeting held on 30 January 2020 were agreed as a correct record and signed by the Chairman.

51 **PE/00843/2019 - SITES NR02/03 & NR06A/6B NEW ROAD, RAINHAM**

The Committee received a developer presentation from Vanessa Coetzee - Notting Hill Genesis, Katharina Erne - HTA (Landscape), Daniel Weston - Conran (Architect) and Matt Shillito - Tibbalds (Planning)

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

- The applicant was invited to consider the level of parking provided.
- There was keenness for information of the survey of the existing club parking space.
- There was a keenness to understand the results of the soil test on the land.
- The applicant was invited to consider the balance of setting for the sites.
- In relation to the wider area specifically, the applicant was invited to consider flexible ground floor uses – opportunity for retail use.

52 **P0498.19 - 22 - 44 NORTH STREET, ROMFORD**

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

Councillor Judith Holt addressed the Committee.

The Committee considered the report and **RESOLVED** that **PLANNING PERMISSION BE GRANTED** subject to the conditions as set out in the report,

The voting was 5 to 1 against with 2 abstentions:

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

Councillor Linda Hawthorn voted against the proposal.

Councillors Whitney and Williamson abstained from voting.

53 **P1604.17 - 148 - 192 NEW ROAD, RAINHAM**

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

The Committee considered the report and **RESOLVED** to defer consideration of the item to enable Members undertake a visit to the site in order to assess the relationship of the Rainham Steel site to the proposed site.

- An updated report would be brought to back to the Committee.
- Full wording of the suggested conditions.

The vote for the resolution to defer was levelled at 4 votes for and against.

The vote to defer was carried by the Chairman's casting vote.

54 **QUARTERLY PLANNING PERFORMANCE - UPDATE REPORT**

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

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**Chairman**