

**MINUTES OF A MEETING OF THE  
STRATEGIC PLANNING COMMITTEE  
Council Chamber, Town Hall, Main Road, Romford RM1 3BD  
28 May 2020 (7.00 - 8.05 pm)**

**Present:**

**COUNCILLORS 8**

<b>Conservative Group</b>	Dilip Patel (Chairman), Timothy Ryan (Vice-Chair), Maggie Themistocli and +Nisha Patel
<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 Ray Best.

+Substitute member: Councillor Nisha Patel (for Ray Best).

All decisions were taken with no votes against.

**55 DISCLOSURE OF INTERESTS**

There were no disclosures of interest.

**56 PROTOCOL ON THE OPERATION OF PLANNING COMMITTEE  
MEETINGS DURING THE COVID-19 PANDEMIC RESTRICTIONS**

The Committee considered the report and **AGREED** its contents

**57 MINUTES**

The minutes of the meeting held on 27 February 2020 were agreed as a correct record and would be signed by the Chairman at a later date.

**58 P1609.19 - FORMER CAR PARK, LONDON ROAD, ROMFORD, RM7  
9DU**

The application before Members was for planning permission for redevelopment of the vacant former car park site to provide residential development of 88 self-contained units of part 4, 5 and 6 stories. Includes provision of communal amenity areas, parking, landscaping and access arrangements.

In accordance with the public participation arrangements, the Committee was addressed by an objector with a response from the applicant representative.

The Committee considered the report and **RESOLVED** to **GRANT PLANNING PERMISSION** subject to the conditions as set out in the report and to the prior completion of a legal agreement to secure the following planning obligations:

- Affordable Housing 35% to be delivered with a tenure split of 64%:36% between social rent and shared ownership.
- Affordable housing rent levels secured/units to be secured.
- Job Brokerage x 3 roles or £3526 for each role in lieu to be indexed
- Traffic Management contribution of £8979 (£102 per unit) Indexed.
- Travel Plan (including the appointment of a Co-ordinator) submitted to be secured and monitoring fee of £5000
- Restriction on obtaining parking permits for occupiers – car free scheme pursuant to Section 16 Greater London Council (General Powers) Act 1974
- Controlled Parking Zone contribution to be determined dependent on extent of zone expansion required (contribution to be indexed).
- Carbon offset fund contribution in respect of shortfall of the residential units to achieve a 100% reduction in carbon dioxide emissions compared to Part L of the Building Regulations 2013, such sum calculated at sixty pounds (£60.00) per tonne that falls below the 100% threshold, for a period of 30 years, duly Indexed,
- 2x on street car club parking spaces.
- Reasonable legal fees for the drafting and negotiation of the deed whether or not it goes to completion
- Monitoring fee towards the Council costs of monitoring compliance with the deed £8640

That the Assistant Director of Planning is delegated authority to negotiate the legal agreement indicated above and that if not completed by the 23rd October 2020 the Assistant Director of Planning is delegated authority to refuse planning permission or extend the timeframe to grant approval.

---

**Chairman**