

**MINUTES OF A MEETING OF THE
STRATEGIC PLANNING COMMITTEE
Virtual Meeting
25 June 2020 (7.00 - 9.00 pm)**

Present:

COUNCILLORS 8

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

59 DISCLOSURE OF INTERESTS

There were no disclosures of interest.

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

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

61 MINUTES

The minutes of the meeting held on 28 May 2020 were agreed as a correct record and would be signed by the Chairman at a later date.

62 P1039.19 - 90 NEW ROAD , RAINHAM

The application before Members was to provide an update on a factual error in the report to the committee on 30 January 2020, which lead to an error in the approved Heads of Terms. Members' agreement was required in order to correct the Heads of Terms through a new resolution to grant an amended permission. The application was a major proposal supported by an Environmental Statement, and was considered a significant development.

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

The vote for the resolution to grant planning permission was carried by 6 votes with 2 abstentions.

Councillors Whitney and Williamson abstained from voting.

63 P1809.19 - SERENA COURT, SOLAR COURT & SUNRISE COURT, PARKHILL CLOSE AND SUNRISE AVENUE, RM12 4YT

The application before the Committee was for the demolition of existing buildings, and for planning permission for construction of five buildings built over 3-10 storeys comprising 175 residential units including ancillary communal facility (Class C3), associated car & cycle parking, landscaping and other associated works.

The report detailed that the application was of strategic importance and had been submitted in partnership with the Council. The Local Planning Authority considered the application in its capacity as the local planning authority and without regard to the identity of the applicant.

The Committee considered the report and **RESOLVED** that **PLANNING PERMISSION BE GRANTED** subject:

Any direction by the London Mayor pursuant to the Mayor of London Order Legal Agreement pursuant to s106 of the Town and Country Planning Act 1990 and other enabling provisions, with the following Heads of Terms:

- Early and late Stage Viability Review Mechanisms attached.
- Affordable housing split 60:40 (units 80:54), Affordable housing tenure breakdown Affordable Rent (80 units), 76% affordable housing (134 units) and Shared Ownership (54 units),
- Affordable housing rent levels secured
- Shared ownership units maximum income £90,000
- Shared ownership annual housing cost no more than 40% of value
- Affordable housing breakdown and unit location
- 38% CO2
- 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,
- Job Brokerage 4 per 10,000spm of development
- Travel Plan (including the appointment of a Co-ordinator)
- Highways contribution of up to £114,525 for carriageway works to Sunrise Avenue, footway improvements in the vicinity of the site and street light enhancement in the vicinity of the site.

- Reasonable legal fees for the drafting and negotiation of the deed whether or not it goes to completion
- S106 monitoring fee towards the Council costs of monitoring compliance with the deed

That the Assistant Director Planning is delegated authority to negotiate the legal agreement indicated above and that if not completed by the 31st December 2020 the Assistant Director of Planning is delegated authority to refuse planning permission or extend the timeframe to grant approval.

That the Assistant Director Planning is delegated authority to issue the planning permission and impose conditions and informatives as set out in the report.

The vote for the resolution to grant planning permission was carried by 7 votes with 1 abstention.

Councillor Whitney abstained from voting.

Chairman