

**London Borough of Havering – Decisions taken by the Planning Committee on Thursday, 30 July 2020**

<b>Agenda Item No</b>	<b>Topic</b>	<b>Decision</b>
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**Part A – Items considered in public**

<b>A1</b>	DISCLOSURE OF INTERESTS	There were no disclosures of interest.
<b>A2</b>	MINUTES	The minutes of the meeting held on 14 May 2020 were agreed as a correct record and signed by the Chairman.
<b>A3</b>	P1038.19 - 39 CROW LANE, ROMFORD - CHANGE OF USE FROM SINGLE DWELLING HOUSE TO HOUSE IN MULTIPLE OCCUPATION (HMO) FOR SIX PERSONS. FORMATION OF SINGLE STOREY REAR EXTENSION	<p>Members noted that the application had been called-in by Councillor Robert Benham.</p> <p>In Councillor Benham's absence Councillor Viddy Persaud addressed the Committee.</p> <p>The Committee considered the report and by a vote of 6 votes to 1 <b>RESOLVED to GRANT PLANNING PERMISSION</b> subject to the conditions as set out in the report and to include further conditions as listed below:</p> <ol style="list-style-type: none"> <li>1) Outbuilding to remain ancillary to the main dwelling/HMO and not to be used as living accommodation at any time</li> <li>2) Maximum occupancy of each room not to exceed 1 person</li> <li>3) HMO use not to be occupied or commenced until the extension containing communal kitchen/diner is completed in accordance with the plan(s) and available for the use of all occupiers and thereafter retained.</li> </ol> <p>Councillor Smith voted against the resolution to grant planning permission.</p>
<b>A4</b>	P1104.19 - 1 AMBLESIDE AVENUE - CHANGE OF USE FROM DWELLING (C3) TO NURSERY (D1)	<p>In accordance with the public speaking arrangements the Committee was addressed by an objector with a response by the applicant.</p> <p>The Committee noted that the application had been called-in by Councillor Barry Mugglestone.</p> <p>The Committee also received a letter from Councillor Mugglestone that outlined the reasons for the call-in as he was absent.</p>

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		<p>The Committee considered the report.</p> <p>The report recommended that planning permission be granted, however following a motion to refuse planning permission it was <b>RESOLVED</b> to <b>REFUSE PLANNING PERMISSION</b> on the grounds of:</p> <ol style="list-style-type: none"> <li>1) Adverse impact on adjoining and nearby residential amenity due to the intensive use of the proposal, comings and goings, use of outdoor areas resulting in unacceptable levels of noise and disturbance.</li> <li>2) Insufficient provision for the dropping off/picking up of children resulting in adverse impact on parking, traffic and highway safety.</li> </ol> <p>The vote for the motion to refuse planning permission was carried by 5 votes to 1 with 1 abstention.</p> <p>Councillor Misir voted against the motion.</p> <p>Councillor Tyler abstained from voting.</p>
<b>A5</b>	<p>P0528.20 - OCKENDEN KENNELS, OCKENDEN ROAD - DEMOLITION OF AN EXISTING BUILDING, CONVERSION, PART DEMOLITION AND PART EXTENSION OF EXISTING KENNELS AND ASSOCIATED OUTBUILDINGS INTO 14 DWELLINGS WITH ASSOCIATED PARKING, GARAGES, PRIVATE</p>	<p>The Committee noted that the application had been called-in by Councillors Ron Ower and Christopher Wilkins.</p> <p>Councillors Ower and Wilkins both addressed the Committee.</p> <p>Following consideration of the report it was <b>RESOLVED</b> to <b>GRANT PLANNING PERMISSION</b> subject to the conditions as set out in the report.</p> <p>The vote for the resolution to grant planning permission was carried by 4 votes to 3.</p>

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	AMENITY SPACE AND LANDSCAPING OF COMMUNAL OPEN SPACE.	Councillors Nunn, Tyler and McGeary voted against the resolution to grant planning permission.
<b>A6</b>	P1915.19 - GIDEA PARK RUGBY CLUB, R/O 39-41 CROW LANE, ROMFORD - ERECTION OF FOUR, 4-BED DETACHED DWELLINGS WITH ASSOCIATED PARKING AND AMENITY SPACE	<p>Members noted that the application had been called-in by Councillor Robert Benham.</p> <p>In Councillor Benham's absence Councillor Viddy Persaud addressed the Committee.</p> <p>The Committee considered the report and <b>RESOLVED to GRANT PLANNING PERMISSION</b> subject to the conditions as set out in the report.</p> <p>The vote for the resolution to grant planning permission was carried by 5 votes to 0 with 1 abstention.</p> <p>Councillor Nunn abstained from voting.</p>
<b>A1</b>		
<b>A2</b>		