

**MINUTES OF A MEETING OF THE
STRATEGIC PLANNING COMMITTEE
VIRTUAL MEETING
13 August 2020 (7.00 - 9.20 pm)**

Present:

COUNCILLORS 8

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

An apology for absence was received from Councillor Tim Ryan.

+ Councillor Nisha Patel substituted for Councillor Ryan.

Also in attendance were two members of the public.

72 PROTOCOL ON THE OPERATION OF STRATEGIC PLANNING COMMITTEE MEETINGS DURING THE COVID-19 PANDEMIC RESTRICTIONS

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

73 DISCLOSURE OF INTERESTS

There were no disclosures of interest.

74 MINUTES

The minutes of the meetings held on 9 July and 16 July 2020 were agreed as a correct record and would be signed by the Chairman at a later date.

75 **P0094.20 - NEOPOST HOUSE, SOUTH STREET, ROMFORD**

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

The report recommended that planning permission be granted however, following a motion to refuse the granting of planning it was **RESOLVED** that **PLANNING PERMISSION BE REFUSED** on the grounds of:

- 1) The proposal includes single aspect units where noise conditions would be unsatisfactory resulting in the need to keep windows/doors closed and limiting the use of balconies. Overall, the proposed private and communal amenity space provision on site is considered to be insufficient in terms of quantity and quality, particularly given the poor accessibility from the site to quality public open space. In these respects, the proposed development is considered to be an overdevelopment of the site, providing poor quality accommodation and resultant poor living conditions for future occupiers. The proposal would be contrary to Policies 3.5 (quality and design of housing developments) and 7.15 (addressing noise) of the London Plan, and the London Plan Housing SPG standard 29, and Policies DC3, DC21, DC55 and DC61 of the Core Strategy and Development Control Policies adopted 2008 and The London Borough of Havering Design for Living Residential Design, Supplementary Planning Document adopted 2010.
- 2) For the reasons stated above the proposal is not considered to be sustainable development and the adverse impacts identified outweigh the titled balance in favour of development based on housing delivery as set out in Paragraph 11(d) of the National Planning Policy Framework.

The vote for the resolution to grant planning permission was lost by 6 votes to 2.

Councillors Dilip Patel, Nisha Patel, Hawthorn, Themistocli, Whitney and Williamson voted against the resolution.

Councillors Best and Darvill voted for the resolution.

The substantive vote to refuse planning permission was carried by 6 votes to 2.

Councillors Dilip Patel, Nisha Patel, Hawthorn, Themistocli, Whitney and Williamson voted for the resolution.

Councillors Best and Darvill voted against the resolution.

Chairman