

**MINUTES OF A MEETING OF THE  
STRATEGIC PLANNING COMMITTEE  
VIRTUAL MEEING  
9 December 2020 (5.00 - 7.00 pm)**

**Present:**

**COUNCILLORS**                      **8**

**Conservative Group**              Dilip Patel (Chairman), Timothy Ryan (Vice-Chair),  
Ray Best and Maggie Themistocli

**Residents' Group**                Reg Whitney

**Upminster & Cranham  
Residents' Group**              Linda Hawthorn

**Independent Residents  
Group**                              Graham Williamson

**Labour Group**                     Keith Darvill

Through the Chairman, announcements were made regarding the decision making process followed by the Committee.

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

The Committee considered the report and **RESOLVED** to note the contents of the report.

**82      DISCLOSURE OF INTERESTS**

There were no disclosures of interest.

**83      MINUTES**

The minutes of the meeting held on 5 November 2020 were agreed as a correct record and would be signed by the Chairman at a later date.

**84      PE/01081/19 - FORMER ICE RINK SITE, ROM VALLEY WAY, ROMFORD**

The Committee received a developer presentation from the Robert Whitton (Chairman -Impact Capital Group), Nick Shattock (CEO Impact Developments, Karen Jones (Planning Consultant RPS), Scott Lawrie

(Architect Ethos), Joanna Ede (Townscape Turley), Pierre Chin-Dickey (Landscape McFarlane), Alec Philpott (Transport – Mayer Brown) and Kay Blair.

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

- A wish to understand more about the tenure type and split in relation to key workers and the Build to Rent product.
- The importance of affordable housing nomination rights for borough residents.
- Further details of unit mix were sought and a concern expressed about the low level of 3 bed units.
- More details of child yield were sought.
- A keenness to ensure the safe movement of pedestrians across Rom Valley Way, especially as future social infrastructure would be on the opposite side of Rom Valley Way.
- If there would be adequate space between the blocks to provide quality children's play area.
- The proposed integration with Queens Hospital (in terms of floorspace and key worker homes) was welcomed.
- The current shortage of sufficient parking spaces for people visiting and working at Queens Hospital and how traffic access to the site during and post construction would be managed.
- Further details were sought on the timing of the phasing and the practicalities of construction given the proximity to the hospital.
- Further details of the refuse storage arrangements were sought.
- A wish to understand how the estate would be managed following completion.
- The 'necklace' approach to Oldchurch Park access was welcomed. The developer was encouraged to ensure access to it was promoted.
- The need for the Oldchurch Park footpath to be lit after dusk.
- A wish to see a visual comparison between the approved scheme and the proposed scheme.
- A wish to visuals from the opposite side of Rom Valley Way.
- A keenness to understand the impact upon neighbouring occupiers in more detail.
- Whether a daylight and sunlight analysis have been undertaken for the public realm and a reassurance that these spaces would have good light levels.
- What was the justification for the proximity of the blocks to the site boundaries.
- What was the justification for the tallest blocks.
- Whether there would be sufficient dual aspect units.
- The applicant must ensure that the Air Ambulance flight path would not be impeded
- If was there a need for a warning beacon on top of the tallest buildings given the Air Ambulance flight path.

The following feedback were received from Members of the Committee post the Developer presentation:

A member raised the following issues:

- The robustness of the explanation that viability was the reason the original scheme was not built out.
- The logic behind the hybrid nature of the application.
- The proximity of the blocks to the site boundaries.
- What were the justification for the tallest blocks.
- The number of family units were significantly short when compared to policy.
- The robustness of the explanation that dual aspects concerns have been addressed.
- Further evidence were needed to reassure that pedestrians, especially school aged children, could move across Rom Valley Way safely.

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**Chairman**