



STRATEGIC PLANNING COMMITTEE AGENDA

7.00 pm	Thursday 28 January 2021	VIRTUAL MEETING
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Members 8: Quorum 3

COUNCILLORS:

**Conservative Group
(4)**

Dilip Patel (Chairman)
Timothy Ryan (Vice-Chair)
Ray Best
Maggie Themistocli

**Residents' Group
(1)**

Reg Whitney

**Upminster & Cranham
Residents' Group
(1)**

Linda Hawthorn

**Independent Residents
Group
(1)**

Graham Williamson

**Labour Group
(1)**

Keith Darvill

For information about the meeting please contact:

**Taiwo Adeoye - 01708 433079
taiwo.adeoye@onesource.co.uk**

**To register to speak at the meeting please call 01708 433100
before Tuesday 26 January 2021**



AGENDA ITEMS

1 APOLOGIES FOR ABSENCE AND ANNOUNCEMENT OF SUBSTITUTE MEMBERS

(if any) - receive.

2 PROTOCOL ON THE OPERATION OF STRATEGIC PLANNING COMMITTEE MEETINGS DURING THE COVID-19 PANDEMIC RESTRICTIONS (Pages 1 - 4)

Protocol attached to be noted by the Committee

3 DISCLOSURE OF INTERESTS

Members are invited to disclose any interest in any of the items on the agenda at this point in the meeting.

Members may still disclose any interest in an item at any time prior to the consideration of the matter.

4 MINUTES (Pages 5 - 8)

To approve as a correct record the minutes of the meeting of the Committee held on 9 December 2020 and to authorise the Chairman to sign them.

5 DEVELOPMENT PRESENTATIONS (Pages 9 - 10)

Report attached

6 ST GEORGES HOSPITAL (RETAINED NHS LAND), SUTTONS LANE, HORNCHURCH (Pages 11 - 18)

Report attached

7 FORMER ICE RINK SITE, ROM VALLEY WAY, ROMFORD (Pages 19 - 30)

Report attached

8 QUARTERLY PLANNING PERFORMANCE - UPDATE (Pages 31 - 38)

Report attached.

Andrew Beesley
Head of Democratic Services

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LONDON BOROUGH OF HAVERING

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

1. Introduction

In accordance with the Local Authority and Police Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panels Meetings (England and Wales) Regulations 2020, all Strategic Planning Committee hearings held during the Covid-19 restrictions will take place using a 'virtual' format. This document aims to give details on how the meetings will take place and establish some rules of procedure to ensure that all parties find the meetings productive.

2. Prior to the Hearing

Once the date for a meeting has been set, an electronic appointment will be sent to all relevant parties. This will include a link to access the virtual meeting as well as guidance on the use of the technology involved.

3. Format

For the duration of the Covid-19 restrictions period, all Strategic Planning Committee meetings will be delivered through a video conference facility, using Zoom software. This can be accessed using the standard Council laptop or, for registered public speakers, a PC, laptop or mobile/landline telephone etc. and the instructions sent with meeting appointments will cover how to do this.

4. Structure of the Meeting

Although held in a virtual format, Strategic Planning Committee Meetings will follow the standard procedure with the following principal stages. Committee Members may ask questions of any party at any time. Questions are however, usually taken after each person has spoken.

- The Planning Officer presents the main issues (no time limit).
- Developer presentation (15 minutes)
- Ward Councillors for the area affected by the application may speak (5 minutes per Councillor).
- Committee Questions.
- Officer roundup.

All speakers and registered attendees and Councillors are welcome to remain on the Zoom call until the conclusion of the meeting. The meeting will also be webcast so that it can be viewed by non-participants.

5. Technology Issues

An agenda setting out the items for the meeting will be issued in advance, to all parties in accordance with statutory timetables. This will include details of the applications together with all representations on the matter. The agenda will also be published on the Council's website – www.havering.gov.uk in the normal way.

As with any virtual meeting, there is a small possibility that Zoom meetings may experience intermittent faults whereby participants lose contact for short periods of time before reconnecting to the call. The guidance below explains how the meeting is to be conducted, including advice on what to do if participants cannot hear the speaker and etiquette of participants during the call.

Remote access for members of the public and Members who are not attending to participate in the meeting, together with access for the Press, will be provided via a webcast of the meeting at www.havering.gov.uk.

If the Chairman is made aware that the meeting is not accessible to the public through remote means, due to any technological or other failure of provision, then the Chair shall temporarily adjourn the meeting immediately. If the provision of access through remote means cannot be restored within a reasonable period, then the remaining business will be considered at a time and date fixed by the Chairman. If he or she does not fix a date, the remaining business will be considered at the next scheduled ordinary meeting.

6. Management of Remote Meetings for Members

The Chairman will normally confirm at the outset and at any reconvening of a Strategic Planning Committee meeting that they can see and hear all participating Members. Any Member participating remotely should also confirm at the outset and at any reconvening of the meeting that they can see and hear the proceedings and the other participants.

The attendance of Members at the meeting will be recorded by the Democratic Services Officer. The normal quorum requirements for meetings as set out in the Council's Constitution will also apply to a remote meeting.

If a connection to a Member is lost during a meeting of the Strategic Planning Committee, the Chair will stop the meeting to enable the connection to be restored. If the connection cannot be restored within a reasonable time, the meeting will proceed, but the Member who was disconnected will not be able to vote on the matter under discussion, as they would not have heard all the facts.

7. Remote Attendance of the Public

Any member of the public participating in a meeting remotely in exercise of their right to speak at a Strategic Planning Committee or other meeting must meet the same criteria as members of the Committee (outlined above) in terms of being able to access and, where permitted, speak at the meeting. The use of video conferencing technology for the meeting will facilitate this and guidance on how to access the meeting remotely will be supplied by the clerk.

8. Etiquette at the meeting

For some participants, this will be their first virtual meeting. In order to make the hearing productive for everyone, the following rules must be adhered to and etiquette observed:

- The meeting will be presided over by the Chairman who will invite participants to speak individually at appropriate points. All other participants will have their microphones muted by the Clerk until invited by the Chairman to speak;
- If invited to contribute, participants should make their statement, then wait until invited to speak again if required;
- If it is possible, participants should find a quiet location to participate in the Zoom meeting where they will not be disturbed as background noise can affect participants.
- The person speaking should not be spoken over or interrupted and other participants will normally be muted whilst someone is speaking. If there are intermittent technological faults during the meeting then the speaker will repeat from the point where the disruption started. Whilst intermittent disruption is frustrating, it is important that all participants remain professional and courteous.

9. Meeting Procedures

Democratic Services Officers will facilitate the meeting. Their role will be to control conferencing technology employed for remote access and attendance and to administer the public and Member interaction, engagement and connections on the instruction of the Chairman.

The Council has put in place a technological solution that will enable Members participating in meetings remotely to indicate their wish to speak via this solution.

The Chairman will follow the rules set out in the Council's Constitution when determining who may speak, as well as the order and priority of speakers and the content and length of speeches in the normal way.

The Chairman, at the beginning of the meeting, will explain the protocol for Member and public participation and the rules of debate. The Chairman's ruling during the debate will be final.

Members are asked to adhere to the following etiquette during remote attendance of the meeting:

- Committee Members are asked to join the meeting no later than fifteen minutes before the start to allow themselves and Democratic Services Officers the opportunity to test the equipment.
- Any camera (video-feed) should show a non-descript background or, where possible, a virtual background and members should be careful to not allow exempt or confidential papers to be seen in the video-feed.
- Rather than raising one's hand or rising to be recognised or to speak, Members should avail themselves of the remote process for requesting to be heard and use the 'raise hand' function in the participants field.
- All participants may only speak when invited to by the Chair.
- Only one person may speak at any one time.
- When referring to a specific report, agenda page, or slide, participants should mention the report, page number, or slide so that all members have a clear understanding of what is being discussed at all times

The Chairman will explain, at the relevant point of the meeting, the procedure for participation by registered public objectors, which will reflect the procedures outlined above. Members of the public must adhere to this procedure otherwise; they may be excluded from the meeting.

Any Member participating in a remote meeting who declares a disclosable pecuniary interest, or other declarable interest, in any item of business that would normally require them to leave the room, must also leave the remote meeting. The Democratic Services Officer or meeting facilitator, will confirm the departure and will also invite the relevant Member by link, email or telephone to re-join the meeting at the appropriate time, using the original meeting invitation.

10. After the Hearing - Public Access to Meeting Documentation following the meeting

Members of the public may access minutes, decisions and other relevant documents through the Council's website. www.havering.gov.uk

For any further information on the meeting, please contact taiwo.adeoye@onesource.co.uk, tel: 01708 433079.

**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.

Chairman

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Development Presentations

Introduction

1. This part of the agenda is for the committee to receive presentations on proposed developments, particularly when they are at the pre-application stage.
2. Although the reports are set out in order on the agenda, the Chair may reorder the agenda on the night. Therefore, if you wish to be present for a specific application, you need to be at the meeting from the beginning.
3. The following information and advice only applies to reports in this part of the agenda.

Advice to Members

4. These proposed developments are being reported to committee to enable Members of the committee to view them at an early stage and to comment upon them. They do not constitute applications for planning permission at this stage (unless otherwise stated in the individual report) and any comments made are provisional and subject to full consideration of any subsequent application and the comments received following consultation, publicity and notification.
5. Members of the committee will need to pay careful attention to the probity rules around predisposition, predetermination and bias (set out in the Council's Constitution). Failure to do so may mean that the Member will not be able to participate in the meeting when any subsequent application is considered.

Public speaking and running order

6. The Council's Constitution only provides for public speaking rights for those applications being reported to Committee in the "Applications for Decision" parts of the agenda. Therefore, reports on this part of the agenda do not attract public speaking rights, save for Ward Members.
7. The items on this part of the agenda will run as follows:
 - a. Officer introduction of the main issues
 - b. Developer presentation (15 minutes)
 - c. Ward Councillor speaking slot (5 minutes)
 - d. Committee questions
 - e. Officer roundup

Late information

8. Any relevant material received since the publication of this part of the agenda, concerning items on it, will be reported to the Committee in the Update Report.

Recommendation

9. The Committee is not required to make any decisions with respect to the reports on this part of the agenda. The reports are presented as background information.

 Havering LONDON BOROUGH	Strategic Planning Committee Members 28 January 2021
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Pre-Application Reference:	PE/00051/21
Location:	ST GEORGES HOSPITAL (RETAINED NHS LAND), SUTTONS LANE, HORNCHURCH
Ward:	HACTON
Description:	REDEVELOPMENT OF SITE TO PROVIDE HEALTHCARE FACILITY
Case Officer:	RAPHAEL ADENEGAN

1 BACKGROUND

- 1.1 This proposed development is being presented to enable Members of the committee to view it before a planning application is submitted and to comment upon it. The development does not constitute an application for planning permission and any comments made upon it are provisional and subject to full consideration of any subsequent application and the comments received as a result of consultation, publicity and notification.
- 1.2 Officers have been in pre-application discussions with regard to this site since late last year (2020). The present scheme involves a significant new public/community facility and has been subject to review by the Havering Quality Review Panel (QRP). It is considered appropriate to seek Members views before the proposal is developed any further.

2 PROPOSAL AND LOCATION DETAILS

2.1 Proposal

- The NHS sold 10 hectares of the wider St Georges site and this has planning permission for a total of 356 dwellings, replacing all buildings on site. This is currently under construction by Bellway Homes.
- The NHS retained 1.74 hectares of the site for future healthcare provision – the proposal for this site is the subject of this report.
- Outline planning permission has already been granted for the redevelopment of the site for healthcare provision with a building of up to 3000 sq metres floorspace.
- The present proposal seeks to increase the amount of floorspace compared to the outline planning permission. It is proposed that 5000 sq metres of healthcare facilities be provided in a single two/three storey building as well as associated landscape, parking and servicing space. The servicing space includes provision for mobile scanners.
- Whilst the NHS would seek to retain flexibility in the uses of the building, the following departments have been indicated to be accommodated in the building (all providing out-patient/appointment facilities – no emergency, in-patient or drop-in proposed):
 - Diagnostic (including mobile scanner units)
 - Frailty
 - Primary Care
 - X-Ray
 - Acute
 - Community
 - Minor Ops
 - Renal

2.2 **Site and Surroundings**

- The St George's Hospital site is located approximately 0.7km south of Hornchurch station.
- The hospital was vacated by the NHS in 2012 having been run down over previous years. The whole hospital site covers approximately 11.7 hectares.
- The site is located in the Green Belt. The hospital site contained a number of buildings varying from single to 2 storeys in height, large areas of car parking with landscaped grounds between buildings/parking areas as well as around the perimeter of the site.
- Beyond the hospital site to the east and south is open land comprising Hornchurch Country Park, which was part of the former WW2 Hornchurch Aerodrome. To the north and east there are residential houses.
- The part of the site retained by the NHS is toward the northern end of the site.

Planning History

- 2.3 The most relevant planning history relating to the site is as follows:

P0323.15 - The redevelopment of the St Georges Hospital site inclusive of partial demolition of existing buildings to provide up to 3,000 m2 of new healthcare facilities, on 1.74 ha of the wider site, together with construction of a new vehicular access from Suttons Lane, associated car parking, landscape and infrastructure works. Approved 17 June 2020.

P0321.15 - The redevelopment of the St George's Hospital site inclusive of partial demolition and conversion of existing buildings to provide up to 290 dwellings, on 10.0 ha of the wider site, together with associated car parking, landscape and infrastructure works. Allowed on Appeal 13 July 2017

P0940.18 - Approval of Reserved Matters (layout, scale, appearance and landscaping) for Phase 1 of the outline part of the redevelopment at St George's Hospital (LPA Ref. P0321.15), comprising the construction of 194 dwellings, new public open space, car parking and associated infrastructure works, and details to satisfy Conditions 1, 8, 22, 23, 25 and 27 of permission ref. P0321.15. Approved 6 December 2018.

P1917.18 - Demolition of existing buildings, conversion of the former St George's Hospital Administrative Building and the erection of new buildings to provide 162 residential units (class C3) including car parking, cycle parking, landscaping and associated infrastructure along with the refurbishment of The Suttons Building for use as a Heritage Centre (Class D1). Approved 8 July 2020.

3 CONSULTATION

3.1 At this stage, it is intended that the following will be consulted regarding any subsequent planning application:

- London Fire Brigade
- Environment Agency
- Historic England – Archaeology
- Police Design Out Crime Officer

4 COMMUNITY ENGAGEMENT

4.1 In accordance with planning legislation, the developer is planning to consult with the local community on these proposals as part of the pre-application process. This is due to take place following feedback from this Committee.

5 MATERIAL PLANNING CONSIDERATIONS

5.1 The main planning issues raised by the application that the committee must consider are:

- Principal of development – Green Belt
- Character of the site, including
 - Green Belt impact
 - Layout of proposal
 - Quality of design
 - Access
- Parking/Traffic
- QRP Feedback

5.2 Principal of Development

- The site is within the Green Belt. National planning policy specifies that redevelopment of sites in the green belt would be considered inappropriate development where there is a greater impact on the openness of the site. In the case of the St Georges site, the previous proposal for a 3000 sq m healthcare building was considered as part of the wider redevelopment of the site. The conclusion at that time was that the redevelopment, in its totality, would not have a greater impact on the openness of the green belt. However, the proposal is now for a significantly larger building and there has been some increase in the amount of residential development on the wider site. It is therefore likely that the proposal would be considered to be inappropriate development in the Green Belt. In such cases, planning permission should only be granted if there are sufficient very special circumstances to outweigh the harm to the green belt through loss of openness.
- The degree of harm to the green belt would need thorough assessment at application stage – It should be expected that any proposal be respectful to the existing open character of the site, providing a landscaped setting where the extent of the building and any associated hard surfaces are minimised in terms of site coverage.
- Subject to the degree of harm identified, it is considered that such harm may be capable of being outweighed through very special circumstances in this case, in particular the healthcare needs of the Borough. Based on discussions to date, the facility would provide both primary healthcare to the local area as well as borough-wide out-patient facilities on a site that was earmarked for healthcare provision. The healthcare needs of the borough and provision of significant community infrastructure would likely

be a factor to weigh in favour of the development when considered against any green belt harm.

- As the site was previously in hospital use, other than the Green Belt considerations above, there are no in principle objections to a healthcare use of the site.

5.3 Character of Site/Proposed Layout/Design/Access

- The general open and green nature of the site should be maintained, reflecting the Green Belt location.
- From the initial plans, there were concerns over the amount of hardstanding proposed, particularly the amount required to accommodate the stationing and turning of the mobile scanner units. The applicant has been working to minimise this and a separate access for servicing has been proposed which helps to minimise the areas required.
- As a significant public building, its presence to the street and relationship to the adjacent new housing which replicates the original hospital buildings to Suttons Lane are important considerations. The design is developing in a positive way at this stage and Members feedback to the applicant would be useful.
- The approach to landscape, which is an important characteristic of the site, should be examined. The proposal includes a landscaped area to the front of the site and a community garden to the rear of the proposed building. Members may wish to comment on the quality of the spaces proposed.
- The design and finish of the building has not been finalised at the time of writing this report, although the design is evolving following comments from officers and the Quality Review Panel.
- At 2-3 storeys, the height would likely be considered to be generally acceptable. However, the building would have significant length and the appropriate treatment of these elevations to help break up mass would be important. Appropriate finishing materials to reflect the context of the site would be an important consideration as well as achieving a design that reflects the civic/public use. Members may wish to comment on the design at this stage.
- The proposal will provide essential healthcare facilities for the Borough and local area and consequently there will be significant numbers of visitors to the site. Priority provision for pedestrians and cyclists should be achieved as well as ease of movement into and around the site. Level access and convenience from the street, drop-off areas and the car park should be achieved.

5.4 Parking/Traffic

- The proposal as last seen by officers showed provision of 113 car parking spaces as well as drop off areas for cars/taxis and ambulances. The proposal also includes cycle parking for staff and visitors.
- Servicing would take place from a proposed access to the north of the site.
- Further details have been requested in regard to likely demand for parking arising from the use as well as provision for staff.

5.5 Quality Review Panel (QRP) Comments

- The proposal was presented to the Havering Quality Review Panel on 15th December 2020. Members should note that the proposal as presented now may have changed to reflect the QRP and officer comments. The following comments in summary were made by the QRP:
 - *The scheme is clearly developing well, and the panel welcomes the refinement to the massing that has already occurred, which it feels moves the proposals in a more sympathetic direction. With further refinement to the detailing, the panel is confident that the building will sit well in the townscape, and has the potential to successfully balance the civic with the suburban.*
 - *The panel is pleased that thought has been given to the patient experience in using the building, and not simply its efficiency of operation. The public space is well considered and the arrangement of the landscape and car parking is promising, subject to some refinement. The panel feels that the integration of the building into the landscape design is a positive feature of the proposals. The panel is also pleased that arrangements for the long-term management and maintenance of the public realm are being established, as this will be critical to the success of the scheme. However, undertaking and responding to a rigorous analysis of daylight and sunlight will be essential given the arrangement of the building, which puts most of the massing to the south.*
 - *The approach to materiality, focusing on a limited palette appropriate to the suburban context, is welcome, as is the direction of the architecture, which is simple and elegant and successfully connects the interior with the facades. It urges the design team and officers to work together to develop the details and to lock in the ambition for quality evident within the work to date: the panel notes that the chosen procurement route creates pressures on quality and feels that this should be secured within any consent.*

5.6 Other Planning Issues

- Archaeology
- Sustainable design and construction measures
- Secured by Design

5.7 **Summary of Issues**

- In order to assist members, officers have raised the following issues with the developer team and members may wish to comment in relation to these points in addition to any other comments/questions that they may wish to raise:
 - Quality of pedestrian and cycle routes
 - Links to public transport
 - Green Belt very special circumstances
 - Need to demonstrate adequacy of parking provision and traffic impact
 - Further refinement of servicing area/mobile scanner area
 - Relationship to nearest residential dwellings
 - Elevational treatment to break down mass of building
 - Bay studies and window type details required
 - Scale of any plant or enclosures at roof level to be minimised
 - Details on use and management of landscape
 - Fencing/security strategy needs developing

Conclusions

- 5.8 The proposals are still at an early stage and input from QRP and Members would help to influence the final details of any development. There are some aspects that require further work as identified in this report and Members' guidance will be most helpful to incorporate as the various elements are brought together.

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 Havering LONDON BOROUGH	Strategic Planning Committee – Developer Presentation 28 January 2021
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Pre-Application Reference:	PE/01081/19
Location:	FORMER ICE RINK SITE, ROM VALLEY WAY, ROMFORD.
Ward:	ROMFORD TOWN
Description:	HYBRID PLANNING APPLICATION FOR THE MIXED USE DEVELOPMENT COMPRISING 7 BLOCKS OF 1 TO 12 STOREYS OF UPTO 1,041 UNITS (USE CLASS C3); 1,131SQ.M RETAIL AND CAFÉ (USE CLASS E (A & B)); 760SQ.M GYMNASIUM (USE CLASS E (d)); 3,000SQ.M HEALTH CENTRE (USE CLASS E (e & I)); 170SQ.M NEIGHBOURHOOD CENTRE FOR COMMUNITY ACTIVITIES AND 170SQ.M ENERGY CENTRE (SUI-GENERIS) WITH ASSOCIATED LANDSCAPING, PARKING, BINS AND CYCLE STORE
Case Officer:	Raphael Adenegan

1 BACKGROUND

- 1.1 This proposed development is being presented to enable Members of the committee to view the proposals for a second time (first presented on 9 December March 2019) before a planning application is submitted and to comment upon it. The development does not constitute an application for planning permission and any comments made upon it are provisional and subject to full consideration of any subsequent application and the comments received as a result of consultation, publicity and notification.

- 1.2 There have been six pre-application meetings including three workshops with officers and the scheme has evolved over this time since the initial SPC presentation. The last, pre-application meeting with Officers took place on the 13th January 2021, with further meeting(s) to be arranged as part of a Planning Performance Agreement. The proposals were presented to the Councils' Quality Review Panel on the 15th April 2020 and 18th November 2020. Pre-application meetings also took place with the Greater London Authority (GLA) on the 18th June 2020 and 14th December 2020, and with Transport for London (TfL) on 14th January 2021.
- 1.3 Members may recall discussing these preliminary proposals at their Strategic Planning Committee meeting of the 9 December 2020. Summary of Members' feedback to the broad principles for the development are as follows:
- i. A wish to understand more about the tenure type and split in relation to key workers and the Build to Rent product
 - ii. The importance of affordable housing nomination rights for borough residents
 - iii. Details of unit mix were sought and a concern expressed about the low level of 3 bed units
 - iv. Details of child yield were sought
 - v. A keenness to ensure the safe movement of pedestrians across Rom Valley Way, especially as future social infrastructure will be on the opposite side of Rom Valley Way
 - vi. Is there adequate space between the blocks to provide quality children's play space?
 - vii. The proposed integration with Queens (in terms of floorspace and key worker homes) was welcomed
 - viii. The current shortage of sufficient parking spaces for people visiting and working at Queens and how traffic access to the site during and post construction will be managed
 - ix. Further details were sought on the timing of the phasing and the practicalities of construction given the proximity to the hospital
 - x. Further details of the refuse storage arrangements were sought
 - xi. A wish to understand how the estate would be managed following completion
 - xii. The 'necklace' approach to Oldchurch Park access was welcomed. The developer was encouraged to ensure access to it is promoted
 - xiii. The need for the Oldchurch Park footpath to be lit after dusk
 - xiv. A wish to see a visual comparison between the approved scheme and the proposed scheme
 - xv. A wish to see visuals from the opposite side of Rom Valley Way
 - xvi. A keenness to understand the impact upon neighbouring occupiers in more detail
 - xvii. Whether a daylight and sunlight analysis had been undertaken for the public realm and a reassurance that these spaces will have good light levels

- xviii. What is the justification for the proximity of the blocks to the site boundaries?
- xix. What is the justification for the tallest blocks?
- xx. Whether there are sufficient dual aspect units?
- xxi. The applicant must ensure that the Air Ambulance flight path is not impeded
- xxii. Is there a need for a warning beacon on top of the tallest buildings given the Air Ambulance flightpath?

FEEDBACK RECEIVED FROM MEMBERS POST SPC PRESENTATION

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

2 PROPOSAL AND LOCATION DETAILS

2.1 Initial Proposal

- The proposal is continuing to evolve. The initial proposal is for the redevelopment of the site for mixed-use development comprising 1051 residential units.
- Provision of employment floorspace and retail floorspace.
- Residential development would be the predominant use of the site.
- The quantum, layout and density of the development is at an advance stage and subject to a masterplan being developed for the site.
- Vehicle access would be as existing from Rom Valley Way and the public car park serving Queen's Hospital.

2.2 The proposed pre-application enquiry subject to review will be a hybrid application for the erection of up to 1,041 dwellings comprising the following:

- **Full detailed application:** for a total 146 apartments (previously 154 units);
- 481sq.m retail space;
- 299sq.m restaurant/café space;
- 156sqm, neighbourhood centre space;
- 158sq.m energy centre space and;
- 504sq.m car park space (Block A).

- **Outline Application** (with only access for detailed consideration all other issues to be dealt with as reserved matters) application for 6 apartment blocks of up to 873 residential units (breakdown per block shows a total of 1,019 units) including key worker accommodation reserved by request for the NHS. 248 units are expected to be later living, with care, extra care, communal facilities, including dining room, library, pool, hydrotherapy pool and physiotherapy and a meeting or 'village hall' for social and craft activities, dance and yoga.
- 3,000sq.m medical facilities comprising clinician and outpatient;
- 421sq.m of flexible retail and café space;
- 760sq.m of Gym for residents and NHS staff only
- 14sq.m Neighbourhood Centre for community activities, with residents and NHS co-working space;
- 12sq.m Energy Centre;
- 9,826sq.m publicly accessible linear central park and activity area, central main avenue, a plaza landscaped frontage onto Rom Valley Way that allow for future cycle paths;
- 5,230 m2 private ground floor and podia gardens;
- Associated landscaping, parking spaces (up to 215 space including car cub) refuse and cycle stores with only access for consideration.

2.3 The key objective will be to create high quality buildings and places, which helps boost the supply of homes, including affordable homes, within the London Borough of Havering. The scheme should also provide community facility and infrastructure.

Latest Proposal

2.4 Following the submission of this proposal to the Strategic Planning Committee on the 9th December 2020, the scheme has further evolved. The applicant / developer have responded to the feedback of members of this committee thus:

SPC Comment	Response
A wish to understand more about the tenure type and split in relation to key workers and the Build to Rent product	There is no BTR. The NHS trust have indicated a wish to participate in the affordable by way of a nomination agreement (but with no financial underwrite) and that has been communicated to the Director of Housing. He has to make a decision. In the same way, that Barking Havering Redbridge University Trust (BHRUT) has provided a letter of support for the NHS unit and retail and commented on the preference that the GP services be offsite, Impact can secure that letter, but the DoH needs to make a decision.

The importance of affordable housing nomination rights for borough residents	This has been discussed with the DoH, Impact is supportive. The DoH has emailed to confirm that he has control of nominations. Havering RP is an interested bidder, but has requested last look, rather than competing and Impact is fine with that.
Details of unit mix were sought and a concern expressed about the low level of 3 bed units	The development is targeting 15% 3 bedroom dwellings, which is considered to be appropriate given the site's highly accessible urban location. 50% of the units will have 2 bedrooms.
Details of child yield were sought	The child yield has been estimated to be 270. The development's provision of play space exceeds that sought by policy standards.
A keenness to ensure the safe movement of pedestrians across Rom Valley Way, especially as future social infrastructure will be on the opposite side of Rom Valley Way	New green pedestrian links will be provided across the site that could be used as safe school routes to the River Rom and as the main corridor to the future Bridge Close school and central Romford. Consultation with Secure by Design has been positive and the recommendations incorporated into the detailed design.
Is there adequate space between the blocks to provide quality children's play space?	Extensive child play facilities are provided across the development. Daylight/sunlight studies confirm that the public realm will be a high quality environment.
The proposed integration with Queens (in terms of floorspace and key worker homes) was welcomed	Noted
The current shortage of sufficient parking spaces for people visiting and working at Queens and how traffic access to the site during and post construction will be managed	<p>The NHS Trust are working hard to reduce the reliance on the private motor car and seek to encourage patients and visitors to consider sustainable and active modes of travel via their various travel planning initiatives which include provision of comprehensive travel information via various forms of media. As part of the development proposals, a comprehensive Travel Plan will be developed and it would seek to identify where collaborative working with the NHS may result in more effective travel planning measures to assist in reducing vehicle trips further.</p> <p>The operational phase of the development has been the subject of a detailed Transport Assessment which relies on modelling of the local highway network that secured the previous two</p>

	consents. This modelling identifies that the proposals are unlikely to give rise to any significant harm (in terms of congestion or delay) on the local junctions. This is, perhaps, not surprising given the proposed development includes fewer car parking spaces than that previously consented scheme, and in real terms, will attract less than one vehicle per minute to the site in the busiest peak periods.
Further details were sought on the timing of the phasing and the practicalities of construction given the proximity to the hospital	As far as practicable, we will seek to minimise the interaction of construction traffic and hospital visitors. As part of our early engagement LBH Highway Officer (John Deasy) agreed in principle to a temporary construction access from Rom Valley Way to assist in limiting such interactions. Naturally, should consent be granted, we would expect there to be a suitably worded condition requiring a Construction Management Plan to resolve the details for the entire construction programme.
A wish to understand how the estate would be managed following completion	Each building will have a 24 hour concierge and there will be a permanent on-site management office. The Neighbourhood centre will hold regular residents' association meetings. Impact will be managing the estate in the long term and has the relevant experience and track record from Wembley and Greenwich Peninsula.
The 'necklace' approach to Oldchurch Park access was welcomed. The developer was encouraged to ensure access to it is promoted	The public realm strategy establishes clear desire lines and fitness trails encouraging access to Oldchurch Park.
The need for the Oldchurch Park footpath to be lit after dusk	The areas of public realm within the site will be illuminated at night.

A wish to see a visual comparison between the approved scheme and the proposed scheme	A visual comparison of the two schemes will be provided.
A keenness to understand the impact upon neighbouring occupiers in more detail	Aside from residential properties to the north, the development is effectively an island site. It will not impinge on neighbouring privacy or outlook, and has been robustly tested in terms of daylight/sunlight.
Whether a daylight and sunlight analysis had been undertaken for the public realm and a reassurance that these spaces will have good light levels	Daylight/sunlight studies have confirmed that excellent levels of light will be received at ground level, including residential amenity areas.
What is the justification for the proximity of the blocks to the site boundaries?	The buildings have been set back from the site boundaries to provide new pedestrian and cycle ways, and landscaping. In particular, along the eastern boundary extra space has been provided to allow for future upgrades to Rom Valley Way.
What is the justification for the tallest blocks?	Building heights respond to both the sun path and emerging Romford townscape. The tallest gateway buildings mark the key entrances to the site.
Whether there are sufficient dual aspect units?	Overall 71% of the units will be dual aspect. This is considered to be appropriate given the site's highly accessible urban location.
The applicant must ensure that the Air Ambulance flight path is not impeded	The buildings have been set back from the Air Ambulance no-build zone.
Is there a need for a warning beacon on top of the tallest buildings given the Air Ambulance flight path	This will be discussed with the Air Ambulance as part of the detailed design; however, the buildings are set back from the no-build zone.

1.1

SPC Comment	Response
<p>The robustness of the explanation that viability was the reason the original scheme was not built out</p>	<p>The previous planning permission was not financially feasible to deliver. After the density was reduced to 620 and the storey heights to 4-8 and an average of 6 from 8, there was insufficient revenue to support the 40% car parking in large podia. This was recognised by LBH in the agreed 16% affordable and 10% Profit on cost. When the GLA raised the affordable % to 20%, that 10% profit vanished. 17% cost inflation subsequently and only 5.85 sales values rise has rendered it loss making, not just unviable. The current proposal optimises the use of the site, in-line with London Plan requirements, provides 91% increase in amenity space 62% more landscaping and public realm, as well as far more affordable units</p>
<p>The logic behind the hybrid nature of the application</p>	<p>The outline component of the application will establish maximum development parameters. The subsequent Reserved Matters submissions will ensure that the detailed design is appropriate. This approach provides flexibility within the scheme to allow for an alternative northern access and the inclusion of extra care accommodation in Block G. These respective options have been rigorously tested.</p>
<p>The number of family units are significantly short when compared to policy</p>	<p>The site is in a highly accessible location, adjoining Romford town centre and the hospital. Policy requires the provision of high density housing in such locations, which are better suited to smaller units. Nevertheless, the scheme is targeting 15% 3 bed units.</p>
<p>The robustness of the explanation that dual aspects concerns have been addressed</p>	<p>Overall 71% of the units will be dual aspect. This is considered to be appropriate given the site's highly accessible urban location.</p>
<p>Further evidence is needed to reassure that pedestrians, especially school aged children, can move across Rom Valley Way safely</p>	<p>New green pedestrian links will be provided across the site that could be used as safe school routes to the River Rom and as the main corridor to the future Bridge Close school and central Romford. Consultation with Secure by Design has been positive and the recommendations incorporated into the detailed design.</p>

Site and Surroundings

- 2.5 The application site is rectangular in shape with a site area of approximately 2.9ha (29,000m²). The site has been vacant since the former Ice Rink on the northern half of the site (single storey building at 3300m²) was demolished. The site is now largely hard-surfaced with some grassland and some trees/shrubs around its perimeter, and is relatively level (slight gradient from north-west to south-east).
- 2.6 In terms of its local context, the application site lies southeast of Rom Valley Way (A125) dual carriageway which forms part of the Strategic Road Network ("SRN"). The application site is bound to the north by a public car park and to its west by Oldchurch Rise and Queen's Hospital. The southern boundary of the site lies adjacent to the hospital site access, also the main vehicular access point. The site has good access to public transport and other services; it is approximately 700 metre walk from Romford station. The PTAL of the site ranges from 6a to 2.

Planning History

- 2.7 P1389.17 for 'Comprehensive redevelopment of the site to deliver a residential-led mixed use scheme. The proposal seeks to erect nine apartment blocks that range between four to eight storeys in height to contain a total of 620 residential apartments and two residents' gyms with ground floor commercial units, together with associated landscaping, car and cycle parking'. Application approved on 22.08.2018 with s106 agreement.

Planning Policy

- 2.8 National Planning Policy Framework (NPPF) 2018
London Plan 2016
Intend to Publish London Plan 2019
London Borough of Havering Core Strategy and Development Control Policies DPD 2008
Romford Area Action Plan DPD 2008
London Borough of Havering Proposed Submission Local Plan 2016 – 2031
Emerging Romford Master Plan

3 MATERIAL PLANNING CONSIDERATIONS

- 3.1 The main planning issues raised by the application that the Committee must consider are:

- Principle of development
- Density and Site Layout including connectivity
- High Quality Design including height of buildings relative to the context of the site
- Housing provision, including affordable housing
- Regeneration
- Permeability and highways matters including link and connectivity with adjoining Council carpark, Oldchurch Road, Queen's Hospital and beyond to town centre.
- Retention/Relocation of existing uses
- Provision of infrastructure e.g. health centre or school
- Mitigating flood risk
- Archaeology
- Microclimate/ Daylight - Sunlight
- Sustainable Design and Construction
- Secured by Design
- Servicing Management
- Other issues

Financial and Other Mitigation

- 3.2 Any subsequent planning application will be supported by a package of measures secured under s106 of the Town and Country Planning Act 1990 or the Community Infrastructure Levy (as appropriate), to mitigate impacts of the proposed development .

Conclusions

- 3.3 Whilst the scheme has evolved, officers are not yet in a position to fully support the current proposal. The proposed development continues to be considered at meetings with officers at London Borough of Havering (LBH), and with the Greater London Authority (GLA). Further discussions will take place with the GLA and Officers of London Borough of Havering, in accordance with the agreed Planning Performance Agreement.

- 3.4 Further, depending on the outcome of this presentation, it is likely that this scheme will come back to this Committee for final review as part of the continuing Pre-Application engagement by 31st March 2021.

APPENDIX A – Housing Mix

Option A - MFS in G; full F																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
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 Havering L O N D O N B O R O U G H	Strategic Planning Committee 28 January 2020
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Subject: **Quarterly Planning Performance Update Report.**

Report Author: **Simon Thelwell, Head of Strategic Development**

1 BACKGROUND

- 1.1 The quarterly reporting of performance to the planning committees has been delayed due to the changes to the committee format. Reporting has resumed and this report produces a summary of performance on planning applications/appeals and planning enforcement for the previous unreported quarters, January to March 2020; April to June 2020 and July to September 2020.
- 1.2 Details of any planning appeal decisions in the quarters where committee resolved to refuse planning permission contrary to officer recommendation are also given.
- 1.3 The Government has set performance targets for Local Planning Authorities, both in terms of speed of decision and quality of decision. Failure to meet the targets set could result in the Council being designated with applicants for planning permission being able to choose not to use the Council for determining the application

2 RECOMMENDATION

That the report be noted.

3 QUALITY OF PLANNING DECISIONS

- 3.1 In accordance with the published government standards, quality performance with regard to Major (10 or more residential units proposed or 1000+ sq m

new floorspace or site area greater than 0.5 hectares), County Matter (proposals involving minerals extraction or waste development) and Non-Major applications are assessed separately. If more than 10% of the total decisions in each category over the stated period were allowed on appeal, the threshold for designation would be exceeded. Due to the fact that 10% of the number of non-major decisions made exceeds the total number of appeals, there is no chance of designation so the performance against the non-major target will not be published in this report, although it will still be monitored by officers.

- 3.2 MHCLG have recently announced the periods of assessment for the purposes of designation. The designation criteria will be for two year rolling periods covering all decisions for the period April 2018 to March 2020 (with appeals to December 2020) as well as the next period which would be April 2019 to March 2021 (with appeals to December 2021).

The figures for April 2018 to March 2020 are:

Total number of planning decisions over period: 66
Number of appeals allowed: 2
% of appeals allowed: 3.0%
Appeals still to be determined: 2
Refusals which could still be appealed: 0

County Matter Applications:

Total number of planning decisions over period: 9
Number of appeals allowed: 0
% of appeals allowed: 0%
Appeals still to be determined: 1

The current figures for April 2019 to March 2021 are:

Total number of planning decisions over period (to date): 47
Number of appeals allowed: 0
% of appeals allowed: 0%
Appeals still to be determined: 4
Refusals which could still be appealed: 3

County Matter Applications:

Total number of planning decisions over period (to date): 4
Number of appeals allowed: 0
% of appeals allowed: 0%
Appeals still to be determined: 1

- 3.3 Due to the low number of decisions that we take that are majors or county matters, any adverse appeal decision can have a significant effect on the

figure. Consequently, it is considered that at this time there is a risk of designation. The figure will continue to be carefully monitored.

- 3.4 As part of the quarterly monitoring, it is considered useful to provide details of the performance of appeals generally and summarise any appeal decisions received where either the Regulatory Services Committee/Strategic Planning Committee/Planning Committee resolved to refuse planning permission contrary to officer recommendation. This is provided in the table below.

Appeal Decisions Jan-Mar 2020				
Total Number of Appeal Decisions - 32 Appeals Allowed - 12 Appeals Dismissed - 20 % Appeals Allowed - 37.5%				
Appeal Decisions where Committee Decision Contrary to Officer Recommendation				
Total Number of Appeal Decisions - 1 Appeals Allowed - 1 Appeals Dismissed - 0 % Appeals Allowed - 100%				
Appeal Decisions Jan-Mar 2020 Decision by Committee Contrary to Officer Recommendation				
Date of Committee	Application Details	Summary Reason for Refusal	Appeal Decision	Summary of Inspectors Findings
Planning Committee 11 April 2019	P1939.18 – Land to rear of 9-11 Elm Road, Romford Redevelopment of site to provided 7 houses	1) Unsafe pedestrian access leading to conflict. 2) Poor design and site layout resulting in inadequate living conditions for future residents and neighbours	Appeal Allowed	1) The access is relatively short and given the quiet nature of the road, reversing out if necessary would not be dangerous. Lack of visibility splay is a concern, but the current use would have similar traffic levels so not more dangerous than existing. 2) Reasonable outlook and distances between buildings mean that the proposal is of adequate quality

Appeal Decisions Apr-Jun 2020

Total Number of Appeal Decisions - 14
Appeals Allowed - 4
Appeals Dismissed - 10
% Appeals Allowed - 28.6%

Appeal Decisions where Committee Decision Contrary to Officer Recommendation

Total Number of Appeal Decisions - 2
Appeals Allowed - 0
Appeals Dismissed - 2
% Appeals Allowed - 0%

Appeal Decisions Apr-Jun 2020
Decision by Committee Contrary to Officer Recommendation

Date of Committee	Application Details	Summary Reason for Refusal	Appeal Decision	Summary of Inspectors Findings
Planning Committee 26 September 2019	P0729.19 – 148A Chase Cross Road, Romford Vary condition to extend hours of operation (place of worship)	Proposal would result in greater intensity and frequency of use resulting in unacceptable levels of noise, disturbance and light pollution	Appeal Dismissed	Proposal would lead to nearby residents being exposed to noise and disturbance early in the morning and late at night from comings and goings including use of vehicles by those attending.
Planning Committee 26 September 2019	P0967.19 – 4 Carlton Road, Romford Change of use to restaurant (A3)	Increase in comings and goings and lack of nearby parking harmful to residential amenity through noise and disturbance	Appeal Dismissed	The parade and area generally has limited activity in the evening. Particularly due to the evening and late night hours sought, the proposal would result in noise and disturbance from customers congregating and arriving/departing in vehicles.

Appeal Decisions Jul-Sep 2020

Total Number of Appeal Decisions - 19
Appeals Allowed - 4
Appeals Dismissed - 15
% Appeals Allowed - 21.1%

Appeal Decisions where Committee Decision Contrary to Officer Recommendation

Total Number of Appeal Decisions - 1
Appeals Allowed - 0
Appeals Dismissed - 1
% Appeals Allowed - 0%

Appeal Decisions Jul-Sep 2020
Decision by Committee Contrary to Officer Recommendation

Date of Committee	Application Details	Summary Reason for Refusal	Appeal Decision	Summary of Inspectors Findings
Planning Committee 13 February 2020	P1548.19 – 14 Haynes Road, Hornchurch Redevelopment of site to provide 6 houses	Proposed scale, massing and proximity to boundaries would be out of keeping in area predominantly typified by bungalows, harmful to the character of the area.	Appeal Dismissed	The combined number and scale of dwellings proposed would be out of character of the site and its setting. The development would appear over dominant in relation to the surrounding pattern of spacious bungalow scale in the locality.

4 SPEED OF PLANNING DECISIONS

- 4.1 In accordance with the published government standards, speed of decision applies to all major and non-major development applications, with the threshold for designation set as follows:

Speed of Major Development (and County Matters) – 60% of decisions within timescale (13 or 16 weeks or such longer time agreed with the applicant)

Speed of Non-Major Development - 70% of decisions within timescale (8 weeks or such longer time agreed with the applicant)

4.2 In December 2020 MHCLG announced that there would be two periods assessed for the purposes of designation:

- Decisions made between October 2018 and September 2020
- Decisions made between October 2019 and September 2021

4.3 Performance to date on these is as follows:

October 2018 to September 2020

Major Development – 82% in time

County Matter – 71% in time

Non-Major Decisions - 89% in time

October 2019 to September 2021 (to date)

Major Development – 81% in time

County Matter – 50% in time

Non-Major Decisions - 86% in time

4.4 Based on the above performance, the Council is not at risk of designation for the 2 year period that ended in September 2020. The Council is currently at risk of designation due to speed of decision in relation to County Matters in the current period – however this is based on only two decisions with a further year of decisions to be made. The figure for future periods will continue to be monitored.

5 PLANNING ENFORCEMENT

5.1 There are no designation criteria for planning enforcement. For the purposes of this report, it is considered useful to summarise the enforcement activity in the relevant quarter. This information is provided below:

Jan – Mar 2020	
Number of Enforcement Complaints Received: 195	
Number of Enforcement Complaints Closed: 249	
Number of Enforcement Notices Issued: 26	
Enforcement Notices Issued in Quarter	
Address	Subject of Notice
15-17 Hainault Road, Romford	Change of use from commercial to residential

1 Writtle Walk, Rainham	Breach of Conditions – Accordance with plans and obscure glazing
479 Rush Green Road, Romford	Change of use to HMO
25 Ramsay Gardens, Romford	Change of use to hostel
84 Highfield Road, Romford	Unauthorised side extension
Cynthia, Orange Tree Hill, Havering-atte-Bower	Unauthorised hard surface to front
2a Bower Close, Romford	Conversion to 2 flats
9 Queens Gardens, Rainham	Change of use to HMO
176 Mawney Road, Romford	Unauthorised mechanical flues to flank elevation
85a Shepherds Hill, Romford	Unauthorised outbuilding
14a Lower Mardyke Avenue, Rainham	Change of use to HMO
26 Melton Gardens, Romford	Conversion to 2 flats
60-64 Upminster Road South, Rainham	Breach of Conditions – Provision of parking and cycle spaces.
24 Bell Avenue, Romford	Unauthorised outbuilding
107a Chestnut Avenue, Hornchurch	Unauthorised first floor rear extension
15 Knighton Road, Romford	Conversion to 2 flats
30 The Broadway, Hornchurch	Conversion of basement to 2 flats
220 Elm Park Avenue, Hornchurch	Unauthorised car repairs and storage; boundary treatment and subdivision of garden
Land on northwest side of Willoughby Drive, Rainham	Change of use to motor vehicle storage and repairs and storage of containers; unauthorised shed building.
Land on south side of Willoughby Drive, Rainham	Change of use to scaffolding yard; unauthorised shed building
Land on southeast side of Willoughby Drive, Rainham	Change of use to storage of containers and motor vehicle parts.
Maricotts Equestrian Centre, Benskins Lane, Romford (Plot B)	Change of use to parking of vehicles, storage of car parts and storage of portable buildings; unauthorised hardstanding and containers
Maricotts Equestrian Centre, Benskins Lane, Romford (Plot C)	Change of use to parking of vehicles, storage of car parts and storage of portable buildings; unauthorised hardstanding and containers
Maricotts Equestrian Centre, Benskins Lane, Romford (Plot D)	Change of use to storage of HGVs, storage of machinery, storage of car parts and storage of portable buildings; unauthorised hardstanding and containers

Maricotts Equestrian Centre, Benskins Lane, Romford (Plot E)	Change of use to storage of HGVs and storage of machinery; unauthorised hardstanding and containers
117 Stanley Road, Hornchurch	Unauthorised front dormer windows

Apr – Jun 2020	
Number of Enforcement Complaints Received: 193	
Number of Enforcement Complaints Closed: 160	
Number of Enforcement Notices Issued: 4	
Enforcement Notices Issued in Quarter	
Address	Subject of Notice
Romford Halal Meat Co, Folkes Lane, Upminster	Change of use to residential through siting 8 x mobile homes on land
2 Hamlet Road, Romford	Breach of Conditions – Accordance with plans; removal of permitted development
8 and 10 North Street, Romford	Conversion to 5 flats
G3 Fisheries, Aveley Road, Upminster	Change of use to fishing and residential use; unauthorised hard surfaces, pond, buildings

Jul – Sep 2020	
Number of Enforcement Complaints Received: 185	
Number of Enforcement Complaints Closed: 132	
Number of Enforcement Notices Issued: 5	
Enforcement Notices Issued in Quarter	
Address	Subject of Notice
290 North Street, Romford	Unauthorised extract ventilation and heat pumps
106 Belgrave Avenue, Romford	Unauthorised front boundary fence
33/33a Elm Road, Romford	Breach of Conditions – Refuse facilities; Cycle storage; Obscure glazing; Landscaping; Boundary treatment; Highway access; Visibility splay
6 Beverley Gardens, Hornchurch	Unauthorised raised deck around pool
11 Burntwood Avenue, Hornchurch	Change of use of 2 outbuildings to dwellings