

**MINUTES OF A MEETING OF THE
STRATEGIC PLANNING COMMITTEE
Council Chamber, Town Hall, Main Road, Romford RM1 3BD
12 August 2021 (7.00pm - 9.30 pm)**

Present:

COUNCILLORS 8

Conservative Group	Timothy Ryan (Vice-Chair), Ray Best, Maggie Themistocli and +Carol Smith
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 Dilip Patel.

+Substitute members: Councillor Carol Smith (for Dilip Patel).

All decisions were taken with no votes against.

The Chairman reminded Members of the action to be taken in an emergency.

10 DISCLOSURE OF INTERESTS

There were no disclosures of interest.

11 MINUTES

The minutes of the meeting held on 15 July 2021 were agreed as a correct record and signed by the Chairman.

- 12 **P0851.20 - THE VERVE APARTMENTS, MERCURY GARDENS, ROMFORD - VARIATION OF CONDITION NO. 2 (PARKING) OF PLANNING PERMISSION J0026.15 DATED 28/10/15 TO ALLOW A REDUCTION IN PARKING SPACES TO 27 (CHANGE OF USE FROM (CLASS B1 (A)) TO RESIDENTIAL USE (CLASS C3) FOR 115 PROPOSED NEW FLATS (PRIOR APPROVAL)**

The report before the Committee detailed an application to vary condition 2 of the previous planning report J0026.15.

With its agreement Councillor Joshua Chapman addressed the Committee.

The Committee considered the report and it was **RESOLVED** that planning permission be **REFUSED** for the following reasons:

- Impact upon residential amenity through the reduction in on site car parking provision.

The further consideration of the application was suspended following the Assistant Director of Planning's decision as AD to exercise the powers available to them (under the Planning Committee Procedure Rules) to bring a further report to the Committee giving detailed planning and legal advice on the reason the Committee wished to refuse the planning application.

- 13 **P1591.20 - THE VERVE APARTMENTS, MERCURY GARDENS, ROMFORD - RETENTION OF 22 APARTMENTS**

The report before the Committee detailed an application to retain 22 apartments in the Verve Apartments.

With its agreement Councillor Joshua Chapman addressed the Committee.

The Committee considered the report and **RESOLVED** to **GRANT PLANNING PERMISSION subject to:**

- The completion of a Section 106 Agreement and conditions.
 - In addition to the single condition published in the report, there may be a need to include a further condition which cross referenced to the need to provide 60 car parking spaces which were secured via an earlier grant of planning permission. The potential need for this condition was agreed by Members.
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Chairman