

**MINUTES OF A MEETING OF THE
STRATEGIC PLANNING COMMITTEE
Council Chamber, Town Hall, Main Road, Romford RM1 3BD
15 July 2021 (7.00 - 9.45 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

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

6 DISCLOSURE OF INTERESTS

There were no disclosures of interest.

7 MINUTES

The minutes of the meeting held on 17 June 2021 were agreed as a correct record and signed by the Chairman.

**8 P0883.20 - HAVERING COLLEGE OF FURTHER AND HIGHER
EDUCATION TRING GARDENS**

The application before the Committee was identified as a Major Developed site in the Council's Core Strategy. The report outlined that policy DC46 states that when determining planning applications on these sites and that in the event of complete or partial redevelopment, the Council would seek proposals for residential use or community use, subject to relevant policies in the plan.

The report detailed the redevelopment of the site to provide 120 dwellings units in buildings extending to between 2 and 3.5 storeys in height together with associated car and cycle parking, hard and soft landscaping, open space, play space and infrastructure works involving demolition of existing building and structures.

The principal planning considerations arising from the proposals are the acceptability of the redevelopment of this Green Belt site in principle and its impact upon the Green Belt, the impact of the proposals in terms of design, layout, scale and appearance, landscaping proposals, environmental implications, affordable housing, mix and tenure, parking and highway issues, the impact on local amenity and on community infrastructure.

The decision to grant planning permission has been taken having regard to the National Planning Policy Framework (2019), the policies of The London Plan (2021), Havering's Core Strategy and Development Control Policies Development Plan Document (2008) the emerging Local Plan, as well as to all relevant material considerations including the responses to consultation.

The Committee considered the report and **RESOLVED** to **GRANT PLANNING PERMISSION** subject to the conditions contained in the report except that in relation to the Heads of Terms for the Sports Pitch Contribution, which should now read:

i. Sports Pitch Contribution

A financial contribution of £150,000 to provide for compensatory sports pitch provision, such provision to be the subject of further negotiation between the applicant and Sport England to explore whether provision could be nearer to the application site and what steps would be needed to enable such delivery.

The vote for the resolution to grant planning permission was carried by 7 votes to 1 against.

Councillor Reg Whitney voted against the resolution.

9 **P1022.20 - FORMER RTS MOTORS, 84-86 NEW ROAD, RAINHAM RM13 8DT**

The application before the Committee sought planning permission for the redevelopment of the vacant former RTS Motors open scrap yard site, as a residential-led scheme comprising a 10 storey building, providing 54 new residential units with associated 345sqm of flexible retail/commercial floorspace at ground floor level, the creation of a bus loop and new pedestrian routes, together with associated access, servicing, cycle parking and landscaping, including provision of bus stop interchange with the new Beam Park railway station.

The Committee considered the report and **RESOLVED** to **GRANT PLANNING PERMISSION** subject to the conditions as set out in the report.

- a) S106 legal agreement to include key matters as set out below at para 2.2.
- b) Any subsequent revisions required to the S106 for the 90 New Road (ref. P1039.19) development (by the same applicant), to appropriately link the application development to the development at 90 New Road.

That the Assistant Director of Planning have delegated authority to negotiate any subsequent S106 legal agreement including:

- a. Delivery of the main (southern) section of the bus loop interchange infrastructure, including the bus stop and stand and turning island, on the Station Approach road (as shown indicatively within the land in orange on drawing NRD2-BPTW-50-ZZ-DR-A-0115 Rev CO2
- b. All reasonable assistance to enable the Council to deliver the section of the bus loop shown indicatively within the land in yellow and bounded by a part red and part broken pink line on drawing NRD2-BPTW-50-ZZ-DR-A-0115 Rev CO2
- c. Linear Park Contribution sum of £32,501.19: Indexed.
- d. Bus Mitigation Strategy Contribution sum of £53,100 to be payable to Transport for London but collected by the Council: Indexed
- e. Carbon Offset Contribution sum of £40,149 (Residential - £29,669 and Non Residential - £10,480) or such other figure as approved by the Council based on an approved updated Energy Strategy: Indexed.
- f. Controlled Parking Zone Contribution sum of £6,048 or such other figure as is approved by the Council: Indexed.
- g. Restriction of parking permits pursuant to Section 16 of the Greater London Council (General Powers) Act 1974.
- h. Commuted sum to provide/ improve existing play space locally if the Beam Park Play Space is not delivered.
- i. A Travel Plan to encourage the use of sustainable modes of transport, including a scheme for submission, implementation, monitoring and review.

- j. Provision of a training and recruitment scheme for the local workforce during the construction period, in accordance with the provisions of Policy 22 of the Havering Local Plan Proposed Submission.
 - k. Tying the application development into the wider development incorporating 90 New Road (ref. P1039.19), including any required amendments to the agreed S106 for the 90 New Road development.
 - l. Tying the application into the early and late stage viability review to be undertaken for the 90 New Road development.
 - m. Prohibiting the application development from being delivered in isolation to ensure it is delivered as part of the wider 90 new Road development with the approved affordable housing and family accommodation.
 - n. Submission of such further future planning applications (full planning, S73 or S96a) as required to:
 - i) deliver the approved interface between the land in the applicant's ownership and that within the adjacent Beam Park development to include the approved bus loop and bus driver facilities;
 - ii) deliver the required minor amendments to the 90 New Road scheme in respect of linking the application building into Block 1;
 - iii) deliver the required minor amendments to the 90 New Road scheme (Block 5) to ensure the wider scheme continues to provide 10% M4(3) Wheelchair units and 10% Wheelchair accessible parking spaces
 - iv) ensure the timely delivery of the affordable housing, communal amenity space and parking within the approved 90 New Road scheme and that the application scheme shall not be brought forward in isolation from the 90 New Road development.
- All contribution sums shall include interest to the due date of expenditure and all contribution sums shall be subject to indexation from the date of completion of the Section 106 agreement to the date of receipt by the Council.
 - The Developer/Owner shall pay the Council's reasonable legal costs associated with the drafting of the Legal Agreement, prior to the completion of the agreement, irrespective of whether the agreement is completed.
 - The Developer/Owner shall pay the Council's appropriate Planning Obligations Monitoring Fee prior to the completion of the agreement.

The application be subject to Stage II Referral to the Mayor of London pursuant to the Mayor of London Order (2008).

That the Assistant Director of Planning have delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

The vote for the resolution to grant planning permission was carried by 5 votes to 1 against with 2 abstention.

Councillor Whitney voted against the motion.

Councillors Hawthorn and Williamson abstained from voting.

Chairman