



Havering

LONDON BOROUGH

PLANNING COMMITTEE AGENDA

7.30 pm

Thursday
3 June 2021

Havering Town Hall,
Main Road, Romford

Members 8: Quorum 4

COUNCILLORS:

Conservative Group
(4)

Robby Misir (Chairman)
Carol Smith (Vice-Chair)
Philippa Crowder
Matt Sutton

Residents' Group
(1)

Stephanie Nunn

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

John Tyler

**Independent Residents
Group**
(1)

David Durant

Labour Group
(1)

Paul McGearry

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 1 June 2021

Protocol for members of the public wishing to report on meetings of the London Borough of Havering

Members of the public are entitled to report on meetings of Council, Committees and Cabinet, except in circumstances where the public have been excluded as permitted by law.

Reporting means:-

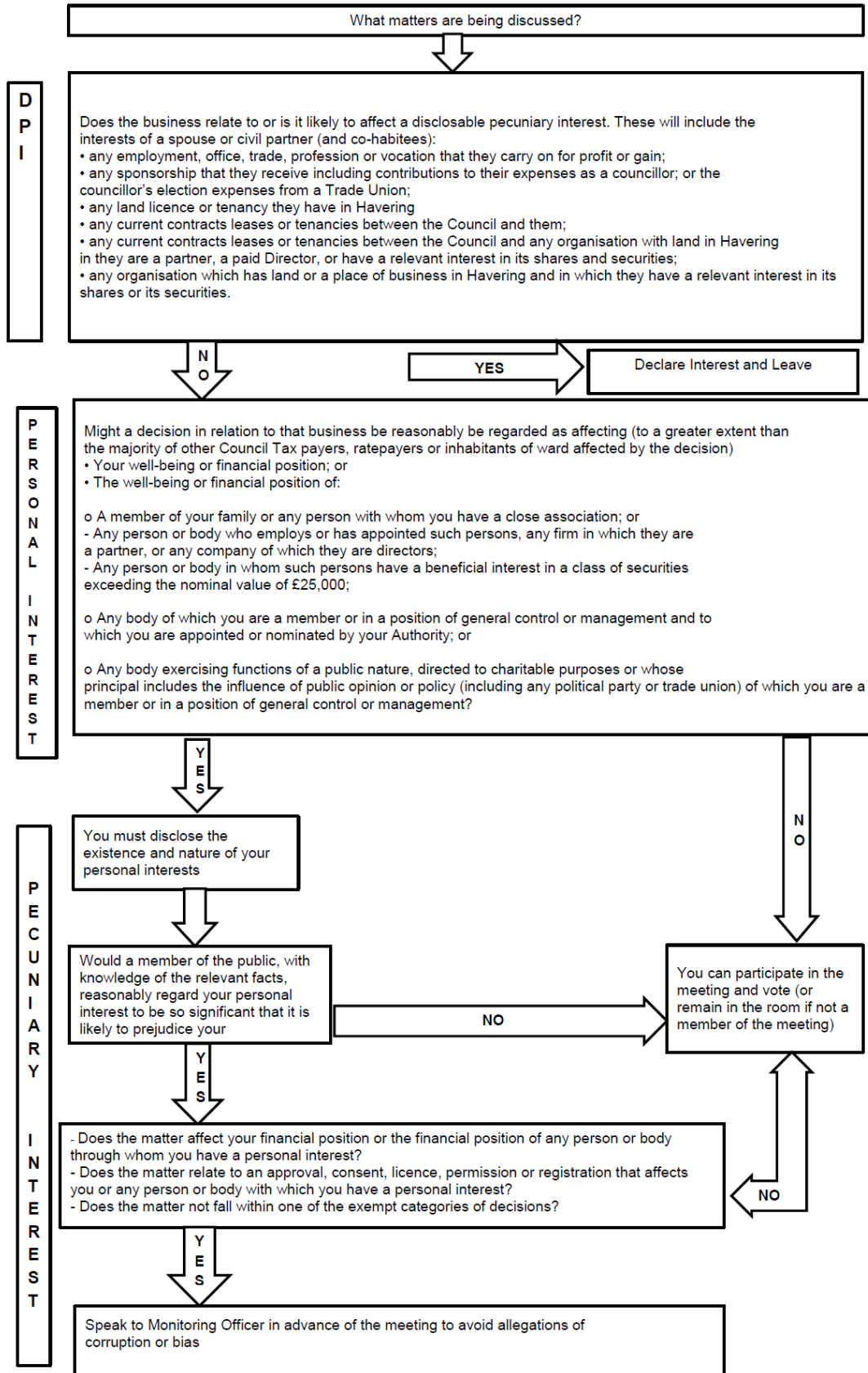
- filming, photographing or making an audio recording of the proceedings of the meeting;
- using any other means for enabling persons not present to see or hear proceedings at a meeting as it takes place or later; or
- reporting or providing commentary on proceedings at a meeting, orally or in writing, so that the report or commentary is available as the meeting takes place or later if the person is not present.

Anyone present at a meeting as it takes place is not permitted to carry out an oral commentary or report. This is to prevent the business of the meeting being disrupted.

Anyone attending a meeting is asked to advise Democratic Services staff on 01708 433076 that they wish to report on the meeting and how they wish to do so. This is to enable employees to guide anyone choosing to report on proceedings to an appropriate place from which to be able to report effectively.

Members of the public are asked to remain seated throughout the meeting as standing up and walking around could distract from the business in hand.

DECLARING INTERESTS FLOWCHART – QUESTIONS TO ASK YOURSELF



AGENDA ITEMS

1 MEETINGS OF PLANNING COMMITTEES - ADVICE RE ATTENDING DURING THE COVID-19 PANDEMIC (Pages 1 - 2)

Report attached.

2 CHAIRMAN'S ANNOUNCEMENTS

The Chairman will announce details of the arrangements in case of fire or other events that might require the meeting room or building's evacuation.

These are the arrangements in case of fire or other events that might require the meeting room or building's evacuation. (Double doors at the entrance to the Council Chamber and door on the right hand corner (marked as an exit).

Proceed down main staircase, out the main entrance, turn left along front of building to side car park, turn left and proceed to the "Fire Assembly Point" at the corner of the rear car park. Await further instructions.

I would like to remind members of the public that Councillors have to make decisions on planning applications strictly in accordance with planning principles.

I would also like to remind members of the public that the decisions may not always be popular, but they should respect the need for Councillors to take decisions that will stand up to external scrutiny or accountability.

Would members of the public also note that they are not allowed to communicate with or pass messages to Councillors during the meeting.

3 APOLOGIES FOR ABSENCE AND ANNOUNCEMENT OF SUBSTITUTE MEMBERS

(if any) - receive.

4 DISCLOSURE OF INTERESTS

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

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

5 MINUTES (Pages 3 - 6)

To approve as a correct record the minutes of the meeting of the Committee held on 8 April 2021 and to authorise the Chairman to sign them.

6 APPLICATIONS FOR DECISION (Pages 7 - 10)

See attached document

7 P0245.21 - HARROW LODGE PARK, HORNCHURCH ROAD (Pages 11 - 22)

Report attached.

8 QUARTERLY PLANNING PERFORMANCE UPDATE REPORT (Pages 23 - 28)

Report attached

Andrew Beesley
Head of Democratic Services

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MEETINGS OF PLANNING AND STRATEGIC PLANNING COMMITTEES – ADVICE RE ATTENDING DURING THE COVID-19 PANDEMIC

During the period of the Covid-19 restrictions, and in order to maintain social distancing, all interested parties should be aware that only very limited numbers of people will be permitted to physically attend the meetings at Havering Town Hall. Attendees will be limited to the Members of the Committee, certain officers required to be present and a maximum of two members of the public. All other parties required to address the Committee (applicant, registered objectors, ward Councillors etc) should continue to access the meeting via the Zoom link provided by the clerk and not attend the Town Hall in person.

Members of the public should be aware that, if they are present in the meeting room, they will not have any opportunity to address the meeting. Members of the public who have registered as objectors etc to an application will be given details of a Zoom link by which they will be able to address the meeting remotely. Any members of the public who wish to attend the Town Hall to observe proceedings only must pre-book this via the Planning Desk (calling 01708 433100). As stated, the requirement to maintain social distancing means that a maximum of two people may attend the Town Hall to observe the meeting. A webcast of the meeting will continue to be available via the Council's website – www.havering.gov.uk

All attendees should be aware that face coverings must be worn at all times in the Town Hall and should only be removed if addressing the meeting. In order to reduce the risk of transmission, no refreshments of any kind will be available at the meeting and attendees should therefore ensure they bring with them sufficient supplies of water etc to the meeting and that this is taken away with them afterwards. Hand sanitiser is available at the entrance to the meeting room and should be used by everyone attending the meeting.

For any further enquiries, please contact
taiwo.adeoye@onesource.co.uk

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Public Document Pack Agenda Item 5

**MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
VIRTUAL MEETING
8 April 2021 (7.30 - 9.40 pm)**

Present:

COUNCILLORS: 8

Conservative Group Robby Misir (in the Chair) Philippa Crowder,
Matt Sutton and Ray Best

Residents' Group Stephanie Nunn

**Upminster & Cranham
Residents' Group** John Tyler

**Independent Residents
Group** David Durant

Labour Paul McGeary

45 DISCLOSURE OF INTERESTS

There were no disclosures of interest.

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

The Committee noted the protocol on the operation of its meetings during the pandemic period.

47 MINUTES

The minutes of the meeting held on 11 March 2021 were agreed as a correct record and would be signed by the Chairman at a later date.

48 P0187.20 - FATLING AND FIRKIN, HIGH STREET, HORNCHURCH

The Committee noted that the application had been called-in by Councillor Paul Middleton.

With its agreement Councillor Middleton addressed the committee.

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

The vote for the resolution to grant planning permission was carried by 6 votes with 2 abstention.

Councillor Durant and Tyler abstained from voting.

49 **P0198.21 - 6 BEVERLEY GARDENS, HORNCHURCH**

The Committee noted that the application had been called-in by Councillor Roger Ramsey.

With its agreement Councillor Ramsey addressed the committee.

The committee considered the report and **RESOLVED** to **GRANT PLANNING PERMISSION** subject to the conditions contained in the report.

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

Councillor Durant abstained from voting.

50 **P1091.20 - HAREFIELD MANOR HOTEL, 33 MAIN ROAD, ROMFORD RM1 3DL**

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

Members noted that the application had been called-in by Councillor Joshua Chapman.

Councillor Chapman addressed the Committee.

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

The height of the extended dormers, the presence of the extra fifth dormer and the proximity of the dormer window nearest to the Sydenham Close neighbour giving rise to a cluttered and more dominant roofscape, resulting in harm to residential amenity and the character of the street scene.

The vote for the motion to refuse planning permission was carried by 4 votes to 1 with 1 abstention.

Councillors Crowder, Durant, Sutton and Tyler voted for the motion.

Councillors Best, McGeary and Misir voted against the motion.

Councillor Nunn abstained from voting.

Chairman

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Agenda Item 5

Applications for Decision

Introduction

1. In this part of the agenda are reports on planning applications for determination by the committee.
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

Material planning considerations

4. The Committee is required to consider planning applications against the development plan and other material planning considerations.
5. The development plan for Havering comprises the following documents:
 - London Plan March 2016
 - Core Strategy and Development Control Policies (2008)
 - Site Allocations (2008)
 - Romford Area Action Plan (2008)
 - Joint Waste Development Plan (2012)
6. Decisions must be taken in accordance with section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004. Section 70(2) of the Town and Country Planning Act 1990 requires the Committee to have regard to the provisions of the Development Plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Committee to make its determination in accordance with the Development Plan unless material planning considerations support a different decision being taken.
7. Under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects listed buildings or their settings, the local planning authority must have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest it possesses.
8. Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development

which affects a conservation area, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

9. Under Section 197 of the Town and Country Planning Act 1990, in considering whether to grant planning permission for any development, the local planning authority must ensure, whenever it is appropriate, that adequate provision is made, by the imposition of conditions, for the preservation or planting of trees.
10. In accordance with Article 35 of the Development Management Procedure Order 2015, Members are invited to agree the recommendations set out in the reports, which have been made based on the analysis of the scheme set out in each report. This analysis has been undertaken on the balance of the policies and any other material considerations set out in the individual reports.

Non-material considerations

11. Members are reminded that other areas of legislation cover many aspects of the development process and therefore do not need to be considered as part of determining a planning application. The most common examples are:
 - Building Regulations deal with structural integrity of buildings, the physical performance of buildings in terms of their consumption of energy, means of escape in case of fire, access to buildings by the Fire Brigade to fight fires etc.
 - Works within the highway are controlled by Highways Legislation.
 - Environmental Health covers a range of issues including public nuisance, food safety, licensing, pollution control etc.
 - Works on or close to the boundary are covered by the Party Wall Act.
 - Covenants and private rights over land are enforced separately from planning and should not be considered.

Local financial considerations

12. In accordance with Policy 6.5 of the London Plan (2015) the Mayor of London has introduced a London wide Community Infrastructure Levy (CIL) to fund CrossRail.
13. Other forms of necessary infrastructure (as defined in the CIL Regulations) and any mitigation of the development that is necessary will be secured through a section106 agreement. Where these are necessary, it will be explained and specified in the agenda reports.

Public speaking and running order

14. The Council's Constitution allows for public speaking on these items in accordance with the Constitution and the Chair's discretion.
15. The items on this part of the agenda will run as follows where there are registered public speakers:

- a. Officer introduction of the development
 - b. Registered Objector(s) speaking slot (3 minutes)
 - c. Responding Applicant speaking slot (3 minutes)
 - d. Ward Councillor(s) speaking slots (3 minutes)
 - e. Officer presentation of the material planning considerations
 - f. Committee questions and debate
 - g. Committee decision
16. The items on this part of the agenda will run as follows where there are no public speakers:
- a. Where requested by the Chairman, officer presentation of the main issues
 - b. Committee questions and debate
 - c. Committee decision


Late information

17. 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

18. The Committee to take any decisions recommended in the attached report(s).

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 Havering LONDON BOROUGH	Planning Committee 3 June 2021
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Application Reference: P0245.21

Location: Harrow Lodge Park
Hornchurch Road

Ward: Hylands

Description: Regrading of land using spoil from the adjacent Hornchurch Leisure Centre development with associated landscaping.

Case Officer: Habib Neshat

Reason for Report to Committee:

- A Councillor call-in has been received which accords with the Committee Consideration Criteria.

1. BACKGROUND

- 1.1. Planning permission has been granted for the erection of leisure centre which has recently been completed. The construction works have so far resulted in significant degree of spoil earth from the site. The application is submitted pursuant to approval of application P 1487.19 for new landscape mounds, together seeking to re-use spoil from the adjacent leisure centre development in the most efficient and suitable way possible.

2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

The proposed work would have an acceptable impact upon the visual amenity and would not cause significant amenity issues to the occupiers of the neighbouring properties, nor would it result in any ecological or flooding issues.

3 RECOMMENDATION

- 3.1. That the Committee resolve to GRANT planning permission subject to the suggested planning conditions.

Conditions

(Accordance with plans)

1. The development hereby permitted shall not be carried out otherwise than in accordance with the approved plans (as set out on page one of this decision notice).

Reason:-

For the avoidance of doubt and to ensure that the development is carried out as approved.

(Preserved trees) (Pre Commencement Condition)

2. Within 60 days of the date of this permission, a detailed landscape management plan that will set out the measures to be undertaken following the soil re-profiling and SuDS engineering in relation to the seeding and planting works and chosen species and their provenance, including the timing of initial works and the ongoing vegetation management (and any replacements) on a seasonal basis for a period of 5 years, shall be provided for approval by the Council in writing. The landscaping proposals should maximise the opportunities to benefit biodiversity, e.g. low-nutrient soil of adequate depth should be used within the areas where wildflowers are to be encouraged.

Reason:-

To ensure enhancement of biodiversity and help preserve the eco-system.

Landscaping

3. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s), or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 5 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.

Reason:-

To ensure that the appearance of the development is satisfactory and to safeguard the amenities of the adjoining premises from overlooking and loss of privacy.

Landscaping

4. No retained tree shall be cut down, uprooted, destroyed, pruned, cut or damaged in any way during the development phase and thereafter within 5

years from completion of development, other than in accordance with the approved plans and particulars.

Reason:-

To safeguard and enhance the character and amenity of the area

(External lighting) (Pre Commencement)

5. No floodlighting or other forms of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall follow the Institute of Lighting Engineers Guidance and include location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.

Reason:-

To ensure that the proposed development does not have an adverse impact on neighbouring residential amenity.

(Hours of working)

6. All operations in connection with site excavation or other external site works; works involving the use of plant or machinery; the delivery of materials; the removal of materials and spoil from the site, and the playing of amplified music shall only take place between the hours of 8.00am and 6.00pm Monday to Friday, and between 8.00am and 1.00pm on Saturdays and not at all on Sundays and Bank Holidays/Public Holidays.

Reason: To protect residential amenity, and in order that the development accords with Policy DC55 of LBH's 'Development Plan Document' 2008.

4

Informatives

- 1) Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: No significant problems were identified during the consideration of the application, and therefore it has been determined in accordance with paragraphs 186-187 of the National Planning Policy Framework 2012.

5 **PROPOSAL AND LOCATION DETAILS**

- 5.1 Planning permission is sought for operational development involving landscaping, regrading and upgrading of the surrounding land of the new Hornchurch Leisure Centre.
- 5.2 The proposal includes the spreading of the existing mounds (excavated soil during construction of the new leisure centre) located to the west and south west of the new Leisure Centre and to the south east of the newly formed permanent car park. The landscaping mounds would increase the existing ground by a maximum of 0.1m to 1.5m, although on average the increase is around a metre.
- 5.3 No removal of trees is proposed. Re-soiling and new planting works on the existing ground is also proposed.

Site and Surroundings

- 6.1 The approximately 4.68ha irregular shaped application site is located within Harrow Lodge Park on the southern side of Hornchurch Road, which is located to the west of Hornchurch Town Centre.
- 6.2 The site comprises the existing Hornchurch Sports Centre to be demolished and the new leisure centre (granted permission in November 2018) recently completed, an existing 195 space car park, which is split over two car parking areas and an area of land to the west of the main car park within Harrow Lodge Park, and; an area of landscaped parkland to the east of the Leisure Centre.
- 6.3 The wider application site is immediately surrounded by parkland. Beyond this to the north is Hornchurch Road (A124), a Council Depot and two-storey residential dwellings, to the east by the River Ravensbourne and to the west by two storey residential dwellings. Harrow Lodge Park extends further south of the site and connects with Chase Nature Reserve at its very south. The site generally slopes down with plateau stages from west to east towards the Ravensbourne River.
- 6.4 The land subject to this application lies to the south west of the new leisure centre site and to the north of a block of woodland and Hornchurch High School. Residential development neighbours the site to the north and west, comprising predominantly two storey detached dwellings in Pett Close, Creasey Close and Henderson Close. These boundaries are marked by existing fencing, hedgerow and tree planting. The site is relatively flat, grassed and publicly accessible, used for informal recreation.
- 6.5 The site does not fall within the Green Belt or Metropolitan Open Land, however it is designated locally as 'parks, open space, playing fields and

allotments'. The site has no other local planning policy designations and it does not fall within a flood zone.

Planning History

- 7.1 On 21st September 2018, planning permission Ref; P2048.17, (subject to conditions and legal agreement) was granted for the "Erection of a new Leisure Centre with access, landscaping and ancillary work together with the demolition of existing Hornchurch Sports Centre and construction of new permanent and overspill car parks. Construction of temporary car park for 36 month period.
- 7.2 On 5th November 2018, planning permission Ref; P1458.18 (subject to conditions and legal agreement) was granted for, "the erection of a new Leisure Centre with access, landscaping and ancillary work together with the demolition of existing Hornchurch Sports Centre and construction of new permanent and overspill car parks. Construction of temporary car park for 36-month period. Application for a variation of P2048.17 Conditions(s) 2, 4, 13 and 20 to enable a reconfiguration of the proposed permanent, overspill and temporary car parks."
- 7.3 On 12th January 2021, conditional planning permission Ref; P1487.19 was granted for the "Landscaping (regrading & upgrading) Approved formation to the surrounding area of the new Hornchurch Leisure Centre.
- 8 Consultation;
- 8.1 A total of 21 neighbouring properties were notified about the application and invited to comment. A total of 21 objections were received.
- 8.2 It must be noted that officers can only take into account comments that concern relevant material planning considerations and not those based on personal dislikes, grievances, land disputes, values of properties, covenants and non-planning issues associated with nuisance claims and legal disputes, etc. As such, the comments on the application can be summarised below:
- Fear of Lack of Security & Safety,
 - Fear of Flooding,
 - Fear of Loss of Privacy,
 - Fear of Anxiety & Mental Health, for residents of Petts, Creasey & Henderson Close, as already experienced by residents of Wallis Close. Creating gully between mounds resulting in further potential flood risk to Wallis Close residents.
 - Loss of views,

- Adverse impact upon the value of the properties
- The drawings are not clear – there is no artistic impression as how exactly the proposal will work.
- There does not seem to be an indication of how long it will take for landscaping to be completed. How long will it be before the area is landscaped?
- Not enough consultation some residents have not received letters of notification.
- Errors in drawings; from the drawings, it looks like the waste land fill will be 'slope' with the highest point in the middle of the field. Looking at the existing landfill, this does not seem to be the case. It seems to be a steep incline immediately at the edge of the field concerned. This makes the field practically inaccessible. Is this what will happen with this waste land fill.
- The area is the habitat to a number of foxes and other animals – which probably would be adversely affected by the proposed development.
- The proposal would make the use of the park inaccessible for every day users; football teams, dog walkers and families.
- Probably the council will receive money
- Money saving exercise, disregarding the local residents interests, a totally corrupt application

Cllr Maggie Themistocli has called-in the application for the following reasons;

1. Residents are fearful that the location of the spoil will create a gully, thus causing flooding and damage to their properties.
2. Residents are concerned that this development will present anti-social behaviour due to the increase in land height thus enabling pedestrians to overlook and see into their homes more easily. This in turn leads to loss of privacy from their gardens.
3. The scale of the landscaping, dominance, appearance and design is also of huge concern and residents and another reason they would like this application to be reconsidered.

9. MATERIAL PLANNING CONSIDERATIONS

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

- Principle of the Development
- Landscaping Design and Layout
- Impact to Neighbouring Amenity
- Flood risk

- Biodiversity

- 9.2 The NPPF and Policy CP7 support the increase in access to recreation and leisure opportunities.
- 9.3 The proposal does not alter the status of the site as a park nor would it prevent the open recreational use continuing. The changes to levels are over a wide area and therefore limited in terms of impact on the usability of the space.
- 9.4 The applicant stated in the submitted planning statement that "due to the sheer volume of cut material the site has generated since construction on the new Hornchurch Leisure Centre begun, the landscape mounds are required to retain arising's from excavations on site. Retaining the material on site is considered more beneficial to the environment than removing the material off site which would result in significant HGV movements, noise, pollution etc"
- 9.5 The proposal is to regrade and upgrade some of the land surrounding the new Leisure Centre. As stated above the proposed landscaping and its associated ancillary uses fall within the designation of the site and therefore acceptable subject to other material considerations such as highways, biodiversity, design, drainage and landscaping details.

Landscaping Design and Layout

- 9.6 The London Plan (2021) policy D5 states, inter alia, that all development proposals should have regard to the local context, contribute to a positive relationship between the urban landscape and natural features, be human in scale, make a positive contribution and should be informed by the historic environment.
- 9.7 Policy DC61 states that planning permission will only be granted for development which maintains, enhances or improves the character and appearance of the local area and the proposal must harness the topographical and ecological character of the site, including the retention of existing trees and landscape features while providing appropriate landscaping
- 9.8 Due to the design and appearance of the proposed landscaping mound located away from the street and the site level changes covering a large area, it is considered that it would not cause detrimental harm visually to the site itself or the surrounding area. The works in terms of land level works would allow for the fields to be usable over a long period of time. The changes would not cause undue harm in terms of the character and appearance of the area but instead creating a well landscaped area of land surrounding the leisure complex, creating a more inviting and usable space for the local community.

- 9.9 In terms of appearance, no additional floodlighting is proposed.
- 9.10 Taken together, the proposals are considered to be acceptable and would not significantly harm the character and appearance of the area. The proposal is therefore considered to be in accordance with policy CP7, DC18, DC21 and DC61 of the Core Strategy, D5 of The London Plan and the NPPF.

Impact upon the amenities

- 9.11 Policy D11 of the London Plan (2021) seeks to ensure that new developments do not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings in relation to privacy, overshadowing, wind and microclimate.

Policy DC61 of the of Havering Core Strategy requires all development to achieve a high standard of privacy and amenity and sets out a number of privacy and amenity criteria for the assessment of the impact of development upon neighbouring occupiers.

- 9.12 In this case the nearest residential properties to the application site are the two storey dwellings set back from the western and northern boundaries.
- 9.13 The most significant rise in levels (up to 1.5 m, but generally circa 1 metre) is proposed to be furthest away from any residential boundary. The height increase would be gradual but the greatest extent of the increase closest to residential boundaries is to the rear of 7, 9, 11 Pett Close and to some extent number 18 Creasey Close, where the rise would be 0.7m at a distance of 31m from the boundary.
- 9.14 The proposed mound is closest to the boundary to the north west and west, where the existing screening is greatest and which will have an effect even in winter months.
- 9.15 Taking the above into account, it is considered that there are limited residential amenity issues to consider with regards to overlooking, loss of light or overbearing development to existing residential uses surrounding the site.
- 9.16 With regards to the adjoining properties, 12, 14, 16 Henderson Close and 9 and 10 Creasy Close the nearest property is set approximately 14 m from the proposed mound. The proposed regrading in this area would increase the existing ground level by 0.1m from +22. to +22.1 datum. Given the separation distance, and the marginal increase in the height, it is considered that the proposed development would not have a detrimental impact on the residential amenities of those adjoining occupiers respectively.

- 9.17 With regards to 18, 20, 22 Creasey Close, the adjacent proposed landform would be set 20m away from the boundaries of the adjoining properties. It is noted that the existing datum at boundary of the site is +22 .1 which falls to +22 within 5 to 18m of the site. The height of the proposed mound at the distance 20m would rise to +22.1. There are shrubs/hedgerow along the boundaries of these properties, although it is thin/has gaps in places. Again given the distance with the marginal increase in height, the proposal would not be likely to result in any significant amenity issues to these neighbouring buildings.
- 9.18 The buildings at number 9 and 11 Pett Close would witness the land to rise from +21.4m (existing level) to +22.1m, i.e 0.7m increase in height at the distance of 31.1m. Here, in particular with respect to number 9, the shrub covers is very thin. However, given the distance of 31m and the relatively small rise of 0.7m, it is considered that the proposal would not result in significant harm to the amenity of the occupiers of these building. Nevertheless, in order to ensure there would be no overlooking on these gardens, mitigation measures to remedy any potential loss of privacy would be required as part of landscape strategy through a condition. The mitigating measure would be through landscaping strategy in particular planting additional shrubs where the existing hedge does not provide sufficient cover to prevent over-looking effectively screen potential views from the top of the mound.
- 9.19 The proposed mound would have the greatest gradient to the south and east, where the existing land datum is at the lowest level. However, the boundary of the site on these sides are formed by coverage of thick trees and shrubs, beyond which lies open fields. Hence, the proposal would not result in amenity issues to the southern and eastern boundaries.
- 9.20 In order to safeguard the residential amenities of adjoining occupiers, conditions have been included requiring details of tree species, planting and landscaping management strategy to be submitted and agreed in writing by the Local Planning Authority.
- 9.21 For these reasons and subject to conditions, it is considered that the proposal would accord with the relevant policies with regards to safeguarding residential amenity.

Trees

- 9.22 The proposal will not involve any loss of trees nor protected species. Instead new biodiversity grass area are proposed, which will enhance the ecology of the area, As such, the application is considered to accord with Policy DC58 of the Havering Core Strategy, relevant London and national policies.

Flood Risk

- 9.23 The Flood Risk Assessment submitted for the new Leisure Centre application concluded that the application site falls within Flood Zone 1 or an area not at risk of flooding. The report states that the existing risk of groundwater flooding to the site is low.

The applicant has further explained that

“The field to the south of Henderson Close, Creasy Close & Petts Close, pre construction was broadly flat at a level of 22.00m AOD. From approximately in line with 7 Petts Close in the east west plane, the land begins to fall away to the south at a gradient of approximately 1:60. On this basis, it is considered that surface water would drain via soakage to the vegetated topsoil and evapotranspiration. There would also be some surface water runoff to the south towards the area of mature trees and vegetation.

The proposed levels for the mounded arisings from construction in this area are to a plateau level of 22.40m AOD. Whilst the plateau is increased in area than the preconstruction levels, it is still considered that the areas will drain as per the preconstruction arrangement, soakage to vegetated topsoil and evapotranspiration. It is not considered that there would be an increase in pluvial flood risk to the neighbouring properties as a result of the proposals.”

- 9.24 Therefore, it is considered that the proposal would not be likely to result in adverse impact upon the flooding or drainage issue with respect to the adjacent dwellings.

10 Legal and financial

- 10.1 Because the proposal would not create any building the proposal would not be liable to Community Infrastructure Levy.

Conclusions

- 2.01 Taken on balance and with consideration of the site context; development proposal and mitigation measure; consultation responses; and planning policies, it is decided to recommend approval of the proposed development.
- 20.2 It is considered that the siting and orientation of the dwellings have been carefully considered during the design process to ensure that the proposed mounds would; :
- Maintain sufficient privacy;
 - Prevent overlooking; and

- Prevent any impacts upon sunlight and daylight to the nearby properties; whilst the existing boundary vegetation will remain and maintain a screen to prevent any overlooking.
- 20.3 The proposed mound is closest to the boundary to the north west and west, where the existing screening is greatest and which will have an effect even in winter months.
- 20.4 It is considered that the use of the proposed mound/landform would not cause harm to the amenity of any neighbouring occupiers or visual amenity of the surrounding area. The proposal is acceptable, subject to further details relating to the conditions as set out above.

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Subject: Quarterly Planning Performance Update Report.

Report Author: Simon Thelwell, Head of Strategic Development

1 BACKGROUND

- 1.1 This quarterly report produces a summary of performance on planning applications/appeals and planning enforcement for the previous quarter, January to March 2021.
- 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 In December 2020, MHCLG announced that there would be two periods of assessment for the purposes of designation:

- decisions between 1 April 2018 and 31 March 2020, with subsequent appeal decisions to December 2020 (as previously reported, the Council is not at risk of designation for this period).

- decisions between 1 April 2019 and 31 March 2021, with subsequent appeal decisions to December 2021

3.3 The current figures for April 2019 to March 2021 are:

Total number of planning decisions over period: 59

Number of appeals allowed: 2

% of appeals allowed: 3.4%

Appeals still to be determined: 3

Refusals which could still be appealed: 2

County Matter Applications:

Total number of planning decisions over period: 4

Number of appeals allowed: 0

% of appeals allowed: 0%

Appeals still to be determined: 1

Refusals which could still be appealed: 0

3.4 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.

3.5 Although, no announcements regarding further periods for assessment have been made, it is considered that monitoring of the next rolling two year assessment period should take place – this would be decisions between 1 April 2020 and 31 March 2022 with subsequent appeal decisions to December 2022.

3.6 The current figures for April 2020 to March 2022 are:

Total number of planning decisions over period: 31

Number of appeals allowed: 1
 % of appeals allowed: 3.2%
 Appeals still to be determined: 3
 Refusals which could still be appealed: 2

County Matter Applications:

Total number of planning decisions over period: 1
 Number of appeals allowed: 0
 % of appeals allowed: 0%
 Appeals still to be determined: 0
 Refusals which could still be appealed: 0

- 3.7 Based on the above, it is considered that at this time there is a risk of designation. The figure will continue to be carefully monitored.
- 3.8 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 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 2021				
Total Number of Appeal Decisions - 52				
Appeals Allowed - 14				
Appeals Dismissed - 38				
% Appeals Allowed - 27%				
Appeal Decisions where Committee Decision Contrary to Officer Recommendation				
Total Number of Appeal Decisions - 0				
Appeals Allowed - 0				
Appeals Dismissed - 0				
% Appeals Allowed - N/A				
Appeal Decisions Jan-Mar 2021 Decision by Committee Contrary to Officer Recommendation				
Date of Committee	Application Details	Summary Reason for Refusal	Appeal Decision	Summary of Inspectors Findings
NONE				

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 (as previously reported, the Council is not at risk of designation for this period)
- Decisions made between October 2019 and September 2021

4.3 Performance to date on these is as follows:

October 2019 to September 2021 (to date)

Major Development (36 out of 42) – 86% in time

County Matter (2 out of 4) – 50% in time

Non-Major Decisions – (1882 out of 2069) 91% in time

4.4 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 six months 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 2021	
Number of Enforcement Complaints Received: 121	
Number of Enforcement Complaints Closed: 147	
Number of Enforcement Notices Issued: 18	
Enforcement Notices Issued in Quarter	
Address	Subject of Notice

Land to east side of 3 Wolseley Road, Romford	Breach of conditions – gas protection measures and obscure glazing
140 Benhurst Avenue, Hornchurch	Unauthorised conversion to 2 flats
218 Lodge Lane, Romford	Unauthorised conversion to 4 flats
12 Park Lane, Hornchurch	Unauthorised change of use to HMO
55 Carter Drive, Romford	Unauthorised rear dormer
64 Belgrave Avenue, Romford	Unauthorised change of use to HMO
197 London Road, Romford	Unauthorised front dormers
27 Wigton Road, Romford	Unauthorised first floor rear extension
129 Hall Lane, Upminster	Breach of condition – obscure glazing
79A Collier Row Road, Romford	Unauthorised conversion of outbuilding to self-contained dwelling
12 Bridport Avenue, Romford	Breach of conditions – no prior to commencement details approved in relation to landscaping, boundary treatment and refuse storage
21 Saddleworth Square, Romford	Unauthorised change of use to HMO
6 Balgores Square, Romford	Unauthorised rear dormers
127 Wennington Road, Rainham	Unauthorised conversion of rear extension to self-contained dwelling
16 Stansted Close, Hornchurch	Unauthorised change of use to HMO
10 Albany Road, Hornchurch	Unauthorised change of use to HMO
3 Northdown Road, Hornchurch	Unauthorised change of use to HMO
View 1, The Track, Prospect Road, Hornchurch	Unauthorised formation of hard surfaces and boundary fencing. Stop Notice also served.

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