

**MINUTES OF A MEETING OF THE  
STRATEGIC PLANNING COMMITTEE  
Council Chamber, Town Hall, Main Road, Romford RM1 3BD  
23 June 2022 (7.00 - 8.15 pm)**

**Present:**

<b>COUNCILLORS</b>	<b>7</b>
<b>Conservative Group</b>	Ray Best, John Crowder and David Taylor
<b>Residents' Group</b>	Reg Whitney, +David Godwin and Bryan Vincent
<b>Labour Group</b>	Jane Keane

An apology was received for the absence of Councillor Laurence Garrard.  
+Councillor David Godwin substituted for Councillor Garrard.

All decisions were taken with no votes against.

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

**1 DISCLOSURE OF INTERESTS**

There were no disclosures of interest.

**2 MINUTES**

The minutes of the meeting held on 5 April 2022 were agreed as a correct record and signed by the Chairman.

**3 P2438.21 - FREIGHTMASTER ESTATE, COLDHARBOUR ESTATE, COLDHARBOUR LANE RAINHAM, RM13 9BJ**

The report before the Committee was an application for reserved matters that sought approval of access, appearance, landscaping, layout and scale in respect of Phase 1 of the site pursuant to Condition 1 of Outline Planning Permission Reference P1904.18 dated 16 March 2020 for the demolition of all existing buildings (13.21 Hectares) and redevelopment to provide up to 43,000sqm (GIA) of commercial floor space for Use Classes B1/B2/B8, enhancements to strategic landscaping fronting the Thames foot/cycle path and associated landscaping.

The Committee considered the report and RESOLVED to GRANT CONSENT for the reserved matters application and approval of details in relation to Conditions 4 (Compliance with Documents), 8 (Secured by Design), 13 (Site Specific Flood Risk Assessment), 14 (Sustainability Drainage Statement), 19 (Sustainable Energy Statement), 20 (Dynamic Overheating Assessment), 26 (Drainage Strategy), 29 (Delivery and Servicing Plan), 31 (Disabled Spaces and Electrical Vehicle Charging Points) and 32 (Commercial Travel Plan) for Phase 1 of the site of Outline Planning Permission Reference P1904.18.

And that the Assistant Director Planning be delegated authority to issue the reserved matters consent and impose conditions [and informatives] to secure the following matters:

**Conditions**

1. Approval of Materials (Samples)

**Informatives**

1. Accordance with the plans
2. Notification of conditions discharged with this notice

**4 QUARTERLY PLANNING PERFORMANCE UPDATE REPORT**

The Committee considered the reporting of performance to the Planning Committees and RESOLVED to note the contents of the report.

Members were directed to forward any follow-up enquiry to the Head of Strategic Development.

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**Chairman**