

**MINUTES OF A MEETING OF THE  
STRATEGIC PLANNING COMMITTEE  
Council Chamber, Town Hall, Main Road, Romford RM1 3BD  
21 July 2022 (7.00 - 9.15 pm)**

**Present:**

**COUNCILLORS**

<b>Conservative Group</b>	Ray Best and David Taylor
<b>Havering Residents' Group</b>	Laurance Garrard (Chairman), Reg Whitney (Vice-Chair) and Bryan Vincent
<b>Labour Group</b>	Jane Keane

An apology was received for the absence of Councillor John Crowder.

All decisions were taken with no votes against.

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

**5 DISCLOSURE OF INTERESTS**

There were no disclosures of interest.

**6 MINUTES**

The minutes of the meeting held on 23 June 2022 were agreed as a correct record and signed by the Chairman.

**7 PE/00190/22 - ROM VALLEY RETAIL PARK AND SEEBED CENTRE, ROM VALLEY WAY**

The Committee received a developer presentation for the redevelopment of the Seedbed Centre and Rom Valley Retail Park from Tim Simpson – Mitheridge (Applicant) and Stina Hokby – Fletcher Priest (Architect).

The proposed redevelopment of the site was to provide the following residential led mixed use development of up to 860 dwellings including: two form entry school, light industrial workspace and commercial floorspace (2,500-3000sqm) with associated local retail and leisure facilities, public realm, landscaping, parking and cycle routes improvements.

- 172 family homes would be provided comprising town houses and apartments.
- Phasing of the proposed development will be required and will be phased in a way that re-provision for existing tenants are able to re-locate.
- 6 months of consultation has been undertaken.
- River Rom currently not accessible – riverside landscape would be improved with green connections. The softening of the River Rom would take place with a planted sloped access.
- Adequate sunlight to lower ground and open spaces.
- Re-provision of existing uses from the Seedbed Centre – example use Caxton Works.
- Flexible employment spaces for small businesses.
- Promotion of active travel.
- 40 car parking spaces.
- Reduction of vehicle trips.
- Focus on sustainability.
- Green up what is currently a hard landscaped site with a range of new public open spaces and play spaces.
- Building materials would comprise brick buildings with a varied colour palette to blend into the existing vernacular.
- Designed river for 1 in 1000yr tolerance.
- The cross section of the river channel was to show the softening of slopes in order for increased access.
- Work spaces – engaging with existing tenants for re-provision.
- Reduction of conflict with pedestrians through improvements to access / road network / with service routes to go through blocks under podiums.
- Sports area provision on roof.

Members raised the following issues:

- Further details about future car parking provision and details of priority justification of uses on site
- Car parking in general and will increased parking impact other streets.
- Impact on local roads
- Provision for charging points – Electric Vehicle
- Feedback from Quality Review Panel
- Play spaces – biodiversity
- Justify approach with height and size
- Enhancement of River Rom
- Commitment for maintenance of public realm and link has purpose and connection
- Understanding around deliveries – mixed use site
- Air quality – monitoring possible pre and post construction

- Best practice around demolition and best use of materials and recycling
- Protection of industrial / manufacturing heritage
- Further information for relief for existing business
- Affordable housing and school – further information
- Access and improvement to Grenfell Park
- Family housing
- Provision of GP surgery – health care residents could access
- Timing of construction in terms of other schemes
- Carbon capture and street design furniture

8 **P0461.22 - HAROLD HILL LIBRARY, HILLDENE AVENUE**

The report before the Committee was an application on behalf of the Council and was a significant development.

The proposal was for the demolition of the existing buildings and structures and redevelopment of the site consisting of the erection of a part 2, part 3, part 4-storey building (with additional plant and enclosures at 5-storey level) to provide for a new hostel facility (Use Class Sui Generis) with 74 rooms for short-term emergency accommodation and 1,499 square metres (GIA) of floorspace for a Health Centre (Use Class E(e)), along with associated hard and soft landscaping, parking, access and highway works.

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

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**Chairman**