



## STRATEGIC PLANNING COMMITTEE AGENDA

<b>7.00 pm</b>	<b>Thursday 18 August 2022</b>	<b>Council Chamber, Town Hall, Main Road, Romford RM1 3BD</b>
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Members 7 Quorum 4

### COUNCILLORS:

#### **Conservative Group (3)**

Ray Best  
John Crowder  
David Taylor

#### **Havering Residents' Group (3)**

Laurance Garrard (Chairman)  
Bryan Vincent  
Reg Whitney (Vice-Chair)

#### **Labour Group (1)**

Jane Keane

**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 16 August 2022**

## **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.

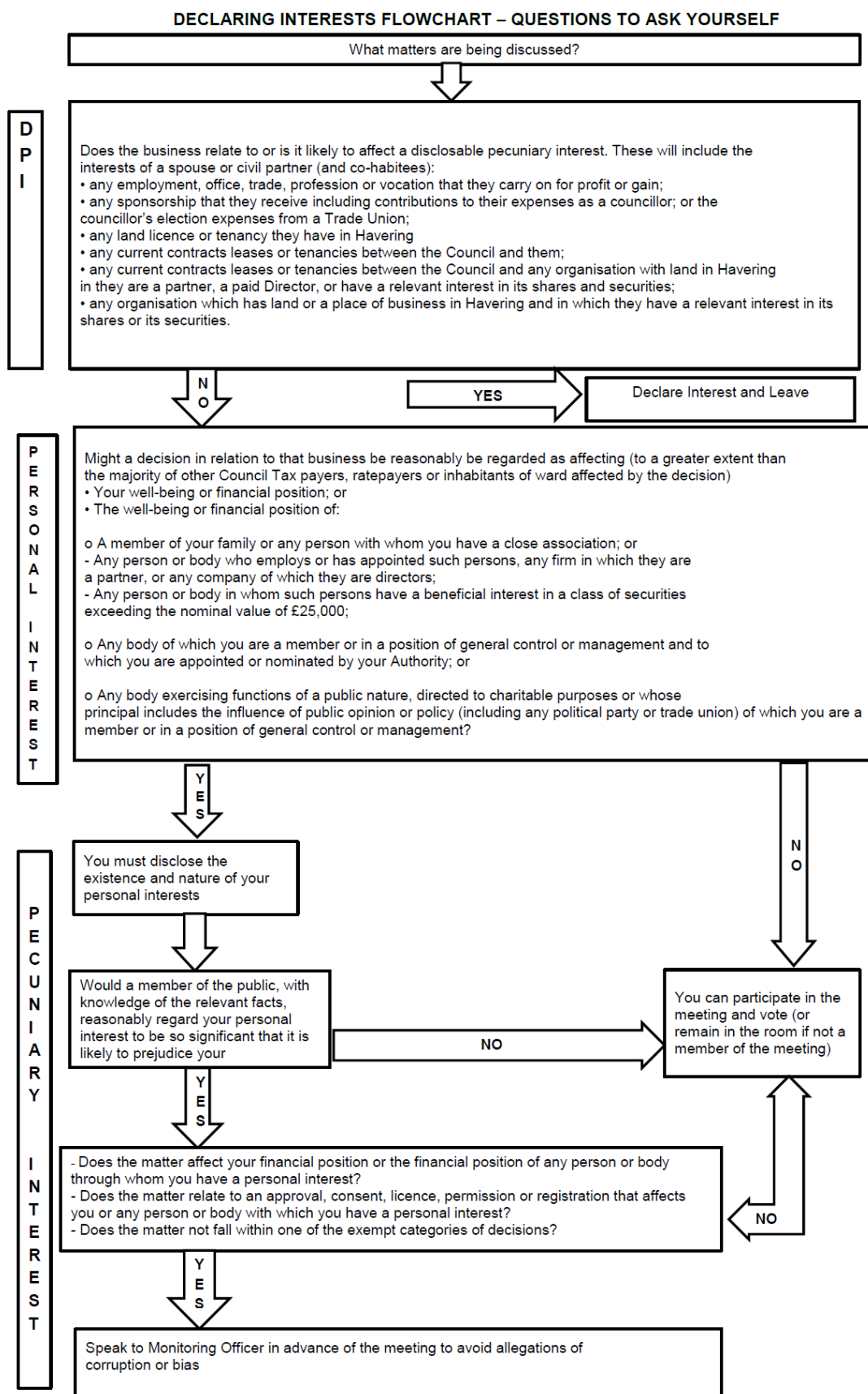
Reporting means:-

- 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.



## **AGENDA ITEMS**

### **1 CHAIRMAN'S ANNOUNCEMENTS**

The Chairman will make his announcement including the protocol for the meeting during the Covid-19 pandemic restrictions.

#### **Applications for Decision**

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 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.

### **2 APOLOGIES FOR ABSENCE AND ANNOUNCEMENT OF SUBSTITUTE MEMBERS**

(if any) - receive.

### **3 DISCLOSURE OF INTERESTS**

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

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

### **4 MINUTES** (Pages 1 - 4)

To approve as a correct record the minutes of the meeting of the Committee held 21 July 2022 and to authorise the Chairman to sign them.

### **5 DEVELOPMENT PRESENTATIONS** (Pages 5 - 6)

Report attached.

### **6 PE/PREAPP - LAND AT COURIER ROAD, RAINHAM** (Pages 7 - 12)

Report attached.

## **7 ITEMS FOR INFORMATION**

### **Items for Information**

#### **Introduction**

1. This part of the agenda is for the committee to receive reports and other items for information purposes only.
2. The items on this part of the agenda will not normally be debated and any questions of clarification need to be agreed with the chair.
3. The following information and advice only applies to reports in this part of the agenda.

#### **Public speaking**

4. The Council's Constitution only provides for public speaking rights for those applications being reported to Committee in the "Applications for Decision" parts of the agenda. Therefore, reports on this part of the agenda do not attract public speaking rights.

#### **Late information**

5. 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**

6. The Committee is not required to make any decisions with respect to the reports on this part of the agenda. The reports are presented for information only.

## **8 QUARTERLY PLANNING PERFORMANCE UPDATE (Pages 13 - 20)**

Report attached.

**Zena Smith**  
**Democratic and Election Services**  
**Manager**

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**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:

- 172 homes would be provided comprising town houses and apartments.

- Phasing of the proposed development would 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**

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## **Development Presentations**

### **Introduction**

1. This part of the agenda is for the committee to receive presentations on proposed developments, particularly when they are at the pre-application stage.
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**

4. These proposed developments are being reported to committee to enable Members of the committee to view them at an early stage and to comment upon them. They do not constitute applications for planning permission at this stage (unless otherwise stated in the individual report) and any comments made are provisional and subject to full consideration of any subsequent application and the comments received following consultation, publicity and notification.
5. Members of the committee will need to pay careful attention to the probity rules around predisposition, predetermination and bias (set out in the Council's Constitution). Failure to do so may mean that the Member will not be able to participate in the meeting when any subsequent application is considered.

### **Public speaking and running order**

6. The Council's Constitution only provides for public speaking rights for those applications being reported to Committee in the "Applications for Decision" parts of the agenda. Therefore, reports on this part of the agenda do not attract public speaking rights, save for Ward Members.
7. The items on this part of the agenda will run as follows:
  - a. Officer introduction of the main issues
  - b. Developer presentation (20 minutes)
  - c. Ward Councillor speaking slot (5 minutes)
  - d. Committee questions
  - e. Officer roundup

**Late information**

8. 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**

9. The Committee is not required to make any decisions with respect to the reports on this part of the agenda. The reports are presented as background information.



**Havering**  
LONDON BOROUGH

## **Developer Presentation to Strategic Planning Committee 18 August 2022**

<b>Pre-Application Reference:</b>	<b>PE/PREAPP</b>
<b>Location:</b>	<b>LAND AT COURIER ROAD, RAINHAM</b>
<b>Ward:</b>	<b>RAINHAM &amp; WENNINGTON</b>
<b>Description:</b>	<b>DEVELOPMENT TO PROVIDE INDUSTRIAL/STORAGE/DISTRIBUTION UNITS TOTALLING UP TO 28,000 SQ M</b>
<b>Case Officer:</b>	<b>SUZANNA KNOWLES</b>

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## **1 BACKGROUND**

- 1.1 This proposed development is being presented to enable Members of the committee to view it before a planning application is submitted and to comment upon it. The development does not constitute an application for planning permission and any comments made upon it are provisional and subject to full consideration of any subsequent application and the comments received as a result of consultation, publicity and notification.
- 1.2 Officers have been in pre-application discussions with regard to this site since earlier this year. The present scheme involves a significant new employment development with any planning application to be decided by the Strategic Planning Committee, if recommended by officers for approval. It is considered appropriate to seek Members views before the proposal is developed any further.

## **2 PROPOSAL AND LOCATION DETAILS**

### **2.1 Site and Surroundings**

- The site was formally part of the much larger Ford Dagenham works which straddles the boundary between LB's Havering and Barking & Dagenham occupying a large area of land between the A13 and the River Thames.
- The site itself is located east and southeast of the CEME campus and will be accessed from Courier Road, which leads off the A13/Marsh Way junction/roundabout. The site is bounded to the west by the Ford works including wind turbine, to the north and east by Courier Road and to the south by a small watercourse (Havering New Sewer).
- The site lies on an elevated level compared to the surroundings and is readily visible from the A13. The site is currently vacant and was formerly a contractor's compound to the north with the majority of the site being historic landfill. The site was remediated about 15 years ago.

### **2.2 Proposal**

- The proposal is for the development of the site for commercial development comprising five industrial/storage buildings varying in size. Some of the buildings will be subdivided to provide smaller units with the range of sizes intended to be between 160 sq m (including flexible workspace) to 8820 sq m
- The intended uses for the units would be storage and distribution (Class B8), light industry (Class E(g)(iii)) and general industrial (Class B2). The larger units would have ancillary office space provided to the front.
- A new vehicular access to the site would be formed from Courier Road, south of the Marsh Way junction.
- The level of parking is to be confirmed, but each building would have its own parking and loading areas. Details of cycle parking provision are to be confirmed.
- The perimeter of the site would be landscaped.
- The building would be finished in grey cladding with glazed frontages for the offices adding interest.

### **2.3 Planning History**

U0013.06 – Remediation of site – granted subject to conditions – 21 March 2007

## **3 CONSULTATION**

- 3.1 At this stage, it is intended that the following will be consulted regarding any subsequent planning application:

- Mayor for London (Greater London Authority)
- Transport for London
- London Fire Brigade
- Environment Agency
- Historic England – Archaeology
- Police Design Out Crime Officer

## **4 COMMUNITY ENGAGEMENT**

- 4.1 In accordance with planning legislation, the developer is planning to consult with the local community on these proposals as part of the pre-application process. Initial engagement with ward Members has taken place.

## **5 MATERIAL PLANNING CONSIDERATIONS**

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

- Principal of development – Employment
- Active Travel
- Highway/Traffic Issues
- Sustainability/Energy
- Design
- Landscape/Biodiversity

### **5.2 Principal of Development/Employment**

- The site is within land designated in the London Plan and Local Plan as Strategic Industrial Land (SIL). Within SIL's, industrial and B8 development is encouraged and as such there is no in principal objection to the proposal.
- Local Plan Policy 21 requires 10% of the floorspace to be Affordable Workspace. The applicant has not committed to this as yet and will need to be subject to further discussion, including consideration of financial contribution for off-site provision.

### **5.3 Active Travel**

- The site is quite isolated for those who will be working/visiting the site by means of travel other than motor vehicle. The nearest bus stop is in the CEME complex, although currently there is no connecting footways from the bus stops to the site. If Beam Park Station were to be provided, this would offer a further opportunity but again the pedestrian cycle linkages from

Rainham/New Road over the Marsh Way flyover are poor. The application should assess opportunities for active travel and contribute to necessary improvements identified.

- The provision of electric charging points will be required in accordance with policy.

#### **5.4 Highway/Traffic Issues**

- The majority of heavy vehicle traffic resulting from the proposal would be using the A13. The capacity/function of the A13/Marsh Way junction should be assessed with any required junction improvements being funded through contributions. TfL would advise further.
- Courier Road is an unadopted road, but the adequacy of the design of the new access would be assessed as part of any application.

#### **5.5 Sustainability/Energy**

- In accordance with London Plan policy, it would be expected that the proposal incorporate energy saving and sustainability measures.
- The applicant has confirmed that they would be seeking to achieve BREEAM 'Excellent', which would represent a high level of energy saving and sustainability.

#### **5.7 Design**

- The proposed design is modern industrial which would likely be considered appropriate for this location. The elevated site would mean that the buildings would be visible for quite a distance including from the A13 so quality finishes and longevity of materials will be important considerations.

#### **5.8 Landscape/Biodiversity**

- The proposal presents an opportunity to provide significant areas of landscape to help achieve a good design but also to tie into the existing natural environment including nearby water courses.

#### **5.7 Other Planning Issues**

- Archaeology
- Secured by Design

#### **5.8 Summary of Issues**

- In order to assist members, officers have raised the following issues with the developer team and members may wish to comment in relation to these points in addition to any other comments/questions that they may wish to raise:

- Quality of existing pedestrian and cycle routes
- Links to public transport
- Need to demonstrate level of parking provision and traffic impact
- Details on landscape/biodiversity and management of landscape
- Provision of Affordable Workspace

## 5.9 **Conclusions**

The proposals are still at an early stage and input from Members would help to influence the final details of any development. There are some aspects that require further work as identified in this report and Members' guidance will be most helpful to incorporate as the various elements are brought together.

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 <b>Havering</b> L O N D O N   B O R O U G H	<b>Strategic Planning Committee 18 August 2022</b>
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**Subject:** Quarterly Planning Performance Update Report.

**Report Authors:** Simon Thelwell, Head of Strategic Development  
Maria Bailey, Head of Development Management

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## **1 BACKGROUND**

- 1.1 This quarterly report produces a summary of performance on planning applications/appeals and planning enforcement for the previous quarter, April to June 2022.
- 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, the then 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 (as previously reported, the Council is not at risk of designation for this period).

3.3 Although, no announcements regarding further periods for assessment have been made, it is considered that monitoring of the next rolling two year assessment periods should take place – this would be decisions between 1 April 2020 and 31 March 2022 with subsequent appeal decisions to December 2022 and decisions between 1 April 2021 and 31 March 2023 with subsequent appeal decisions to December 2023.

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

Total number of planning decisions over period: 68

Number of appeals allowed: 1

% of appeals allowed: 1.5%

Appeals still to be determined: 2

Refusals which could still be appealed: 1

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

3.5 Based on the above, there is no risk of designation for this period.

3.6 The current figures for April 2021 to March 2023 are:

Total number of planning decisions over period: 47

Number of appeals allowed: 0  
 % of appeals allowed: 0%  
 Appeals still to be determined: 2  
 Refusals which could still be appealed: 3

County Matter Applications:

Total number of planning decisions over period: 2  
 Number of appeals allowed: 0  
 % of appeals allowed: 0%  
 Appeals still to be determined: 0  
 Refusals which could still be appealed: 0

- 3.7 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. 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 tables below.

**Appeal Decisions Apr-Jun 2022**

<b>Total Number of Appeal Decisions -</b>	<b>25</b>
<b>Appeals Allowed -</b>	<b>19</b>
<b>Appeals Dismissed -</b>	<b>6</b>
<b>% Appeals Allowed -</b>	<b>24%</b>

Officer Comment – As this is the first quarter, the average for the year is 24% appeals allowed which is above what has been the case in previous years and when benchmarked against the national and London average. In terms of benchmarking, the national average for the same quarter was 31%, with the London average being 32%. Appeal decisions are carefully monitored for any particular trends with appropriate advice to officers as necessary.

**Adverse Costs Decisions - None**

**Appeal Decisions where Committee Decision Contrary to Officer Recommendation**

<b>Total Number of Appeal Decisions -</b>	<b>1</b>
<b>Appeals Allowed -</b>	<b>1</b>
<b>Appeals Dismissed -</b>	<b>0</b>
<b>% Appeals Allowed -</b>	<b>100%</b>

Appeal Decisions Apr-Jun 2022 Decision by Committee Contrary to Officer Recommendation				
Date of Committee	Application Details	Summary Reason for Refusal	Appeal Decision	Summary of Inspectors Findings
1 Jul 21 – Planning Committee	P0450.21  145A Chase Cross Road, Romford  Variation of condition no. 8 of planning permission P0729.99 dated 07/08/1999 (meeting room) to extend hours of use to Monday to Friday 12:00-19:30, Saturday, Sunday and Bank Holidays 12:00-17:30	Cumulative impact of extending hours resulting in greater intensity of use resulting in noise, disturbance and light pollution, harmful to neighbouring residential amenity.	Allowed	The hours applied for are during the day and would be unlikely to cause significant disturbance. However, it would be reasonable to grant temporary permission for an 18 month period to monitor any impact.

#### 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 (as previously reported, the Council is not at risk of designation for this period)

- 4.3 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 October 2020 and 30 September 2022.
- 4.4 Performance to date on these is as follows:
- October 2020 to June 2022 (to date)
- |  |              |
|--|--------------|
| Major Development (60 out of 62) –       | 97% in time  |
| County Matter (2 out of 2) –             | 100% in time |
| Non-Major Decisions – (3686 out of 3873) | 95% in time  |
- 4.5 The Council is currently not at risk of designation due to speed of decisions. The figure for future periods will continue to be monitored.
- 4.6 It is considered useful to provide some comparison on speed of decision on Major and Non-Major decisions with other London Boroughs. Obtaining directly comparable benchmarking data for the above period is not possible. However, comparison data on speed of decision for the year ending December 2021 is available and set out below. Performance in Havering is generally good compared to other boroughs for both measures.

<b>Borough</b>	<b>Major In Time</b>	<b>Rank - Majors</b>	<b>Minor and Others In Time</b>	<b>Rank - Minors and Others</b>
Barking and Dagenham	100%	1	100%	1
Barnet	78%	29	83%	21
Bexley	92%	20	68%	32
Brent	100%	1	82%	23
Bromley	79%	28	63%	33
Camden	94%	18	71%	31
City of London	96%	15	86%	20
Croydon	69%	31	72%	30
Ealing	98%	13	97%	3
Enfield	95%	16	91%	14
Greenwich	100%	1	93%	9
Hackney	90%	21	80%	25
Hammersmith and Fulham	100%	1	92%	11
Haringey	100%	1	91%	14
Harrow	84%	26	79%	26
<b>Havering</b>	<b>98%</b>	<b>13</b>	<b>96%</b>	<b>4</b>
Hillingdon	100%	1	92%	11
Hounslow	68%	32	88%	19
Islington	100%	1	94%	5
Kensington and Chelsea	100%	1	82%	23
Kingston upon Thames	89%	22	93%	9
Lambeth	95%	16	94%	5
Lewisham	100%	1	94%	5
Merton	60%	33	78%	28
Newham	100%	1	98%	2
Redbridge	100%	1	91%	14
Richmond upon Thames	100%	1	92%	11
Southwark	72%	30	79%	26
Sutton	93%	19	90%	17
Tower Hamlets	84%	26	90%	17
Waltham Forest	89%	22	94%	5
Wandsworth	88%	24	83%	21
Westminster	88%	24	78%	28

## 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:

Apr – Jun 2022	
Number of Enforcement Complaints Received: 157	
Number of Enforcement Complaints Closed: 207	
Number of Enforcement Notices Issued Apr-Jun 22: 19	
Enforcement Notices Issued in Quarter	
Address	Subject of Notice
133 Turpin Avenue, Romford	Unauthorised conversion to 2 flats
160-162 Balgores Lane, Romford	Unauthorised decking/sitting area to front
17 Hall Lane, Upminster	Breach of Condition – No details of landscaping submitted
60 Brooklands Road, Romford	Unauthorised use of outbuilding for non-incidental/residential purposes
Land to rear of 143 Crow Lane, Romford	Breach of Conditions – Removal of plant, materials, weighbridge and containers associated with former scrapyards use; no details of boundaries, refuse storage and cycle storage submitted
Land to rear of 61-63 Crow Lane, Romford	Unauthorised residential use and siting of container
101 Hillview Avenue, Hornchurch	Unauthorised rear decking
106 Whitchurch Road, Romford	Breach of Condition – failure to replace finishing materials of dormer
143 Crow Lane, Romford	Unauthorised dwellings (x 3)
Meadow Farm, Eastern Avenue East, Romford	Unauthorised hard surfacing, access road, fencing and use for storage of building materials/rubble
Park Farm, Eastern Avenue East, Romford	1) Unauthorised scaffolding yard, sheds, boundary fencing and hard surfaces. 2) Unauthorised bunds, access road, increased land levels and lighting
Grangewood Café, New Road, Rainham	Unauthorised canopy extension
10 Victory Road, Rainham	Unauthorised outbuilding
31 Court Avenue, Romford	Unauthorised change of use to HMO
11A Guardian Close, Hornchurch	Breach of Conditions – no details of sound insulation, refuse storage or cycle storage submitted

7 Elder Way, Rainham	Unauthorised front balcony and front boundary
48-50 Station Lane, Hornchurch	Unauthorised first floor rear extension and front extension
52 Lower Bedfords Road, Romford	Unauthorised outbuilding, boundary walls/railings and hard surface.