



## STRATEGIC PLANNING COMMITTEE AGENDA

|                |                                   |   |
|----------------|-----------------------------------|---|
| <b>7.00 pm</b> | <b>Thursday<br/>20 April 2023</b> | <b>Council Chamber,<br/>Town Hall, Main Road,<br/>Romford RM1 3BD</b> |
|----------------|-----------------------------------|---|

Members 7 Quorum 3

### 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:**

**Christine Elsasser - 01708 433675  
christine.elsasser@onesource.co.uk**

**To register to speak at the meeting please call 01708 433100  
Before Tuesday 18 April 2023**

***Under the Committee Procedure Rules within the Council's Constitution the Chairman of the meeting may exercise the powers conferred upon the Mayor in relation to the conduct of full Council meetings. As such, should any member of the public interrupt proceedings, the Chairman will warn the person concerned. If they continue to interrupt, the Chairman will order their removal from the meeting room and may adjourn the meeting while this takes place.***

***Excessive noise and talking should also be kept to a minimum whilst the meeting is in progress in order that the scheduled business may proceed as planned.***

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

Protocol attached to be noted by the Committee

### **4 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.

### **5 MINUTES 6 OCTOBER 2022 (Pages 1 - 4)**

To approve as a correct record the minutes of the meeting of the Committee held on 6 October 2022 and to authorise the Chairman to sign them.

### **6 DEVELOPMENT PRESENTATIONS**

### **7 LAND NORTH OF FEN LANE, NORTH OCKENDON, UPMINSTER (Pages 5 - 8)**

Presentation 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  
6 October 2022 (7.00 - 9.15 pm)**

**Present:**

**COUNCILLORS 8**

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

**13 DISCLOSURE OF INTERESTS**

Councillor David Taylor declared an interest on the Verve Apartments application that he had made comments in the past regarding the site. Councillor Taylor left the meeting during the consideration of the application.

**14 MINUTES**

The minutes of the meeting held on 18 August 2022 were agreed as a correct record and signed by the Chairman.

**15 PE/00213/2017 - BRIDGE CLOSE, ROMFORD**

The Committee received a developer presentation for the redevelopment of the Bridge Close site.

The proposal for the redevelopment of the site included: demolition of all existing buildings and structures; up to 1,070 residential dwellings (Class C3); up to 7,012 sqm (GEA) of commercial floor space including office and flexible workspace, retail use, professional services and leisure use (Class E use); a three form entry primary school and nursery (Class F1(a)); a health centre (Class E(e)); a community centre (Class F1 / F2); together with associated infrastructure, including a new pedestrian/cycle bridge across the River Rom; alterations to and provision of new vehicular and pedestrian access points; public open space, including a new public square, civic square and riverside walk; car, motorcycle and bicycle parking spaces and servicing spaces and other works incidental.

With its agreement Councillor Judith Holt addressed the Committee as a Ward Councillor.

The Committee **noted** the report.

**16 P0112.22 - HALL LANE MINIATURE GOLF COURSE, HALL LANE, UPMINSTER**

The report before the Committee was an application for reserved matters seeking approval of appearance, landscaping, layout and scale pursuant to Condition 1 of Outline Planning Permission (P0248.19) dated 16 September 2021 for the demolition of all buildings and structures on site, and redevelopment of the site providing up to 37 residential dwellings, creation of a new highway access, public open space and landscaping and related infrastructure.

A Councillor call-in has been received which accords with the Committee consideration criteria.

The application had been called-in by Ward Councillors. With its agreement Councillor Chris Wilkins addressed the Committee.

The Committee considered the report and **RESOLVED** to **GRANT CONSENT** for the reserved matters application and approval of details in relation to Conditions 12 (Car Parking), 13 (Site Levels), 14 (Refuse and Recycling), 15 (Cycle Storage), 16 (Road/Carriageway/Footway Details), 26 (Boundary Treatments) and 30 (Drainage Strategy) of Outline Planning Permission (P0248.19).

That the Assistant Director of Planning is delegated authority to issue the reserved matters consent and impose conditions [and informatives] to secure the following matters:

**Informatives**

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

**17 P1591.20 - VERVE APARTMENTS, MERCURY GARDENS, ROMFORD**

The report before the Committee detailed an application for approval that proposes to allow the occupiers of the top floors to be able to park within the court yard.

The scheme now offers 86 car parking spaces, in comparison with the scheme presented to Committee which only provided 27 car parking spaces. 60 car parking spaces would be provided on the land to the side of the building within the demise of the applicant and forming part of the application site, in addition to the 26 car parking spaces within the court yard.



With its agreement Councillor Joshua Chapman addressed the Committee and raised concerns over the applicant's not implementing of the conditions to provide residents of the apartment with parking spaces.

The Committee considered the report and **RESOLVED** to **GRANT PLANNING PERMISSION** as recommended subject to the prior completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) and all other enabling powers. The s.106 was required to seek contributions for affordable housing.

That the Assistant Director of Planning be authorised to grant planning permission subject to the conditions and the prior completion of legal agreement on the terms set out in the report in pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) and all other enabling powers including those specified below:

#### **Heads of term**

- Financial Contribution in lieu of the provision of onsite affordable housing provision to the sum of £264,000.00
- The Developer/Owner to pay the Council's monitoring cost.
- The Developer/Owner to pay the Council's reasonable legal costs associated with negotiating and drafting the Legal Agreement.

#### **Conditions**

Within two months from the date of this permission, the cycle storage space as well as the refuse and recycle storage space shall be laid out in accordance to drawings numbered 1940-DS-01-00-DR-A-P702, 1940-DS-01-00-DR-A-P703 and 1940-DS-01-00-DR-A-P704 hereby approved, and the facilities shall then be retained thereafter, unless an alternative scheme shall have been submitted to and approved in writing by the local planning authority.

Within one month from the date of this decision, the surface of the car parking spaces shall be made of smooth hard surface materials with parking spaces to be marked by water base paint, or other conventional methods. Thereafter the car parking spaces as shown on the drawing numbered 1940-DS-01-00-DR-A-P702 hereby approved shall be retained for the sole benefit of all the residents of Verve Apartments and for no other purpose, unless agreed in writing by the Local Planning Authority.

As earlier stated Councillor Taylor left the meeting during the discussion of this application.

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**Chairman**

|   |   |
|---|---|
|  <b>Havering</b><br>LONDON BOROUGH | <b>Developer Presentation<br/>to Strategic Planning<br/>Committee Members<br/>20 April 2023</b> |
|---|---|

**Location:** LAND NORTH OF FEN LANE, NORTH  
OCKENDON, UPMINSTER

**Ward:** UPMINSTER

**Description:** PROPOSED DATA CENTRE CAMPUS  
AND ASSOCIATED DEVELOPMENT

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## 1 BACKGROUND

- 1.1 The proposal represents a significant development in the Borough, both in terms of the scale of development and likely issues to be addressed. It is therefore considered that an initial introduction for Members would be appropriate with further more detailed presentations to follow. The exact planning vehicle to bring the proposal forward has not at this stage been decided. Any final planning decision, regardless of the vehicle used, would rest with members of the Strategic Planning Committee. Any comments made upon the proposals are provisional and subject to full consideration of all material considerations including the comments received as a result of consultation, publicity and notification.
- 1.2 Officers have been in discussions with the developer/promotor of this site for the last year or so. There have been two previous reports to Cabinet in relation to the proposals, on 9<sup>th</sup> November 2022 and 12<sup>th</sup> April 2023. Both reports focus on the regeneration opportunities this proposal could bring forward within the Borough rather than making any pre-judgements about the outcome of any planning process, which is rightly for the sole consideration of the Local Planning Authority. . This is the first opportunity to introduce Members of the SPC to the proposal and obtain initial views before the proposal is developed any further.

## 2 PROPOSAL AND LOCATION DETAILS

## 2.1 **Site and Surroundings**

- The site is located to eastern site of the Borough, beyond the M25 and adjoins the boundary with Thurrock.
- The site measures approximately 200 hectares in area consisting mainly of open farmland.
- The site is located to the north of Fen Lane and east of Ockendon Road. The site is mainly surrounded by similar open farmland, although opposite Fen Lane is Top Meadow Golf Course and there is sporadic residential/commercial including a care home and sewerage treatment works close to the site. Approximately 450m north to the closest part of the site is the Warley Electricity Substation.
- The site is in an area designated as Green Belt. Other on-site designations on parts of the site include Mineral Safeguarding, Flood Zones, Site of Importance for Nature Conservation and Archaeological Priority Zones.
- A public footpath runs through the site. A high pressure gas pipeline also runs across the site.
- The North Ockendon Conservation Area and associated listed buildings is to the west of the site.

## 2.2 **Proposal**

- The proposal is for a data centre campus comprising a number of buildings containing information technology infrastructure. It is envisaged that the total floorspace of the data centre buildings would be in the region of 330,000 sq m, which at the time of writing would be the largest data centre in Europe.
- The proposal also includes the following:
  - Technology-led horticulture/research facility in building(s) of circa 40,000 sq m.
  - 50,000 sq m of battery storage or grid balancing infrastructure
  - Green open space, including visitor facilities, biodiversity, research areas – in total covering about half of the site (105 hectares)
- New vehicular accesses to the site would be formed.
- The level of parking is to be confirmed, but each building would have its's own parking and loading areas. Details of cycle parking provision are to be confirmed.

### **Planning History**

## 2.3 **None relevant**

## 3 **CONSULTATION**

### 3.1 **At this stage, it is intended that the following will be consulted regarding any subsequent proposals:**

- Mayor for London (Greater London Authority)
- National Highways
- Transport for London
- Natural England
- London Fire Brigade
- Environment Agency
- Historic England – Archaeology
- Metropolitan Police Design Out Crime Officer
- Thurrock Council
- Brentwood Council

## **4 COMMUNITY ENGAGEMENT**

- 4.1 In accordance with planning legislation, consultation with the local community on these proposals would take place as part of the planning process.

## **5 MATERIAL PLANNING CONSIDERATIONS**

- 5.1 At this early stage, it is not considered necessary to identify or comment upon all the main issues that may be raised by the proposal. The purpose of this presentation is to provide members with an initial outline of the proposals and further briefings and opportunities to make comments will take place as the proposal develops and the planning vehicle to bring forward the proposal is confirmed.
- 5.2 However, given the significance of the proposal and the location of the site, the principal consideration would be the matter of assessment against National and London Plan Green Belt policy and whether there are any Very Special Circumstances (VSC) to outweigh the harm to the Green Belt.
- 5.3 The proposal, due to its scale, would be subject to Environmental Impact Assessment, setting out the main impacts and mitigation to address any impacts identified.
- 5.4 Other issues that will need consideration will include (although the conclusions on these issues may themselves add to any VSC consideration):
- Sustainability/Energy Use
  - Biodiversity
  - Highways impact
  - Landscape impact
  - Design quality
  - Impact on neighbouring amenity

- Heritage impact
- Archaeology
- Secured by Design

## **Conclusions**

- 5.5 The proposals are still at an early stage. Familiarity of the proposal and future input from Members would help to influence the final details of any development. Any particular issues members wish to raise at this initial stage would be helpful in order to incorporate as the various elements are brought together.