

**MINUTES OF A MEETING OF THE  
STRATEGIC PLANNING COMMITTEE  
Council Chamber, Town Hall, Main Road, Romford RM1 3BD  
8 June 2023 (7.40 - 9.00 pm)**

**Present:**

**COUNCILLORS 7**

<b>Conservative Group</b>	John Crowder, Ray Best and +Carol Smith
<b>Havering Residents' Group</b>	Reg Whitney (Chairman), Bryan Vincent and Gerry O'Sullivan
<b>Labour Group</b>	Jane Keane

Councillors Matt Stanton, Graham Williamson, Philippa Crowder and Mandy Anderson were present at the meeting.

There two members of the public and the press also present at the meeting.

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

**22 APOLOGIES FOR ABSENCE AND ANNOUNCEMENT OF SUBSTITUTE MEMBERS**

Apologies were received from Councillor Laurence Garrard who was substituted by Councillor Gerry O'Sullivan and Councillor Dilip Patel who was substituted by Councillor Carol Smith.

**23 DISCLOSURE OF INTERESTS**

There were no disclosures of interest.

**24 MINUTES**

The minutes of the meeting held on 20 April 2023 were agreed as a correct record and signed by the Chairman.

**25 LAND NORTH OF FEN LANE, NORTH OCKENDON, UPMINSTER**

The Committee received a presentation from the Director of Planning & Public Protection for the Land North of Fen Lane., North Ockendon, Upminster.

Members of the Committee were briefed on the process through which this proposal will be further explored.

It was noted that there were three routes through which the proposal could be considered. The making of a Local Development Order (LDO) by the Council, application by the developer for planning permission and using the Local Plan refresh to designate the subject site for development in the manner proposed followed by the submission of a planning application.

The Committee noted that officer have reached a decision to explore the proposal through an LDO which is a legally binding document which provides permitted development rights for specified types of development.

Members noted the following process that would be required:

Stage 1 - LDO Preparation: the LPA prepares a draft of the Order and a statement of reasons which includes the description of the development to be permitted and a definition of the area it effects, together with the case for making the Order plus other supporting documents.

Stage 2 - LDO Consultation and Publicity: the LPA consult on the Order. Consultation is undertaken with those that would have been notified/engaged with had a planning application been submitted. This includes local residents and statutory consultees. A site and press notice would be published. The draft Order, statement of reasons and other supporting documents would be made available for review online and in key, in person, locations.

Stage 3 - Consideration of Representations: Following a review of the representations received, the LPA considers whether any revision is needed to the draft LDO and as a consequence, any re-consultation is needed.

Stage 4 - LDO Adoption: the LDO is formally made by the LPA through a resolution to do so. The LDO (and all of its documentation) is sent to the Secretary of State and placed on the Planning Register.

The report sought the Committee's agreement to begin informal consultation, so that officers have a justification for pursuing the matters via the LDO process.

The Committee noted the content of the report.

**26 P1597.22 - 80 COURIER ROAD RAINHAM RM13 8EU**

The report before the Committee was an application seeking approval for an construction of industrial buildings (use class e(g) (iii), b2, b8) with ancillary offices and gatehouse, new vehicular access from courier road (including use of existing emergency access), with pedestrian link from courier road, cycle, motorcycle, car, van, and HGV parking, hardstanding and circulation

areas, sprinkler tanks, pump house, pumping station, substation(s), plant enclosures and all other ancillary and enabling works including remediation, landscaping, drainage, engineering, ground stability works, construction and boundary treatment.

Following consideration, it was **RESOLVED** that **PLANNING PERMISSION BE GRANTED** subject to conditions outlined in the report.

The vote for the resolution to grant planning permission was granted by 6 votes to 0 with 1 abstention.

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**Chairman**