

**MINUTES OF A MEETING OF THE  
STRATEGIC PLANNING COMMITTEE  
Council Chamber, Town Hall, Main Road, Romford RM1 3BD  
18 July 2024 (7.00 - 8.05 pm)**

**Present:**

**COUNCILLORS**

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

**4 CHAIRMAN'S ANNOUNCEMENTS**

The Chair made his announcements, including the fire evacuation procedure.

The Chair reminded members of the public that Councillors have to make decisions on planning applications strictly in accordance with planning principles.

The Chair also reminded members of the public that whilst decisions may not always be popular, they should respect the need for Councillors to take decisions that will stand up to external scrutiny or accountability.

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

Apologies received from Councillor John Crowder (Councillor Laurance Garrard attended on his behalf)

**6 DISCLOSURE OF INTERESTS**

Councillor Jane Keane disclosed a Non-Pecuniary Interest - by virtue of being a newly appointed trustee on the Lucas Children's Playsite Trust. On the advice of the Legal Advisor, this does not preclude Councillor Keane from voting on any meeting decisions put forward.

7 **MINUTES**

The minutes of the meeting held on 23 May 2024 were agreed as a correct record and will be signed by the Chair.

8 **P1533.23 - FORMER MINIATURE GOLF CLUB, HALL LANE, UPMINSTER**

The Committee received an application to vary condition No. 1 (Accordance with plans) of reserved matters approval ref: P0112.22 dated 19/10/2022 and to substitute the approved plans. The application for reserved matters sought approval of appearance, landscaping, layout and scale pursuant to condition 1 replacing drawing numbers of outline planning permission (P0248.19) dated 16 September 2021 for the demolition of all buildings and structures on site.

The report outlined that planning application was approved by the committee in July 2020 subject to conditions and a section 106 legal agreement to change the use of land and to develop the site to provide 37 dwelling. At the reserved matters stage, the scheme was revised to incorporate 35 dwellings, approved by the Strategic Planning Committee in October 2022.

The application had been called-in by Ward Councillors. With its agreement Councillor John Tyler addressed the Committee and raised concerns over the current proposal and sought further discussions to take place over the £55,000 offered to further enhance play facilities in the local area, the refusal of the leasing of the land and a revisit of the natural 'play' offer.

The report recommended approval of the reserved matters subject to the completion of a Deed of Variation to the original legal agreement to secure the planning obligations.

Following debate, it was **RESOLVED** to **DEFER** in order for officers to seek further clarification from the applicant on the following:

1. Identify the location where the financial contribution would be spent.
2. Provide fuller details of what the contribution would fund.
3. Consider an enhanced increase to the contribution.
4. Details of what the cost of the equipment would have been if it was installed on the site.
5. What it would cost at the new location and where that site would be.

The motion for deferral was raised by Councillor Best and was seconded by Councillor Patel.

**Strategic Planning Committee, 18 July**  
**2024**

The vote for the proposal was carried by 5 votes to 1 against. Councillor Laurence Garrard voted against the motion.

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**Chairman**