

**MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
Havering Town Hall, Main Road, Romford
22 August 2024 (7.30 - 8.55 pm)**

Present:

COUNCILLORS:

Conservative Group	Carol Smith and Jacqueline McArdle
Havering Residents' Group	Robby Misir (in the Chair) Philippa Crowder and +Gerry O'Sullivan
Labour	Matthew Stanton

Councillor Barry Mugglestone was present for parts of the meeting.

Unless otherwise indicated all decisions were agreed with no vote against.

Through the Chairman, announcements were made regarding emergency evacuation arrangements and the decision making process followed by the Committee.

5 APOLOGIES FOR ABSENCE AND ANNOUNCEMENT OF SUBSTITUTE MEMBERS

An apology was received for the absence of Councillor Bryan Vincent.
+Councillor Gerry O'Sullivan substituted for Councillor Vincent.

6 DISCLOSURE OF INTERESTS

There were no disclosures of interest.

7 MINUTES

The minutes of the meeting held on 1 August 2024 were agreed as a correct record and signed by the Chairman.

8 P1027.23 - 51 WINDERMERE AVENUE, HORNCHURCH

The Committee considered a report for retrospective change of use from single dwelling house to C2 (Ofsted regulated residential children's home to accommodate not more than 2 children between the ages of 8 and 17 years.

Members noted that the consent was sought for the change of use of the premises (retrospective) to provide care for up to two children. The use commenced operating in May 2023 and is staffed by three adults who work on a shift basis caring for the resident(s). It was stated that there are no external changes to the building or internal layout.

The report detailed the following that provision of appropriate housing to meet the specialist needs of local people will be supported where it can be robustly demonstrated:

- i. There is an identified need within the borough;
- ii. The site has access to essential services and shops by walking and cycling;
- iii. The site is well served by public transport;
- iv. The proposal contributes to a mixed, balanced and inclusive community;
- v. The site is suitable for the intended occupiers in terms of the standard of facilities, the level of independence, and the provision of support and/or care;
- vi. An appropriate level of amenity space is provided to meet the needs of the intended occupants taking account of the need for an attractive outlook;
- vii. Consideration has been given to all possible future needs and the development can be easily adapted to meet the needs of future occupants;
- viii. The proposal does not have any adverse impacts on the surrounding area and will not be likely to give rise to significantly greater levels of noise and disturbance to occupiers of nearby residential properties;
- ix. The proposal meets the parking requirements set out in Policy 24 and it will not have an unacceptable impact on parking conditions and traffic congestion in the area; and
- x. Adequate provision for visitor and carer parking facilities is provided and where appropriate, provision is made for the safe and convenient storage of wheelchairs and mobility scooters

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

The application had been called-in by a Ward Councillor. With its agreement Councillor Barry Mugglestone addressed the Committee.

Following discussion and consideration, a motion for deferral was raised in order for the Committee to receive further information on the following before determination of the application:

- Evidence of Police report of Crime and Antisocial behaviour in the area (attendance)
- Evidence of OFSTED report on the suitability of the premises for its intended use (Committee agreed this was not a material planning condition)
- Insight from Havering Social Care Team on a carer to child ratio, in order to understand if there was a benchmark

Councillor Misir raised the motion and it was seconded by Councillor McArdle.

The vote for the resolution was carried by a unanimous vote.

Chairman