

**MINUTES OF A MEETING OF THE
STRATEGIC PLANNING COMMITTEE
Council Chamber, Town Hall, Main Road, Romford RM1 3BD
9 July 2026 (7.00 - 7.30 pm)**

Present:

COUNCILLORS

Reform Group	Kevin Ayres (Chairman), Alex Donald (Vice-Chair), Iurie Bivol and +Gary Payne
Havering Aligned Residents' Association Group	John Tyler

Also present at the meeting were Councillors Sue Benjamins, Terry Brown, Diane Smith and Russell Smith.

There was a member of the public present for the meeting.

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

1 APOLOGIES FOR ABSENCE AND ANNOUNCEMENT OF SUBSTITUTE MEMBERS

An apology was received for the absence of Councillor Angelica Ola. Councillor Ola was substituted by Councillor Gary Payne.

2 DISCLOSURE OF INTERESTS

There were no interest disclosed at the meeting.

3 MINUTES

The Committee, having received guidance from Officers, agreed to note the minutes as an accurate record of the decisions made and matters considered at the Strategic Planning Committee meetings held on 3 March 2026 and 26 March 2026.

The Committee further agreed that the Chairman be authorised to sign the minutes of the meetings held on 3 March 2026 and 26 March 2026.

4 P0867.25 - JEWSON, 307-309 SOUTH STREET, ST. ALBANS

The Committee received a presentation on proposals for the redevelopment of the existing Builders Merchants site to provide a modernised and expanded Builders Merchants branch.

The Case Officer presented the application, explaining that the proposed development represented an appropriate form of development on a designated employment site and would support the continued growth and expansion of an existing business.

Members were advised that, whilst the proposal would increase the size and scale of the existing building, the development had been assessed against the character of the surrounding area and neighbouring buildings. The Officer confirmed that the proposal was considered acceptable in terms of its design, scale and visual impact.

In relation to residential amenity, the Officer explained that the impacts on outlook, daylight and neighbouring properties had been carefully assessed. Conditions were proposed to control the hours of operation and deliveries, the installation of acoustic fencing along the northern boundary and the implementation of noise mitigation measures identified within the submitted Noise Assessment. The Council's Environmental Health team reviewed the proposals and raised no objections subject to these conditions.

The Case Officer also outlined the parking arrangements. The existing site provided 18 parking spaces, including customer and staff parking. The proposal would increase parking provision to 20 spaces, with designated spaces for both customers and staff, together with cycle parking facilities. Officers considered the proposed parking arrangement to be an improvement on the existing situation.

During general debate, a Member raised concerns regarding the loss of trees and noted that replacement planting could take up to ten years to provide effective screening. The Member asked whether larger, more mature trees could be secured through a condition to reduce the time required for the landscaping to become established.

In response, the Committee noted that while more mature trees could provide immediate screening, younger trees generally established more successfully and offered better long-term growth and health. The proposed landscaping scheme had been carefully considered and was considered appropriate.

A Member queried whether the Officer's assessment that there would be no significant loss of outlook had changed since the report was drafted.

The Officer confirmed that the assessment remained unchanged. It was explained that whilst the development would be visible from neighbouring properties, the application site sat approximately 1.2 metres below the level of the adjacent residential properties. The Committee was informed that the development would be noticeable but considered any impact on outlook to be minor and acceptable.

Following the discussion, the Committee RESOLVED to GRANT Planning Permission subject to prior completion of a legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended), Section 16 of the Greater London Council (General Powers) Act 1974 and all other enabling powers to secure the following planning obligations and the conditions set out in the report.

- Submission of a Travel Plan
- Scheme for Employment, Skills and Training.
- Mandatory BNG Requirements, including Monitoring
- Payment of a financial contribution toward s106 monitoring costs.
- Payment of legal costs associated with the drafting, signing and completion of the s106.

The Committee voted 4 votes in favour and 1 abstention to approve the application.

Councillor Alex Donald abstained from the vote.

Chairman