

**MINUTES OF A MEETING OF THE
REGULATORY SERVICES COMMITTEE
Thursday 19 May 2011 (7.30pm – 8:45pm)**

Present:

COUNCILLORS: 11

Conservative Group Barry Oddy (in the Chair), Sandra Binion, Jeff Brace, Robby Misir, Fred Osborne, Garry Pain, and Barry Tebbutt

Residents' Group Linda Hawthorn
Brian Eagling

Labour Group Paul McGearry

**Independent
Residents' Group** Mark Logan

Councillors Wendy Brice-Thompson, Steven Kelly, Eric Munday, Ron Ower and Frederick Thompson were also present at the meeting.

20 members of the public and a representative of the Press were present.

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.

285 MINUTES

The minutes of the meeting of the Committee held on 28 April 2011 were agreed as a correct record and signed by the Chairman.

286 P0508.11 – R/O 25 PETTITS LANE, ROMFORD - Outline planning application – for the erection of two bungalows

It was **RESOLVED** that consideration be deferred at the request of staff to address issues that had been raised by the applicant.

287 P0037.11 – INGREBOURNE LINKS, RAINHAM, ESSEX - Temporary construction plant and vehicle learning centre, with site buildings for classroom, welfare and car parking.

It was **RESOLVED** that consideration be deferred at the request of staff to review the applicant's very special circumstances case.

288 P0546.11 – LAND TO THE REAR OF 38-40 BURWOOD GARDENS, RAINHAM - Demolition of garages and the construction of 2 two bedroom semi-detached houses

The application related to the construction of a pair of semi-detached houses on a disused Council owned garage site.

The Committee was advised that there had been three letters of representation against the scheme on the grounds that the proposal would cause a loss of privacy, reduce light received, result in additional noise and disturbance, loss of a view/outlook and could result in the loss of access to a garage.

In accordance with the public participation arrangements, the Committee was addressed by an objector, with a response from the applicant.

Councillor Tebbutt requested that consideration be given to ensuring that the bin compound areas were sufficient to accommodate a standard size bin so that in future if wheeled bin collections were introduced in the borough refuse could be collected in this way.

The Committee **RESOLVED** that planning permission be granted subject to the conditions as set out in the report and with an additional condition to ensure that the refuse enclosure could accommodate standard sized bins to meet prevailing StreetCare requirements.

It was also agreed to add an informative requiring improvement of the existing dropped kerb and footway crossing as part of the separate highways agreement.

The vote for the resolution was passed by 8 votes to 3. Councillors Eagling, McGeary and Hawthorn voted against the resolution.

289 P1796.10 – 13 FARNHAM ROAD, HAROLD HILL - change of use from A1 (shop) to A3 (café/restaurant) with extract ducting and alterations to shopfront

The report before members detailed an application for a change of use to a restaurant with the installation of extract ducting to the rear.

With its agreement, Councillor Steven Kelly addressed the Committee. Councillor Kelly expressed concern over the restrictive hours of operation that were contained in the report. Councillor Kelly stated that it was important that local restaurants were encouraged to trade in the area but the hours in the report curtailed the evening eating trade.

During discussions members were advised that if the proposed ducting was level with residents properties then this would be a matter for Environmental Health to deal with.

Following discussions Councillor Tebbutt raised a motion for an extension of hours to 8am to 10pm Monday to Saturday and 9am to 5pm on Sundays this motion was seconded by Councillor Brace and the motion was passed.

The Committee **RESOLVED** that planning permission be granted subject to extended opening hours condition (No.2).

290 P0545.11 – LAND TO THE REAR OF 26-32 DEERE AVENUE, RAINHAM - Demolition of garages and the construction of a detached bungalow

This application relates to the construction of a single detached bungalow on a Council owned garage site.

Councillor Tebbutt requested that consideration be given to ensuring that the bin compound areas were sufficient to accommodate a standard size bin so that in future if wheeled bin collections were introduced in the borough refuse could be collected in this way.

The Committee **RESOLVED** that planning permission be granted subject to the conditions as set out in the report and with an additional condition to ensure that the refuse enclosure could accommodate standard sized bins to meet prevailing StreetCare requirements.

291 P0547.11 – LAND BETWEEN 106 & 108 PLUMPTON AVENUE, HORNCHURCH - Demolition of garages and the construction of 1 three bedroom detached house

The Committee considered the report and without debate, **RESOLVED** that planning permission be granted subject to the conditions as set out in the report.

The vote for the resolution was passed by 10 votes to 1. Councillor Logan voted against the proposal.

292 P0293.11: 102 PETERSFIELD AVENUE, HAROLD HILL, ROMFORD - Change of use from Adult Teaching Centre to Beauty Salon

The Committee considered the report and without debate, **RESOLVED** that planning permission be granted subject to the conditions as set out in the report.

293 P0572.11 – GARAGE COURT ADJACENT TO NO. 108 NAVARRE GARDENS, ROMFORD - Demolition of existing 10 garages for the erection of 2 houses with associated parking

The Committee considered the report and without debate, **RESOLVED** that planning permission be granted subject to the conditions as set out in the report.

294 P0337.11 – FORMER RICON SITE, ASHTON ROAD, ROMFORD - Extension of time of planning permission P0266.07 – Outline application for development of site for automotive use (sui generis) to include sales, mechanical and servicing engineers.

The Committee considered the report and without debate, **RESOLVED** that planning permission be granted subject to the conditions as set out in the report.

295 P0473.11 – HAVERING VILLAGE GREEN, ORANGE TREE HILL/NORTH ROAD, HAVERING-ATTE-BOWER, ROMFORD - Installation of new vehicle gate and three pedestrian gates on Havering Village Green

The Committee considered the report and without debate, **RESOLVED** that planning permission be granted subject to the conditions as set out in the report.

296 P0318.11 – PARKLANDS JUNIOR SCHOOL - Creation of an all weather sports pitch on part of existing school field

The Committee considered the report and without debate, **RESOLVED** that planning permission be granted subject to the conditions as set out in the report.

297 P0248.11 – ELMDENE, 15 NORTH ROAD, HAVERING ATTE BOWER - Side extension, increase in roof height, front, side and rear dormer windows and roof lights (resubmission of P0833.04)

The Committee considered the report and without debate, **RESOLVED** that planning permission be granted subject to the conditions as set out in the report.

298 319 RUSH GREEN ROAD ROMFORD - Alleged breach of planning control

The Committee considered the report and without debate, **RESOLVED** that an Enforcement Notice be issued and served to require, that within 3 months:

- i) The use of the property as two self-contained flats cease, and
- ii) all fixtures and fittings that facilitate the unauthorised use of the property as two self-contained flats be removed, including the removal of:
 - a) All internal partitions, walls and doors that facilitate the unauthorised use including the door in the hallway at the foot of the stairs which leads up to the first floor flat; and
 - b) All fixtures and fittings from the kitchen on the first floor that facilitates the use of the first floor that facilitate the use of the first floor as self-contained flat.

In the event of non compliance, and if deemed expedient, that proceedings be instituted under the provisions of the Town and Country Planning Act 1990.

299 SMALL ACRES, FOLKES LANE, UPMINSTER - Planning Contravention

The Committee considered the report and without debate, **RESOLVED** that an Enforcement Notice be issued and served to require, that within 6 months:

1. All steel containers other than the two closest to the south west corner of the land identified in Plan 1 attached be removed
2. All wooden pallets stored on the land be removed
3. Using the land for all storage purposes other than that ancillary to the agricultural use of the land be stopped

4. All materials and rubbish associated with compliance of 1, 2 and 3 above be removed

In the event of non compliance, and if deemed expedient, that proceedings be instituted under the provisions of the Town and Country Planning Act 1990.

300 CONFIRMATION OF THE HAVERING TREE PRESERVATION ORDER NO. 4/11

The Committee considered the report and without debate, **RESOLVED** that the Havering Tree Preservation Order (Hurstwood Court, adjacent to 17 Hall lane, Upminster) 4/11 was confirmed without modification.

Chairman
9 June 2011