

**MINUTES OF A MEETING OF THE
REGULATORY SERVICES COMMITTEE
Havering Town Hall, Main Road, Romford
13 November 2014 (7.30 - 8.05 pm)**

Present:

COUNCILLORS:	11
Conservative Group	Robby Misir (in the Chair) Philippa Crowder, Steven Kelly, Michael White and +John Crowder
Residents' Group	Stephanie Nunn and Reg Whitney
East Havering Residents' Group	Linda Hawthorn and Ron Ower
UKIP Group	Phil Martin
Independent Residents Group	Graham Williamson

An apology for absence was received from Councillor Ray Best.

+Substitute members: Councillor John Crowder (for Ray Best).

Councillor Jason Frost was also present for part of the meeting.

11 members of the public 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.

110 P1031.14 - 93-97 COLLIER ROW ROAD, COLLIER ROW ROMFORD

The report before Members detailed an application for the demolition of an existing petrol station, car wash and a number of car maintenance units and re-development of the site to provide a retail foodstore, car parking and associated landscaping works.

Members noted that a late letter in support of the application had been received in addition to an email from Councillor Linda Trew also in support of the application.

With its agreement Councillor Jason Frost addressed the Committee.

Councillor Frost commented that the applicants had been in contact with all three ward councillors, residents and local businesses and had demonstrated best practice in terms of consultation with interested parties. Councillor Frost referred to the high level of public support for the application shown during the consultation process. Councillor Frost also commented that he felt that the application would add vitality to the town centre area and that he was in full support of the application.

During a brief debate Members discussed access/egress arrangements for customers of the site and delivery access to the loading bay.

The Committee noted that the proposed development qualified for a Mayoral CIL contribution of £11,520 and **RESOLVED** that planning permission be granted subject to the conditions as set out in the report and to include the following additional amendments to the conditions:

- Completion of the omitted text of condition 19 (permitted development restriction).
- Additional condition – sustainability (BREEAM) "very good" required.
- Additional condition – north east corner door to be used only for emergency escape purposes and not to serve as a main entrance/exit including for staff.

Councillor Michael White was not present during the discussion of item 4 – Planning Application P1031.14 and did not take part in the vote.

111 **P1205.14 - 12 WREXHAM ROAD & 83 PRESTON ROAD ROMFORD**

The application before Members related to Council owned land. The application proposed the demolition of two single storey, 1-bedroom dwellings and the erection of two 2-bedroom, 2 storey dwellings with associated amenity space.

In accordance with the public speaking arrangements the Committee was addressed by an objector with a response by the applicant's agent.

The objector commented that he had concerns regarding the proposed development potentially blocking an external vent at his property. The objector also commented that the development could adversely affect the structure of his property. The objector also raised concerns over the parking provision and the practicalities of providing a vehicle crossover.

In response the applicant's agent commented that that the concerns that the objector had expressed were not part of the planning process but would be dealt with as part of the building regulations process or under the Party Wall Act. The agent confirmed that a party wall surveyor had been appointed by

the applicant to oversee the development works and the objectors concerns would be addressed.

During a brief debate Members sought clarification on the position of the vehicle crossover to the new development and discussed the current landscaping around the perimeter of the current buildings. Members requested a further condition to specifically provide for the removal of hedgerows to the front of the existing buildings.

The Committee noted that the proposed development qualified for a Mayoral CIL contribution of £2,020 and **RESOLVED** that planning permission be granted subject to the conditions as set out in the report and the incorporation within the landscaping condition of a significant reduction/removal of the existing frontage hedgerow.

- 112 **P1198.14 - 14 CHIPPENHAM CLOSE & 203 CHIPPENHAM ROAD ROMFORD - DEMOLITION OF EXISTING TWO SINGLE STOREY BED-SITS AND CONSTRUCTION OF TWO SMALL TWO STOREY DWELLINGS AND THE CREATION OF ON-SITE PARKING.**

The Committee considered the report noting that the proposed development qualified for a Mayoral CIL contribution of £2,020 and without debate **RESOLVED** that planning permission be granted subject to the conditions as set out in the report.

- 113 **P1199.14 - 2 WREXHAM ROAD & 134 NORTH HILL DRIVE ROMFORD - DEMOLITION OF EXISTING TWO SINGLE STOREY BED-SITS AND CONSTRUCTION OF TWO SMALL TWO STOREY DWELLINGS AND THE CREATION OF ON-SITE PARKING.**

The Committee considered the report noting that the proposed development qualified for a Mayoral CIL contribution of £2,020 and without debate **RESOLVED** that planning permission be granted subject to the conditions as set out in the report.

- 114 **P1200.14 - 2 LONGTOWN ROAD & 1 DAVENTRY ROAD ROMFORD - DEMOLITION OF EXISTING TWO SINGLE STOREY BED-SITS AND CONSTRUCTION OF TWO SMALL TWO STOREY DWELLINGS AND THE CREATION OF ON-SITE PARKING.**

The Committee considered the report noting that the proposed development qualified for a Mayoral CIL contribution of £2,020 and without debate **RESOLVED** that planning permission be granted subject to the conditions as set out in the report.

- 115 **P1201.14 - 201 CHIPPENHAM ROAD & 1 CHIPPENHAM CLOSE ROMFORD - DEMOLITION OF EXISTING TWO SINGLE STOREY BED-SITS AND CONSTRUCTION OF TWO SMALL TWO STOREY DWELLINGS AND THE CREATION OF ON-SITE PARKING.**

The Committee considered the report noting that the proposed development qualified for a Mayoral CIL contribution of £2,020 and without debate **RESOLVED** that planning permission be granted subject to the conditions as set out in the report.

- 116 **P1202.14 - 204 STRAIGHT ROAD & 1A MYRTLE ROAD ROMFORD - DEMOLITION OF EXISTING TWO SINGLE STOREY BED-SITS AND CONSTRUCTION OF TWO SMALL TWO STOREY DWELLINGS AND THE CREATION OF ON-SITE PARKING.**

The Committee considered the report noting that the proposed development qualified for a Mayoral CIL contribution of £2,020 and without debate **RESOLVED** that planning permission be granted subject to the conditions as set out in the report.

- 117 **P1087.14 - 78-80 STRAIGHT ROAD ROMFORD - DEMOLITION OF EXISTING BUILDINGS AND STRUCTURES AND RE-DEVELOPMENT OF THE SITE FOR A THREE-STOREY BUILDING COMPRISING OF A GROUND FLOOR RETAIL UNIT AND NINE 1,2 AND 3 BEDROOM APARTMENTS OVER TWO STOREYS ABOVE TOGETHER WITH ANCILLARY CAR PARKING, CYCLE STORAGE AND COMMERCIAL AND LANDSCAPED AREAS**

The Committee considered the report noting that the proposed development qualified for a Mayoral CIL contribution of £15,060 and without debate **RESOLVED** that the proposal was unacceptable as it stood but would be acceptable subject to the applicant entering into a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended), to secure the following:

- A financial contribution of £54,000 to be used towards infrastructure costs in accordance with the Policy DC72 of the LDF Core Strategy and Development Control Policies Development Plan Document and the Planning Obligations Supplementary Planning Document.
- All contribution sums shall include interest to the due date of expenditure and all contribution sums to be subject to indexation from the date of completion of the Section 106 agreement to the date of receipt by the Council.
- The Developer/Owner to pay the Council's reasonable legal costs associated with the Legal Agreement prior to the completion of the agreement irrespective of whether the agreement is completed.

- Payment of the appropriate planning obligations monitoring fee prior to the completion of the agreement.

That the Head of Regulatory Services be authorised to enter into a legal agreement to secure the above and upon completion of that agreement, grant planning permission subject to the conditions as set out in the report.

118 **APPLICATION FOR A STOPPING UP ORDER OF HIGHWAY LAND SITUATED ON THE CORNER OF BERWICK ROAD AND JORDAN'S WAY**

The Committee considered the report and without debate **RESOLVED** that subject to the developer paying the Council's reasonable charges in respect of the making of, advertising of, any inquiry costs associated with and the confirmation of the Stopping Up Order pursuant to Regulation 5 of The London Local Authorities (Charges for Stopping Up Orders) Regulations 2000 that:-

- 1.1 The Council makes a Stopping Up Order under the provisions of s.247 Town and Country Planning Act (as amended) in respect of the area of adopted highway shown zebra hatched on the Plan as the land was required to enable development for which the Council had granted Planning Permission.
 - 1.2 In the event that no relevant objections were made to the proposal or that any relevant objections that were made were withdrawn then the Order be confirmed without further reference to the Committee.
 - 1.3 In the event that relevant objections were made, other than by a Statutory Undertaker or Transport Undertaker and not withdrawn, that the application be referred to the Mayor for London to determine whether or not the Council could proceed to confirm the Order.
 - 1.4 In the event that relevant objections were raised by a Statutory Undertaker or Transport Undertaker and were not withdrawn the matter may be referred to the Secretary of State for their determination unless the application was withdrawn.
 - 1.5 The proposed stopping up related to an area of highway verge the stopping up of which was necessary to facilitate the development of one 3 bedroom two storey detached dwelling pursuant to the Planning Permission (reference P0316.12). It was therefore recommended that the necessary Order was made and confirmed.
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Chairman