

**MINUTES OF A MEETING OF THE
REGULATORY SERVICES COMMITTEE
Thursday 9 June 2011 (7.30pm – 9:00pm)**

Present:

COUNCILLORS: 10

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

Residents' Group Linda Hawthorn
+ Clarence Barrett

Labour Group Paul McGeary

**Independent
Residents' Group**

Apologies for absence were received from Councillors Garry Pain and Ron Ower

+ Substitute members: Councillor Steven Kelly (for Garry Pain) and Councillor Clarence Barrett (for Ron Ower).

15 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.

Councillor Tebbutt declared a personal but not prejudicial interest as a Local Authority appointed Governor of Crowlands School.

1 MINUTES

The minutes of the meeting of the Committee held on 19 May 2011 were agreed as a correct record and signed by the Chairman.

2 P0438.11 - 5 FARNHAM ROAD, HAROLD HILL - Replacement shopfront

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

3 P0420.11 – 227 LONDON ROAD – Demolition of the existing buildings, removal of advertising hoardings and boundary wall and the construction of a 70-bed care home with 17 parking spaces and amenity space, 6, 4-bed houses with car parking and amenity space fronting Lessington Avenue and creation of a lay-by on London Road with associated realignment of the pavement

The report before members detailed an application for a proposed 70 bed care home.

During discussions Members raised concerns regarding the height, mass and bulk of the proposed building.

There were also concerns regarding the amount of parking spaces and possible traffic movements within the site.

Members were also concerned that deliveries to the site were to be made via a loading bay situated in London Road which appeared to emphasise the fact that the servicing arrangements were not adequate for purpose.

Mention was also made of the fact that the building's design was out of keeping with the adjacent school which was of a Victorian heritage.

The report recommended that planning permission be granted but following a motion to refuse which was supported with 9 votes in favour and one vote. Councillor Oddy voted against the proposal. It was **RESOLVED** that planning permission be refused on grounds related to excessive mass of the care home, coupled with its design, which would result in an excessively bulky and oppressive building harmful to the character of the surroundings including streetscene and the character, amenities and setting of the adjacent school which was of Victorian heritage.

Furthermore the proposal would result in a cramped development in which a building of considerable height, bulk and continuous frontage would sit unreasonably close to site boundaries and servicing needs are unable to be accommodated within the site.

Taking account of prevailing land uses, parking and traffic conditions in the immediate vicinity of the site, the traffic and parking movements associated with the development which would exacerbate on-street parking and congestion to the detriment of highway safety and local amenity.

4 P0379.11 – 1-7 ANGEL WAY, ANGEL WAY, ROMFORD - Change of use of office space in the ground floor of the multi-storey car park in Angel Way to A1 and Auction Sales Room

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

5 P1135.03 – STAFFORD AVENUE, HORNCHURCH – change of use from industrial to residential and erection of 20, 2-bed flats in 2 blocks - variation of unilateral undertaking

The Committee considered the report and without debate, **RESOLVED** that Staff be authorised to enter into a Section 106 Legal Agreement under the Town and Country Planning Act 1990 (as amended), with the agreement of the Council as Local Planning Authority and the party or parties providing the original unilateral undertaking or their successors in title to secure the following by Deed of Variation under Section 106A of the Town and Country Planning Act 1990 which relates to Schedule 1 paragraph 3b of the Unilateral Undertaking dated 15th July 2005 (as varied by the deed of variation dated 8th July 2009):

The Owner “not to renew any Leases after they have expired and for the avoidance of doubt not to renew the lease of the industrial unit shown outlined bold in black on Phase 2 of the Indicative Phasing Plan after 4th May 2005 and not to renew the lease of the industrial unit outlined bold in black on Phase 3 of the Indicative Phasing Plan after 31st October 2009 provided that the leases or tenancies which are comprised in the industrial unit shown outlined bold in black on Phase 4 of the Indicative Phasing Plan may be renewed periodically until 31st December 2013 and not thereafter.”

Save for the variation of Schedule 1 paragraph 3b of the unilateral undertaking dated 15th July 2005 (as varied by the deed of variation dated 8th July 2009) all recitals, terms, covenants and obligations in the original unilateral undertaking would remain unchanged.

The above would be subject to payment of the Council’s legal fees for preparation of the deed of variation.

6 P0230.11 – FORMER HAROLD WOOD HOSPITAL, GUBBINS LANE, HAROLD WOOD – Construction of Phase B of a Spine Road in relation to site redevelopment for residential use at the former Harold Wood Hospital

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

7 P0350.11 – 19-21 EASTERN ROAD, ROMFORD - Demolition of existing building and erection of six storey mixed-use building comprising Class B1 office space with associated reception area and seven residential apartments

The report before the Committee sought full planning permission for the construction of a new mixed use building within the Office Quarter of Romford Town Centre.

During the debate, members queried whether the financial contributions contained in the report as part of the Section 106 Legal Agreement were sufficient for a scheme of its size.

The report recommended that planning permission be granted but following a motion it was **RESOLVED** that planning permission be deferred to allow staff to negotiate an improved Section 106 package with the applicants by 7 votes to 1 with 2 abstentions. Councillor Oddy voted against the proposal. Councillors Hawthorn and Barrett abstained from voting.

The vote for the resolution was passed by 7 votes to 1 with 2 abstentions. Councillor Oddy voted against the proposal. Councillors Hawthorn and Barrett abstained from voting.

8 P0037.11 – INGREBOURNE LINKS, RAINHAM, ESSEX - Temporary construction plant and vehicle learning centre, with site buildings for classroom, welfare and car 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 and subject to the following amendments:

- Alter Condition 1 (temporary) to expiry of 9 June 2016.
- Add additional condition to prevent recreational use of the training facility

9 P0405.11 – DORIC 16 NORTH ROAD, HAVERING -ATTE-BOWER - Raising of the roof, single/ two storey rear extension, front , side and rear dormers, single storey front extension

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

10 McDONALDS RESTAURANT , BRYANT AVENUE/A127, HAROLD WOOD - Variation of Condition 1 of Planning Application P1499.09 to enable extended drive through trading hours.

The report before members sought planning permission for extended opening hours. The proposal was to vary condition 1 of planning permission P1499.09 to enable drive through trading hours between 06:00 until 03:00 from Sundays to Thursdays and 24 hours on Fridays and Saturdays.

The application had been called-in by Councillor Tebbutt for the reasons that the proposal would promote local businesses and that no enforcement action had been taken by either Environmental Health or Trading Standards over the preceding year.

Members noted that no formal complaints had been received by Environmental Health during the past year regarding noise or disturbance as a result of the previously agreed extended opening hours.

Despite the Council's Crime Prevention Design Advisor's reservations on extending trading hours some Members stated that they were unaware of any anti-social behaviour associated with the premises during the extended opening hours and agreed that to extend the hours further was not to the detriment of the surrounding area.

The report recommended that planning permission be refused but following a motion which was passed by 6 votes for to 4 against, Councillors McGeary, Hawthorn, Barrett and Oddy voted against the motion, it was **RESOLVED** that planning permission be granted with 7 votes for and 3 against Councillors McGeary, Hawthorn and Barrett voted against the substantive motion.

- (i) Condition 1 of planning permission reference P1499.09 being varied to allow drive through trading hours between 06.00 until 03.00 from Sundays to Thursdays and 24 hours on Fridays and Saturdays.
- (ii) an additional condition prohibiting any deliveries during the extended hours covered by the approval, ie no deliveries between 3am-6am on Sunday-Thursday nights and between 4am-6am on Friday and Saturday nights; and
- (iii) all other planning conditions save for Condition 1 of planning permission reference P1499.09 applying to this planning permission under reference P0498.11.

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Regulatory Services Committee, 9 June 2011

Chairman
30 June 2011