

**MINUTES OF A MEETING OF THE
REGULATORY SERVICES COMMITTEE
Havering Town Hall, Main Road, Romford
27 October 2011 (7.30 - 9.15 pm)**

Present:

COUNCILLORS: 11

Conservative Group Barry Oddy (in the Chair) Barry Tebbutt (Vice-Chair),
Sandra Binion, Jeffrey Brace, Robby Misir,
Frederick Osborne and Garry Pain

Residents' Group Linda Hawthorn and Ron Ower

Labour Group Paul McGeary

**Independent Residents
Group**

An apology for absence was received from Councillor Mark Logan.

35 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.

129 MINUTES

The minutes of the meeting of the Committee held on 15 September 2011 were agreed as a correct record and signed by the Chairman.

**130 P0759.11 - FORMER WOOLPACK PUBLIC HOUSE AND CAR PARK,
ANGEL WAY, ROMFORD**

The report before members detailed an application which proposed the retention and refurbishment of the former Woolpack public house, together with the erection of a new residential building, ranging between 3 and 8 storeys high.

It was reported that the retained Woolpack would undergo a programme of renovation and restoration in order to bring it back into use. The application proposed use of the ground floor for either retail, financial and professional

services, or restaurant/café use, which fall within Classes A1, A2 and A3 of the Use Classes Order respectively. The upper floors of the building would be converted to form 2 two bed and 2 bed flats. A detailed specification of the proposed works was set out in a Heritage Statement which was detailed in the report.

The proposed new build would provide 70 residential units. This would consist of 30 one bed units, 34 two bed units, 4 three bed units and 2 four bed units. The development proposed 6 units of affordable rented housing, which would be the three and four bed units within the development.

The principal entrance to the building would be located at the foot of the eight storey section with additional, separate entrances to each of the three and four bed units along Angel Way.

It was explained that the development would have a single point of vehicular access from Angel Way, which leads to an internal, ground floor parking area of 24 spaces, including 7 disability spaces. Refuse stores would be located within the ground floor of the building. At first floor level it was proposed to create a landscaped podium, which would serve as a communal amenity area for the development. This would be effectively enclosed by the new building to the north and west and by the existing Salvation Army building to the east. Additional planting and communal play facilities would also be provided. The space would provide an amenity area for residents, in addition to proposed decked terraces to each of the upper levels of the development.

Staff informed the Committee that the application had been accompanied by a suite of supporting documents including a planning statement, heritage statement, viability appraisal, arboricultural study, bat survey, contamination desk study, daylight/sunlight assessment, design and access statement, energy statement, flood risk assessment, noise assessment, sustainability statement and transport assessment and travel plan.

It was noted that 2 letters of representation had been received along with comments from 8 statutory consultees.

With its agreement, Councillor Andrew Curtin addressed the Committee. Councillor Curtin remarked that the proposal would be a positive contribution to the Romford Town Centre Conservation Area with the use of high quality materials and appropriate use of colour. Councillor Curtin urged the Committee to support the officer recommendation and grant planning permission.

During the debate, a member suggested that there was insufficient parking provision for a development of such size. Staff advised that the proposed parking provision was acceptable given the location in the Town Centre and the availability of local public transport.

It was **RESOLVED** that the proposal was unacceptable as it stood but would be acceptable subject to the applicant entering into a Section 106 Legal Agreement under the Town and Country Planning Act 1990 (as amended), to secure the following:

- The provision on site of 8% of the units within the development (comprising 4 three bed units and 2 four bed units) as affordable housing for rent.
- The payment of a financial contribution of up to maximum of £100,000, of which £2,100 shall be used for the cost of new tree planting within the vicinity of the site and its initial maintenance, with the remainder of the contribution to be used for additional primary and secondary school places within the Borough and improvements to the walking, cycling and bus access infrastructure on Angel Way, High Street and St. Edwards Way, the apportionment of such payments to be determined by the Head of Service.
- The prevention of any future occupants of the development, save for blue badge holders, from applying for residents parking permits within any current or future Controlled Parking Zone or other such measure affecting the locality of the application site.
- The contribution sums shall be subject to indexation on the basis of the Retail Price Index or an alternative index acceptable to the Council from the date of the agreement to the date of payment.
- All contribution sums once received shall include any interest accrued to the date of expenditure.
- The Council's legal fees for preparation of the agreement shall be paid on or prior to completion and the Council's planning obligation monitoring fees shall be paid as required by the agreement.

Staff were authorised to enter into a legal agreement to secure the above and upon completion of that agreement, grant planning permission subject to a revised set of conditions detailed below but the with the following amendments and additional conditions:

REVISED CONDITIONS:

1. Time limit - The development to which this permission relates must be commenced not later than three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. Accordance with plans - The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans, particulars and specifications.

Reason: The Local Planning Authority consider it essential that the whole of the development is carried out and that no departure whatsoever is made from the details approved, since the development would not necessarily be acceptable if partly carried out or carried out differently in any degree from the details submitted. Also, in order that the development accords with the LDF Development Control Policies Development Plan Document Policy DC61.

3. Car parking - Before dwellings in the new building hereby permitted are first occupied, the areas set aside for car parking shall be laid out and surfaced to the satisfaction of the Local Planning Authority. The parking areas shall be retained permanently thereafter for the accommodation of vehicles visiting the site and shall not be used for any other purpose.

Reason: To ensure that car parking accommodation is made permanently available to the standards adopted by the Local Planning Authority in the interest of highway safety and in order that the development accords with the LDF Development Control Policies Development Plan Document Policy DC33.

4. Disabled parking - Before dwellings in the new building hereby permitted are first occupied provision shall be made within the site for 7 no. disabled car parking spaces in accordance with the approved details. Thereafter this provision shall be made permanently available for use, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure adequate on-site parking is available for the disabled and to comply with the aims of Policy 6.13 of the London Plan .

5. Vehicle Charging Points Provision shall be made within the development for a minimum of 20% of parking spaces to be fitted with active provision of electric vehicle charging points

Reason: In the interests of sustainable transport and to accord with Policy 6.13 of the London Plan.

6. Materials - Before any of the development hereby permitted is commenced, samples of all materials to be used in the external construction of the new building (other than external bricks) shall be submitted to and approved in writing by the Local Planning Authority. This shall include samples of external doors and window frames, railings, balustrades and external stairs/access deck, reconstituted

stone surrounds and colour samples for the window reveals and town house entrances, and details of pointing and mortar mix, which are expected to accord with the information within the Design and Access Statement (May 2011) and the Planning Amendments Addendum (October 2011). Thereafter the development shall be constructed with the approved materials.

Reason: To ensure that the appearance of the proposed development will harmonise with the character of the surrounding area and in order that the development accords with the LDF Development Control Policies Development Plan Document Policy DC61.

7. External Bricks – The external bricks to be used within the development

shall be as set out in the submitted Planning Amendments Addendum dated October 2011 (page 12) and shall comprise:

Town Houses – Ibstock Birtly Old English Buff
Apartments – Ibstock Birtly Millhouse Blend
Entrance to apartment block – Ibstock Oyster White

Reason: To ensure that the appearance of the proposed development will harmonise with the character of the surrounding area and in order that the development accords with the LDF Development Control Policies Development Plan Document Policy DC61.

8. Landscaping - No development shall commence on the new building hereby approved until there has been submitted to and approved by the Local Planning Authority a scheme of hard and soft landscaping, which shall include full details of the proposed landscaping to the podium area, including the design and height of the proposed raised planters. All planting, seeding or turfing comprised within the scheme shall be carried out in the first planting season following completion of the development and any trees or plants which within a period of 5 years from completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In accordance with Section 197 of the Town and Country Planning Act 1990 and to enhance the visual amenities of the development, and that the development accords with the LDF Development Control Policies Development Plan Document Policy DC61.

9. Living Wall – No development shall commence on the new building hereby approved until full details of the proposed 'living wall' have been submitted to and agreed in writing by the Local Planning

Authority. This shall include a specification for the construction, planting and on-going maintenance and management of the wall. The development shall then be carried out in accordance with the agreed details.

Reason: Reason: In accordance with Section 197 of the Town and Country Planning Act 1990 and to enhance the visual amenities of the development, and that the development accords with the LDF Development Control Policies Development Plan Document Policy DC61.

10. Children's Play Equipment – Details of the proposed children's play equipment shall be submitted to and approved in writing by the Local Planning Authority not later than three months from the commencement of development of the new building hereby approved. The play equipment shall then be installed at the site prior to the first occupation of the development and retained thereafter in accordance with the approved details.

Reason: To ensure a satisfactory living environment and to comply with Policies DC20 and DC61 of the LDF, the Residential Design SPD and Policy 3.6 of the London Plan.

11. Refuse and recycling - Prior to the first occupation of the development hereby permitted, provision shall be made for the storage of refuse and recycling awaiting collection according to details which shall previously have been agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity of occupiers of the development and also the visual amenity of the development and the locality generally, and in order that the development accords with the LDF Development Control Policies Development Plan Document Policy DC61.

12. Cycle storage - Prior to completion of the works hereby permitted, cycle storage of a type previously submitted to and agreed in writing by the Local Planning Authority shall be provided and permanently retained thereafter.

Reason: In the interests of providing a wide range of facilities for non-motor car residents, in the interests of sustainability and in order that the development accords with the LDF Development Control Policies Development Plan Document Policy DC36.

13. Boundary treatment - Prior to the commencement of the development hereby approved, details of proposed boundary treatment, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall then be carried out in

accordance with the agreed details and the boundary treatment retained thereafter.

Reason: In the interests of privacy and amenity and to accord with Policies DC61 and DC63 of the LDF Development Control Policies Development Plan Document.

14. Secure by Design - Prior to the commencement of the development hereby approved a full and detailed application for the Secured by Design award scheme shall be submitted to the Local Planning Authority, setting out how the principles and practices of the Secured by Design Scheme are to be incorporated. Once approved in writing by the Local Planning Authority in consultation with the Havering Crime Prevention Design Advisor the development shall be carried out in accordance with the agreed details.

Reason: In the interest of creating safer, sustainable communities and to reflect guidance in PPS1 and Policies CP17 and DC63 of the LDF Core Strategy and Development Control Policies Development Plan Document.

15. External lighting - A scheme for the lighting of external areas of the development shall be submitted to and approved in writing by the local planning authority not later than three months from the commencement of development of the new building hereby approved. The scheme of lighting shall include details of the extent of illumination together with precise details of the height, location and design of the lights. The approved scheme shall then be implemented in strict accordance with the agreed details prior to the first occupation of the development and retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In the interests of highway safety and amenity. Also in order that the development accords with Policies DC32 and DC61 of the LDF Development Control Policies Development Plan Document.

16. Biodiversity – Prior to the commencement of the development a method statement shall be submitted to and approved in writing by the Local Planning Authority detailing how the recommendations of the bat survey (dated March 2011) will be implemented. This shall include details of further survey work to be undertaken and a programme of mitigation, where the survey indicates this is necessary. The development shall thereafter be carried out in accordance with the agreed details.

Reason: In order to ensure that the proposed development has an acceptable impact on protected species and in order that the development accords with the LDF Development Control Policies Development Plan Document Policies DC58 and DC59.

17. Hours of construction - No construction works or deliveries into the site shall take place other than between the hours of 08.00 to 18.00 on Monday to Friday and 08.00 to 13.00 hours on Saturdays unless agreed in writing with the local planning authority. No construction works or deliveries shall take place on Sundays, Bank or Public Holidays unless otherwise agreed in writing by the local planning authority.

Reason: To protect residential amenity and in order that the development accords with the LDF Development Control Policies Development Plan Document Policy DC61.

18. Wheel washing - Before the development hereby permitted is first commenced, details of wheel scrubbing/wash down facilities to prevent mud being deposited onto the public highway during construction works shall be submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be permanently retained and used at relevant entrances to the site throughout the course of construction works.

Reason: In order to prevent materials from the site being deposited on the adjoining public highway, in the interests of highway safety and the amenity of the surrounding area.

19. Construction methodology - Before development is commenced, a scheme shall be submitted to and approved in writing by the local planning authority making provision for a Construction Method Statement to control the adverse impact of the development on the amenity of the public and nearby occupiers. The Construction Method statement shall include details of:

- a) parking of vehicles of site personnel and visitors;
- b) storage of plant and materials;
- c) dust management controls
- d) measures for minimising the impact of noise and, if appropriate, vibration arising from construction activities;
- e) predicted noise and, if appropriate, vibration levels for construction using methodologies and at points agreed with the local planning authority;
- f) scheme for monitoring noise and if appropriate, vibration levels using methodologies and at points agreed with the local planning authority; siting and design of temporary buildings;
- g) scheme for security fencing/hoardings, depicting a readily visible 24-hour contact number for queries or emergencies;
- h) details of disposal of waste arising from the construction programme, including final disposal points. The burning of waste on the site at any time is specifically precluded.

And the development shall be carried out in accordance with the approved scheme and statement.

Reason: To protect residential amenity and in order that the development accords with the LDF Development Control Policies Development Plan Document Policy DC61.

20. Land contamination - Prior to the commencement of any works relating to the permitted new building pursuant to this permission the developer shall submit for the written approval of the Local Planning Authority (the Phase I Report having already been submitted to the Local Planning Authority):

a) A Phase II (Site Investigation) Report if the Phase I Report confirms the possibility of a significant risk to any sensitive receptors. This is an intrusive site investigation including factors such as chemical testing, quantitative risk assessment and a description of the site ground conditions. An updated Site Conceptual Model should be included showing all the potential pollutant linkages and an assessment of risk to identified receptors.

b) A Phase III (Risk Management Strategy) Report if the Phase II Report confirms the presence of a significant pollutant linkage requiring remediation. The report will comprise two parts:

Part A - Remediation Scheme which will be fully implemented before it is first occupied. Any variation to the scheme shall be agreed in writing to the Local Planning Authority in advance of works being undertaken. The Remediation Scheme is to include consideration and proposals to deal with situations where, during works on site, contamination is encountered which has not previously been identified. Any further contamination shall be fully assessed and an appropriate remediation scheme submitted to the Local Planning Authority for written approval.

Part B - Following completion of the remediation works a 'Validation Report' must be submitted demonstrating that the works have been carried out satisfactorily and remediation targets have been achieved.

c) If during development works any contamination should be encountered which was not previously identified and is derived from a different source and/or of a different type to those included in the contamination proposals, then revised contamination proposals shall be submitted to the LPA; and

d) If during development work, site contaminants are found in areas previously expected to be clean, then their remediation

shall be carried out in line with the agreed contamination proposals.

For further guidance see the leaflet titled, 'Land Contamination and the Planning Process'.

Reason: To protect those engaged in construction and occupation of the development from potential contamination. Also in order that the development accords with the LDF Development Control Policies Development Plan Document Policy DC53.

21. Sustainability - No development shall be commenced until the developer has provided a copy of the Interim Code Certificate confirming that the development design achieves a minimum Code for Sustainable Homes 'Level 3' rating. The development shall thereafter be carried out in full accordance with the Sustainability Statement. (May 2011). Before the proposed development is occupied the Final Code Certificate of Compliance shall be provided to the Local Planning Authority in order to ensure that the required minimum rating has been achieved.

Reason: In the interests of energy efficiency and sustainability in accordance with Policy DC49 of the LDF Development Control Policies Development Plan Document.

22. Renewable energy - The renewable energy system shall be installed in strict accordance with the agreed details and operational to the satisfaction of the Local Planning Authority prior to the occupation of any dwelling in the permitted new building.. Thereafter, it shall be permanently retained.

Reason: In the interests of energy efficiency and sustainability in accordance with Policy DC50 of the LDF Development Control Policies Development Plan Document.

23. Noise Insulation – Before the use commences, the commercial parts of the building shall be insulated in accordance with a scheme which shall previously have been approved by the Local Planning Authority in order to secure a reduction in the level of noise emanating from the building.

Reason: To prevent noise nuisance to adjoining properties in accordance with the recommendations of Planning Policy Guidance Note 24 'Planning and Noise'.

24. Plant/Machinery – Before any works commence a scheme for any new plant or machinery shall be submitted to the local planning authority to achieve the following standard: Noise levels expressed as the equivalent continuous sound level LAeq (1 hour) when calculated at the boundary with the nearest noise sensitive premises

shall not exceed LA90-10dB and shall be maintained thereafter to the satisfaction of the Local Planning Authority.

Reason: To prevent noise nuisance to adjoining properties in accordance with the recommendations of Planning Policy Guidance Note 24 'Planning and Noise'.

25. Noise Protection – Before any development is commenced on the retained former Woolpack public house building, a scheme for protecting the proposed dwellings on the upper floors of the converted Woolpack building from noise from any adjacent commercial activities and their associated plant and machinery shall be submitted to and approved by the Local Planning Authority. Any works which form part of the scheme shall be completed before any of the permitted dwellings is occupied and retained thereafter.

Reason: To prevent noise nuisance to adjoining properties in accordance with the recommendations of Planning Policy Guidance Note 24 'Planning and Noise'.

26. Extract ventilation - Before a permitted A3 (café/restaurant) use commences suitable equipment to remove and/or disperse odours and odorous material should be fitted to the extract ventilation system in accordance with a scheme to be approved in writing by the Local Planning Authority. Thereafter, the equipment shall be properly maintained and operated during normal working hours.

Reason: To protect the amenity of occupiers of nearby premises

27. Noise and Vibration - Before a permitted A3 (café/restaurant) use commences a scheme to control the transmission of noise and vibration from any mechanical ventilation system installed shall be submitted to and approved in writing by the Local Planning Authority and implemented prior to the permitted use commencing. Thereafter, the equipment shall be properly maintained and operated during normal working hours.

Reason: To protect the amenity of occupiers of nearby premises

28. Road noise - Prior to the commencement of work on the permitted new building an assessment shall be undertaken of the impact of road noise emanating from St. Edwards Way upon the development in accordance with the methodology contained in the Department of Transport/Welsh office memorandum, "Calculation of Road Traffic Noise", 1988. Following this, a scheme detailing measures, which are to protect occupants from road traffic noise shall be submitted to, and approved in writing by the Local Planning Authority and shall be implemented prior to occupation of any dwelling in the permitted new building.

Reason: To protect future residents against the impact of road noise in accordance with Department of Environments, Planning Policy Guidance Note 24, "Planning and Noise".

29. Restricted Use - Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) the commercial use hereby approved (i.e. on the ground floor of the former Woolpack public house) shall be for uses falling within Classes A1, A2 and A3 of the Order only and shall be used for no other purpose(s) whatsoever, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To restrict the use of the premises to one compatible with the surrounding area and to enable the Local Planning Authority to exercise control over any future use not forming part of this application.

30. Hours of Use - The commercial premises on the ground floor of the former Woolpack public house shall not be used for the purposes hereby permitted other than between the hours of 08.00 and 20.00 hours on Mondays to Saturday and 08.00 and 18.00 hours on Sundays, Bank or Public holidays without the prior consent in writing of the Local Planning Authority.

Reason: To enable the Local Planning Authority to retain control in the interests of amenity.

31. Archaeology - A) the applicant should secure the implementation of a programme of archaeological field evaluation and survey in accordance with a written scheme for investigation which has been submitted by the applicant and approved by the Local Planning Authority.

B) The results of the field evaluation should inform a mitigation strategy to either conserve archaeological assets or ensure their recording through excavation prior to the development.

C) The investigation results should be assessed, any significant results analysed and published, and the archive securely deposited.

The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Local Planning Authority."

Reason: Important archaeological remains may exist on this site. Accordingly the planning authority wishes to secure the provision of archaeological evaluation to inform determination of any detailed planning consent.

32. Windows/doors to Woolpack - Prior to the commencement of any works to the former Woolpack public house detailed drawings or samples of materials, as appropriate, in respect of the following, shall be submitted to, and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details:

- a) proposed replacement windows
- b) proposed external doors

Reason: To preserve the character and appearance of this heritage asset and to enhance the Romford Conservation Area and to accord with Policy DC68 of the Development Plan Policies LDF.

33. External brickwork to Woolpack – Prior to commencement of any works to the former Woolpack public house the following shall be undertaken:

- i) a method statement detailing how the existing paint to the external brickwork of the building will be removed, which shall include details of the cleaning system to be used, shall be submitted to and approved in writing by the Local Planning Authority;
- ii) once the method statement has been approved, a patch test shall be carried out on site to assess the condition of the brickwork and the results of this patch test shall be reviewed on site by the Local Planning Authority;
- iii) following the review of the patch test results by the Local Planning Authority, final details of the proposed external elevational treatment, including details of pointing and mortar mix where relevant, shall be submitted to the Local Planning Authority. No work to the former Woolpack building shall be undertaken until the external elevational treatment has been approved in writing by the Local Planning Authority and the work must thereafter be carried out in accordance with the approved details.

Reason: To ensure the character of the building and the Romford Conservation Area is enhanced and to accord with LDF Policy DC68 and the provisions of PPS5.

34. Details of Woolpack external materials – Prior to the commencement of any works to the former Woolpack public house, details/samples of the colour and finish of the proposed external render and samples of proposed external roof tiles, shall be submitted to and approved in writing by the Local Planning Authority and the work must thereafter be carried out in accordance with the approved details.

Reason: To ensure the character of the building and the Romford Conservation Area is enhanced and to accord with LDF Policy DC68 and the provisions of PPS5.

35. External Works to Woolpack - All new work and works of making good to the retained external fabric shall be finished to match the existing original work with regard to the methods used and to material, colour, texture and profile and in the case of brickwork facebond and pointing.

Reason: To preserve the character and appearance of the Listed Building and its setting.

36. Piling Method – No impact piling shall take place until a piling method statement (detailing the type of piling to be undertaken and the methodology by which such piling will be carried out) has been submitted to and approved in writing by the Local Planning Authority in consultation with the relevant water or sewerage undertaker. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground water and sewerage utility infrastructure. Piling has the potential to impact on local underground water and sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement.

37. Public Highway - Any proposed alterations to the Public Highway shall be submitted in detail for approval prior to the commencement of the development. Reason: In the interest of ensuring good design and ensuring public safety and to comply with policies of the Core Strategy and Development Control Policies, namely CP10 and CP17

38. Public Highway licence - The necessary agreement, notice or licence to enable the proposed alterations to the Public Highway shall be entered into prior to the commencement of the development. Reason: To ensure the interests of the travelling public and are maintained and comply with policies of the Core Strategy and Development Control Policies, namely CP10 and CP17

37. Protection of Controlled Waters – If, during development, contamination not previously identified is found to be present at the site, then no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until the developer has submitted and obtained written approval from the Local Planning Authority for a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

Reason: To ensure protection of controlled waters.

38. Treatment of External Brick – Prior to the commencement of works on the new building hereby permitted details of the proposed surface treatment to be applied to the proposed entrance brick Istock Oyster White shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: To ensure the development has a satisfactory appearance and to comply with Policies DC61, DC63 and DC68 of the LDF Core Strategy and Development Control Policies Development Plan Document.

Additional conditions:

- Division of planning conditions stated to take account of the different phasings of the Woolpack refurbishment and the main new build;
- An additional condition concerning the treatment of entrance.
- Permitted development removal condition for the two houses nearest to the Woolpack.
- A condition to require the prior submission, agreement, implementation and maintenance of means of enclosure for the child play area.
- A condition to require anti-graffiti treatment of the external boundary walling.

The vote for the resolution to grant planning permission was passed by 9 votes to nil with 1 abstention. Councillor Ower abstained from voting.

131 **P1368.11 - GARAGE COURT TO THE REAR OF 31 HEATON AVENUE, ROMFORD**

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

132 **P1378.11 - GARAGE COURT TO THE REAR OF 34 - 68 HEATON AVENUE AND CHAUCER ROAD, ROMFORD**

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 an additional condition requiring the submission, approval and implementation and maintenance of an external lighting scheme.

133 **P1379.11 - LAND ADJACENT TO 1 - 57 KIPLING TOWERS, HEATON AVENUE, ROMFORD**

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

134 **P1073.11 - VICTORIA HOUSE, 1 DURHAM AVENUE, ROMFORD**

The report detailed an application for a change of use of a two bedroom ground floor flat from C3 (dwelling house) to B1 (office), a ramp and the removal of a portacabin and container store.

It was reported that the flat had been vacant since August 2008 and ceased to be housing accommodation. The flat would be used as office accommodation for the local tenant management organisation, DELTA, which would be of benefit to the residents of the Victoria House estate. Since 2006, DELTA had operated from a portacabin on the DELTA estate which provided only limited and cramped office accommodation and did not have any meeting room facilities.

Members were informed that there would be five full time employees. Opening hours were proposed to be between 9am and 5.30pm Monday to Friday.

It was noted that the portacabin and container store had been removed from the site.

No letters of representation had been received.

With its agreement, Councillor Eric Munday addressed the Committee. Councillor Munday commented that, if approved, there would be an unacceptable loss of residential accommodation. Councillor Munday urged the Committee to refuse the application.

During the debate, members discussed the loss of residential accommodation and whether a change of use was appropriate.

The report recommended that planning permission be granted but following a motion, it was **RESOLVED** that planning permission be refused on the grounds that the proposal would result in an unacceptable loss of a residential unit.

The vote for the motion to refuse planning permission was passed by 9 votes to 1. Councillor Oddy voted against the motion. The resolution to refuse planning permission was passed unanimously.

135 **P0063.11 - FORMER BUILD CENTRE, RUSHDON CLOSE, ROMFORD**

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

136 **STOPPING UP OF HIGHWAY AT LAND DIRECTLY NORTH OF 61-71 TUPRIN AVENUE, ROMFORD**

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

1. The Council make 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 hatched black on the plan attached to the report as the land would be required to enable development for which the Council had granted planning permission granted under planning reference P0302.11 to be carried out.
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.
3. In the event that relevant objections were made by other than 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 can proceed to confirm the order.
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.

137 **P0783.11 - THE OLD FORGE, HALL LANE, UPMINSTER**

It was **RESOLVED** that consideration of the report be deferred at the request of staff.

138 **P1199.11 - 9, 9A & 11 CHASE CROSS ROAD, ROMFORD**

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

139 **P1232.11 - 1 ST. MARY'S LANE, UPMINSTER**

In February 2011, the Council granted planning permission for the construction of a 2 storey building to accommodate 8 flats with associated parking and landscaping.

The application before members was a resubmission of the approved scheme as the construction works had not been carried out in accordance with the approved plans. The report explained that the footing had to be altered following the discovery of an old gasometer. The pinch-point of the building had moved 800mm closer to the eastern boundary of the site.

The resubmission had been reported to the Committee on 4 October 2011 but consideration was deferred to provide the applicant with an opportunity to address overlooking concerns arising from the building's position being closer to the common boundaries with 1-7 Hill Rise.

The applicant had since informed staff that the 1st floor window closest to the eastern boundary would be moved further away from neighbouring properties and the internal layout of the 2nd floor would be changed to address concerns around overlooking.

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

It was **RESOLVED** that planning permission be granted subject to the conditions as set out in the report.

The vote for the resolution to grant planning permission was passed by 8 votes to 2. Councillors Ower and Hawthorn voted against the resolution to grant planning permission.

140 **P1324.11 - 395-405 BRENTWOOD ROAD, ROMFORD**

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

Chairman