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**MINUTES OF A MEETING OF THE
STRATEGIC PLANNING COMMITTEE
Council Chamber, Town Hall, Main Road, Romford RM1 3BD
19 December 2019 (6.30 - 8.30 pm)**

Present:

COUNCILLORS 8

Conservative Group	Ray Best, Dilip Patel (Chairman), Timothy Ryan (Vice-Chair) and Maggie Themistocli
Residents' Group	+Stephanie Nunn
Upminster & Cranham Residents' Group	Linda Hawthorn
Independent Residents Group	Graham Williamson
Labour Group	Keith Darvill

An apology for absence was received from Councillor Reg Whitney.

+Substitute members: Councillor Stephanie Nunn (for Reg Whitney).

Councillors Paul McGeary and Jan Sargent were also present for part of the meeting.

All decisions were taken with no votes against.

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

38 DISCLOSURE OF INTERESTS

There were no disclosures of interest.

39 MINUTES

The minutes of the meeting held on 5 December were agreed as a correct record and signed by the Chairman.

- 40 **PE/00894/19 - HOUSING OFFICE, THE ALDERMAN PH, ROTHBURY HOUSE, CREDITON HOUSE AND 70-84 CHIPPENHAM ROAD, ROMFORD - RESIDENTIAL LED REDEVELOPMENT OF SITE FOLLOWING DEMOLITION TO PROVIDE 200 NEW HOMES, 70% AFFORDABLE HOUSING WITH A RANGE OF 1-4 BED UNITS, 0.5 PARKING RATIO, URS, BUILT OVER 3-7 STOREYS WITH ASSOCIATED PARKING AND LANDSCAPING.**

The Committee received a developer presentation from Kate Ives of Wates Residential.

The main issues raised by members for further consideration prior to submission of a planning application were:

- The applicant was invited to consider the housing mix and level of parking provided
- There was keenness to understand how the height, design and topography of the site would work together
- There was also a keenness to understand the local sales and marketing strategy which would be employed
- There was a wish to see the scheme 'aiming high' in ambition particularly given the wider context of Hilldene and Farnham Road. Similarly, there was a wish to see the 'grand design' for the wider area
- In relation to the wider area specifically, the applicant was invited to consider flexible ground floor uses
- A request to see information regarding the demographic profile of the local area
- A wish to see the unit mix reflecting that profile
- The relationship with the church
- The opportunity to recess any top floor
- A site visit would be welcomed

- 41 **P1604.17 - 148-192 NEW ROAD, RAINHAM - OUTLINE PLANNING APPLICATION FOR THE DEMOLITION OF ALL BUILDINGS AND REDEVELOPMENT OF THE SITE FOR RESIDENTIAL USE PROVIDING UP TO 239 UNITS WITH ANCILLARY CAR PARKING, LANDSCAPING AND ACCESS**

The Committee considered the report, however it was **RESOLVED** to defer consideration of the report to enable:

- An updated report to be brought to back to committee containing a summary and assessment of the late representations received
 - Full wording of the suggested conditions
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Chairman

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