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MINUTES OF A MEETING OF THE STRATEGIC PLANNING COMMITTEE Council Chamber - Town Hall 9 January 2020 (7.00 - 8.30 pm)

Present:

COUNCILLORS 8

Conservative Group	Dilip Patel (Chairman), Timothy Ryan (Vice-Chair), Maggie Themistocli and +Carol Smith
Residents' Group	Reg Whitney
Upminster & Cranham Residents' Group	Linda Hawthorn
Independent Residents Group	Graham Williamson
Labour Group	Keith Darvill

An apology for absence was received from Councillor Ray Best.

+Substitute members: Councillor Carol Smith (for Ray Best).

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

42 DISCLOSURE OF INTERESTS

No interest was disclosed at the meeting.

43 MINUTES

The minutes of the meeting of the Committee held on 19 December 2019 were agreed as a correct record and signed by the Chairman.

44 PE/00492/18 - WATERLOO ESTATE & QUEEN STREET, ROMFORD, RM7

The Committee received a developer presentation from Paul Zara of Conran + Partners (Architect).

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 the level of 3 bedroom provision being made.
- Whether there was an opportunity to recess the upper floors of the blocks
- A wish to see a strong and lengthy marketing process for the units, with a Havering resident first emphasis
- A keenness to ensure that a crossing across Waterloo Road was provided to ensure that residents of the scheme could safely walk to the Town Centre.
- The applicant was invited to provide more details of their refuse strategy, with a keenness to see a 'top quality solution'
- A wish to understand the sustainability credentials of the development, with an emphasis on low carbon.

45 PE/00977/2018 - ROM VALLEY WAY RETAIL PARK AND SEEDBED CENTRE, DAVISON WAY, ROMFORD

The Committee received a developer presentation from Tom Vernon of Quod and Matthew McTurk of Patel Taylor Architects

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 the level of 3 bedroom provision being made.
- A wish to see how the proposal relates with the emerging Romford masterplan.
- A wish to understand how many jobs would be provided in which sector.
- On the healthcare facility, the Committee welcomed its inclusion. The applicant was encouraged to talk to the Trust about the provision to ensure that it does not duplicate or overprovide with that consented on the Former Ice Rink scheme or proposed elsewhere (e.g. Bridge Close).
- A keenness to ensure that vehicle flows could be managed on the network.
- The opening up of the River Rom was welcomed.
- Whether there was an opportunity to recess the upper floors of the blocks.
- The applicant was invited to demonstrate fully the impact the loss of retail floorspace would have upon the retail offer in Romford.
- A keenness to ensure a good quality living environment for future residents.
- The need to ensure the appropriate provision of social infrastructure to support the development.

Chairman

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