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**MINUTES OF A MEETING OF THE
REGULATORY SERVICES COMMITTEE
Havering Town Hall, Main Road, Romford
17 May 2012 (7.30 - 8.30 pm)**

Present:

COUNCILLORS: 10

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

Residents' Group Linda Hawthorn and Ron Ower

Labour Group +Pat Murray

**Independent Residents
Group**

Apologies were received for the absence of Councillors Sandra Binion, Paul McGeary and Mark Logan.

+Substitute members: Councillor Steven Kelly (for Sandra Binion) and Councillor Pat Murray (for Paul McGeary)

Councillors Andrew Curtin and Osman Dervish were also present for parts of the meeting.

18 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.

322 DECLARATION OF INTERESTS

Councillor Ron Ower declared a prejudicial interest in application P0393.12. Councillor Ower informed the Committee that he was a personal friend of the applicant. Councillor Ower left the room during the discussion and took no part in the voting on that item.

323 **P0303.12 - 47 TENNYSON ROAD - CHANGE OF USE FROM CLASS A2 TO A1 WITH OPENING HOURS BETWEEN 6.30AM AND 8PM ON MONDAYS TO SATURDAY, 7AM TO 7PM ON SUNDAYS AND 10AM TO 6PM ON BANK AND PUBLIC HOLIDAYS**

Officers advised members of the Committee that this application had been withdrawn by the applicant prior to the meeting.

324 **P0393.12 - 311-313 COLLIER ROW LANE ROMFORD - VARIATION OF CONDITION 18 OF P1557.11 TO EXTEND TRADING HOURS FROM 08.00-21.00 MONDAYS TO SUNDAYS AND BANK HOLIDAYS TO 08.00-23.00 MONDAYS TO SUNDAYS AND BANK HOLIDAYS**

The report before members detailed an application that sought to vary condition 18 of P1557.11 to extend trading hours from 08:00 to 21:00 Mondays to Sundays and Bank Holidays to 08:00 to 23:00 Mondays to Sundays and Bank Holidays.

Members were advised that four letters of representation had been received.

In accordance with the public speaking arrangements, the Committee was addressed by an objector without a response from the applicant.

With its agreement Councillor Osman Dervish addressed the Committee. Councillor Dervish commented that the application site lacked sufficient parking and asked that the Committee considered this when making its decision.

During a brief debate members discussed other local businesses that had recently been granted similar trading hours to those contained in the application.

It was **RESOLVED** that planning permission be granted subject to the conditions as set out in the report and to include an amendment to condition 2 stipulating that the premises close at 21.00 hours on Sundays and Bank Holidays.

As stated at the beginning of the minutes, Councillor Ron Ower declared a prejudicial interest in the application. Councillor Ower informed the Committee that he was a personal friend of the applicant. Councillor Ower left the room during the discussion and took no part in the voting on that item.

325 **P0295.12 - QUADRANT ARCADE, MARKET PLACE - EXTENSION TO THIRD FLOOR, ALTERATION TO WINDOW ON SIDE ELEVATIONS AND CONVERSION OF FIRST, SECOND AND THIRD FLOOR FROM RETAIL AND OFFICE USE TO FORM A 65 BEDROOM HOTEL.**

Members considered a report that detailed an application for planning permission for an extension to the third floor of the building, alteration to window openings and the conversion of first, second and third floor from retail and office use to form a 65 bedroom hotel.

It be noted that should Planning Permission be granted a Mayoral Community Infrastructure Levy payment of £4,440.00 would be payable.

With its agreement Councillor Andrew Curtin addressed the Committee. Councillor Curtin commented that he welcomed the proposal as the application would create local jobs and that the developers were keen to restore the façade of the building to its original form. Councillor Curtin asked that the Committee considered granting planning permission.

During the debate members discussed a previous application (hostel) that had been before the Committee and asked officers for confirmation that the new application was for a hotel and not a hostel. Officers confirmed that the application was for a hotel.

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:

- A financial contribution of £10,000 to be used towards environmental improvements in the market place.
- 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 Council's reasonable legal costs associated with the preparation of the agreement shall be payable irrespective of whether the agreement is completed.
- The Council's planning obligation monitoring fees shall be paid prior to completion of the agreement.

That Staff 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.

326 **P0247.12 - 19A SEYMER ROAD - DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF 1 DETACHED TWO STOREY BUILDING COMPRISING OF 3 ONE BEDROOM FLATS**

The application seeks permission for the demolition of a British Red Cross Hall and garage and the construction of a detached two storey building comprising of three 1 bedroom self-contained flats.

Members noted that two letters of representation had been received.

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

During the debate members discussed streetscene and parking issues together with the location of a telecommunications cabinet that situated to the front of the site.

It was **RESOLVED** that planning permission be granted subject to the conditions as set out in the report and to include an informative highlighting that the first frontage parking bay would be obstructed by a highways telecoms cabinet.

327 **P0245.12 - 57/65 LONDON ROAD, ROMFORD - PROPOSED CHANGE OF USE TO CONVERT THE FIRST FLOOR AREA OF THE SHOP FROM STORAGE TO 3, ONE BEDROOM FLATS**

The Committee considered the report and without debate, **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:

- A financial contribution of £18,000 to be used towards infrastructure costs.
- 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.
- To pay the Council's reasonable legal costs in association with the preparation of a legal agreement irrespective of whether the legal agreement is completed.
- The Council's planning obligation monitoring fees shall be paid prior to completion of the agreement.

It be noted that should Planning Permission be granted a Mayoral Community Infrastructure Levy payment of £3,340.00 would be payable.

That staff 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 set out in the report.

The vote for the resolution was carried by 9 votes to 0 with 1 abstention. Councillor Fred Osborne abstained from voting.

328 **P0324.12 - 41 WHITE HART LANE, ROMFORD - CHANGE OF USE OF THE GROUND FLOOR OF THE PREMISES TO TANNING SHOP (SUI GENERIS).**

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

329 **P0312.12 - THE EARLES, BROXHILL ROAD - REMOVAL OF EXISTING CARPORT, ALTERATION TO FRONT ELEVATION AND CONVERSION OF GARAGE. THE CONSTRUCTION OF A TWO STOREY REAR EXTENSION, AND AN EXTERNAL DECK AREA AND A DETACHED GARAGE.**

The Committee considered the report and, without debate, **RESOLVED** that the application was unacceptable as it stood, but would be acceptable subject to applicant entering into a Unilateral Undertaking to secure the following:

- The owner/s (developer/s) of the application site covenanting not to implement both this Permission and the Planning Permission (planning Ref: P1653.10) dated 4th February 2011.
- As appropriate to bear the Council's reasonable legal costs incurred in considering the form of the Unilateral Undertaking.

That Staff be authorised that upon completion of the Unilateral Undertaking, planning permission be granted subject to the conditions as set out in the report.

330 **P0350.11 - 19/21 EASTERN ROAD - 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 members detailed an application that sought planning permission for the demolition of the existing building on site and the construction of a new six storey building. The proposed building would

provide 962 square metres of class B1 office space and seven residential apartments (4 two bedroom and 3 three bedroom).

During a brief debate members clarified the amount of office space included in the proposal as the site lay within the Romford Office Zone.

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:

- A financial contribution of £42,000 to be used towards infrastructure costs in accordance with the Planning Obligations Supplementary Planning Document.
- A restriction on residents of the development, save for blue badge holders, applying for parking permits within the local area.
- The provision and implementation of a workplace travel plan for the office floor space in accordance with Transport for London guidelines.
- All 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 prior to completion and the Council's planning obligation monitoring fees shall be paid as required by the agreement.

That Staff 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 set out in the report.

331 **P0279.12 - HAZELWOOD 365 FRONT LANE CRANHAM UPMINSTER - REAR GROUND FLOOR CONSERVATORY 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.

332 **PLANNING CONTRAVENTION -AVELEY MARSHES, RAINHAM**

The Committee considered the report and, without debate, **RESOLVED** that that an Enforcement Notice be issued and served requiring:

within 3 months, relating to the unauthorised change of use:

- Cease using the land, as shown cross hatched on the attached plan for the unauthorised purpose of storage and parking, including storage of vehicles, containers, portable buildings and plant
- Remove all materials, associated spoils and rubble brought onto the land in connection with the unauthorised use mentioned above
- Stop using the land for any purpose other than as open land.

within 6 months, relating to the unauthorised operational development:

- Remove all hardstanding including the compacted earth and gravel and membrane materials from the land as shown cross hatched on the attached plan.
- Remove all building materials, associated spoils and rubble brought onto the land in connection with unauthorised operational development.
- Return the land to open land as it was before the unauthorised development took place.

In the event of non compliance and if deemed expedient that proceedings be instituted under the provisions of the Town and Country Planning Act 1990.

333 **PLANNING CONTRAVENTION -186A MAIN ROAD**

The Committee considered the report and, without debate, **RESOLVED** that an Enforcement Notice be issued and served to require, within 6 months:

- Remove the unauthorised PVC window
- Install a replacement window which is identical to the window removed prior to the installation of the PVC window

In the event of non compliance, and if deemed expedient, that proceedings be instituted under the provisions of the Town and Country Planning Act 1990.

334 **PLANNING CONTRAVENTION -WATER WASTE CENTRE GOBIONS FARM**

The Committee considered the report and, without debate, **RESOLVED** that an Enforcement Notice be issued and served to require, within 3 months:

1. Cease the unauthorised use, of the land as a recycling yard

2. Remove all installations and machinery brought onto the land in connection with the unauthorised use
3. Restore the land to the condition prior to the commencement of the unauthorised use

In the event of non compliance, and if deemed expedient, that proceedings be instituted under the provisions of the Town and Country Planning Act 1990.

Chairman