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**MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
VIRTUAL MEETING
17 December 2020 (7.30 - 9.45 pm)**

Present:

COUNCILLORS: 8

Conservative Group Robby Misir (in the Chair) Carol Smith (Vice-Chair),
Philippa Crowder and Matt Sutton

Residents' Group Stephanie Nunn

**Upminster & Cranham
Residents' Group** John Tyler

**Independent Residents
Group** David Durant

Labour Paul McGeary

Councillors Nisha Patel and Roger Ramsey were also present for the meeting.

Through the Chairman, announcements were made regarding the decision making process followed by the Committee.

25 DISCLOSURE OF INTERESTS

There were no disclosures of interest.

26 MINUTES

The minutes of the meeting held on 19 November 2020 were agreed as a correct record and would be signed by the Chairman at a later date.

**27 PROTOCOL ON THE OPERATION OF PLANNING COMMITTEE
MEETINGS DURING THE COVID-19 PANDEMIC RESTRICTIONS**

The Committee considered the report and **RESOLVED** to note the contents of the report.

28 **P1091.20 - HAREFIELD MANOR HOTEL, 33 MAIN ROAD, ROMFORD RM1**

In accordance with the public speaking arrangements the Committee was addressed by an objector with a response by the applicant's agent.

Members noted that the application had been called-in by Councillor Joshua Chapman.

In Councillor Chapman's absence Councillor Nisha Patel addressed the Committee.

The report recommended approval of planning permission, however following a motion it was **RESOLVED** to **DEFER** consideration of the item to allow members of the committee undertake a visit.

The vote for the motion to defer was carried by 5 votes in favour and 2 votes against.

Those voting in favour of the motion were Councillors Crowder, Durant, Sutton, Smith and Tyler.

Those voting against the motion were Councillors Misir and McGeary.

29 **P1189.20 - 13 BURNTWOOD AVENUE, HORNCHURCH RM11**

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

Councillor Roger Ramsey had called-in the application and also addressed the Committee.

The Committee considered the report.

The report recommended that planning permission be granted however, following a motion to refuse the granting of planning permission.

It was **RESOLVED** to **REFUSE PLANNING PERMISSION** on the grounds that:

The proposed development due to its layout, character, and proximity of the dwelling on plot 4 to the boundary, would result in undue overlooking, loss of privacy and adverse impact on neighbouring residential amenity such that the weight attributed to harm arising significantly and demonstrably outweighed the benefits in favour of sustainable development. As such, the proposed development is contrary to Paragraph 11d of the NPPF; Standard 1 of the London Housing SPG; Policy 3.5 of the London Plan; Policy DC61 of the Core Strategy and Development Control Policies and Policy 7 of the draft Local Plan.

The vote for the resolution to grant planning permission was not carried by 3 votes in favour and 5 votes against.

Those voting in favour of the resolution were Councillors Misir, McGeary and Smith.

Those voting against the resolution were Councillors Crowder, Durant, Nunn, Sutton and Tyler.

The vote for the motion to refuse planning permission was carried by 6 votes in favour and 2 votes against.

Those voting for the motion to refuse were Councillors Crowder, Durant, Nunn, Smith, Sutton and Tyler.

Those voting against the refusal motion were Councillors Misir and McGeary.

30 **QUARTERLY PLANNING PERFORMANCE UPDATE REPORT**

The Committee considered the report and **RESOLVED** to note the contents of the report.

Chairman

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