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**MINUTES OF A MEETING OF THE
STRATEGIC PLANNING COMMITTEE
VIRTUAL MEEING
9 December 2020 (5.00 - 7.00 pm)**

Present:

COUNCILLORS	8
Conservative Group	Dilip Patel (Chairman), Timothy Ryan (Vice-Chair), Ray Best and Maggie Themistocli
Residents' Group	Reg Whitney
Upminster & Cranham Residents' Group	Linda Hawthorn
Independent Residents Group	Graham Williamson
Labour Group	Keith Darvill

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

81 PROTOCOL ON THE OPERATION OF STRATEGIC PLANNING COMMITTEE MEETINGS DURING THE COVID-19 PANDEMIC RESTRICTIONS

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

82 DISCLOSURE OF INTERESTS

There were no disclosures of interest.

83 MINUTES

The minutes of the meeting held on 5 November 2020 were agreed as a correct record and would be signed by the Chairman at a later date.

84 PE/01081/19 - FORMER ICE RINK SITE, ROM VALLEY WAY, ROMFORD

The Committee received a developer presentation from the Robert Whitton (Chairman -Impact Capital Group), Nick Shattock (CEO Impact Developments, Karen Jones (Planning Consultant RPS), Scott Lawrie

(Architect Ethos), Joanna Ede (Townscape Turley), Pierre Chin-Dickey (Landscape McFarlane), Alec Philpott (Transport – Mayer Brown) and Kay Blair.

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

- A wish to understand more about the tenure type and split in relation to key workers and the Build to Rent product.
- The importance of affordable housing nomination rights for borough residents.
- Further details of unit mix were sought and a concern expressed about the low level of 3 bed units.
- More details of child yield were sought.
- A keenness to ensure the safe movement of pedestrians across Rom Valley Way, especially as future social infrastructure would be on the opposite side of Rom Valley Way.
- If there would be adequate space between the blocks to provide quality children's play area.
- The proposed integration with Queens Hospital (in terms of floorspace and key worker homes) was welcomed.
- The current shortage of sufficient parking spaces for people visiting and working at Queens Hospital and how traffic access to the site during and post construction would be managed.
- Further details were sought on the timing of the phasing and the practicalities of construction given the proximity to the hospital.
- Further details of the refuse storage arrangements were sought.
- A wish to understand how the estate would be managed following completion.
- The 'necklace' approach to Oldchurch Park access was welcomed. The developer was encouraged to ensure access to it was promoted.
- The need for the Oldchurch Park footpath to be lit after dusk.
- A wish to see a visual comparison between the approved scheme and the proposed scheme.
- A wish to visuals from the opposite side of Rom Valley Way.
- A keenness to understand the impact upon neighbouring occupiers in more detail.
- Whether a daylight and sunlight analysis have been undertaken for the public realm and a reassurance that these spaces would have good light levels.
- What was the justification for the proximity of the blocks to the site boundaries.
- What was the justification for the tallest blocks.
- Whether there would be sufficient dual aspect units.
- The applicant must ensure that the Air Ambulance flight path would not be impeded
- If was there a need for a warning beacon on top of the tallest buildings given the Air Ambulance flight path.

The following feedback were received from Members of the Committee post the Developer presentation:

A member raised the following issues:

- The robustness of the explanation that viability was the reason the original scheme was not built out.
- The logic behind the hybrid nature of the application.
- The proximity of the blocks to the site boundaries.
- What were the justification for the tallest blocks.
- The number of family units were significantly short when compared to policy.
- The robustness of the explanation that dual aspects concerns have been addressed.
- Further evidence were needed to reassure that pedestrians, especially school aged children, could move across Rom Valley Way safely.

Chairman

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