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**MINUTES OF A MEETING OF THE
STRATEGIC PLANNING COMMITTEE
VIRTUAL MEETING
28 January 2021 (7.00 - 9.30 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

**85 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.

86 DISCLOSURE OF INTERESTS

There were no disclosures of interest.

87 MINUTES

The minutes of the meeting held on 9 December 2020 were agreed as a correct record and would be signed by the Chairman at a later date.

**88 ST GEORGES HOSPITAL (RETAINED NHS LAND), SUTTONS LANE,
HORNCHURCH**

The Committee received a developer presentation from the Steve Walters, SW Planning, Martina Cardi, Bryden Wood Architects, Louise Pearce, ARC Landscape Architects, Paul McGeary, Head of Estates, NELFT, Keith

Flaxman, Project Director, Paul O'Neill, Bryden Wood Architects and Tony Hogger, Transport Planning Consultants.

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

- The possibility of 'rounding' the corners of the building.
- A request that the landscaping/screening to Hacton Drive be decent/robust and have longevity once planted.
- A wish to understand the security measures that would in place on the site.
- Concern that the amount of car parking proposed was not sufficient to ensure that patients have somewhere to park on arrival.
- A wish to understand the car parking management strategy that would be in place post completion.
- Suggestion to investigate an increase to the bus services to the site.
- Detail assurances on the carbon footprint of the building and a request to incorporate a green roof if possible.

89 **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 continued concern about the unit mix for the scheme and the low level of 3 bed units with reassurance that the mix proposed was right for the borough's needs.
- Member would welcome a small uplift in 3 bed units.
- Members sought clarification if there was a market need/local demand for intergenerational living.
- A wish to understand how the Oldchurch Park footpath would be lit after dark.
- A wish to understand the parameter plans for the outline component of the scheme.
- Whether there was the potential to lower the heights of the 12 storey blocks.
- What was the economic lifespan of the buildings? Would they appear in order visually in several years' time?
- Who would manage the site post occupation? What scale of the service charges would apply?

- Further details were sought about nearby existing school capacity to ensure that sufficient school places would be available to meet the child yield for the scheme.
- Whether there was the opportunity to increase car parking.
- What was the refuse management strategy for the scheme?
- A wish to ensure modelling was undertaken to understand the impact of the development upon the junction where buses turn into Queens Hospital. What will be the impact of the development?
- Members sought further information regarding management of site and related service charges.

90 **QUARTERLY PLANNING PERFORMANCE - UPDATE**

The Committee considered the quarterly reporting of performance to the planning committees and **RESOLVED** to note the contents of the report.

Chairman

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