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MINUTES OF A MEETING OF THE STRATEGIC PLANNING COMMITTEE VIRTUAL MEETING 22 April 2021 (7.00 - 8.50 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

Councillor David Durant was also present for parts of the meeting .

101 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.

102 DISCLOSURE OF INTERESTS

Councillor Tim Ryan declared an interest on item P1152.18 – Land at Crow Sandgate Close, Romford. Councillor Ryan stated that the application site was in his ward.

103 MINUTES

The minutes of the meeting held on 25 March 2021 were agreed as a correct record and would be signed by the Chairman at a later date.

104 **P0851.20 - THE VERVE APARTMENTS, MERCURY GARDENS, ROMFORD**

Following a request from officers the Committee considered and **RESOLVED** to defer the matter in order to allow for all neighbours/occupiers to be consulted for a further 21 days before reporting back to Members.

105 **P1591.20 - THE VERVE APARTMENTS, MERCURY GARDENS, ROMFORD**

Following a request from officers the Committee considered and **RESOLVED** to defer the matter in order to allow for all neighbours/occupiers to be consulted for a further 21 days before reporting back to Members.

106 **PE/01351/20 - HARRIS ACADEMY, LAMBS LANE SOUTH, RAINHAM**

The Committee received a developer presentation from Chris Maltby Planning Associate – Edgeplan, Zane Putne (of Noviun Architects) and Milena Lipska (of Velocity Transport)

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

- The car parking demand for students was being underestimated and there is a risk of conflict with local residents due to on street parking. The Committee would therefore like to see further details on:
 - The type of curriculum offer (to understand student attendance patterns)
 - The proposed Travel Plan (detailed information)
 - How on-street parking will be managed
- Members invited the applicant to undertake further resident consultation on the issue of parking.
- A wish to provide further information about the security measures on site.
- A challenge on whether cladding would be an appropriate material for the building given its green belt location.
- The need for the Committee to have confidence around the capacity of all internal and external social and student spaces (beyond classrooms).

107 **P1152.18 - LAND AT CROW LANE/SANDGATE CLOSE, ROMFORD**

The application before the Committee was to consider a request for a change to the affordable housing provision on the application site which represented an improvement to the offer previously secured.

The Committee noted that the change would meets the identified housing needs within the Borough.

The Committee considered the report and **RESOLVED** that **PLANNING PERMISSION BE GRANTED** subject to the conditions as set out in the report.

Chairman

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