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**MINUTES OF A MEETING OF THE  
STRATEGIC PLANNING COMMITTEE  
Council Chamber, Town Hall, Main Road, Romford RM1 3BD  
15 July 2021 (7.00 - 9.45 pm)**

**Present:**

**COUNCILLORS 8**

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

The Chairman reminded Members of the action to be taken in an emergency.

**117 DISCLOSURE OF INTERESTS**

There were no disclosures of interest.

**118 MINUTES**

The minutes of the meeting held on 17 June 2021 were agreed as a correct record and signed by the Chairman.

**119 P0883.20 - HAVERING COLLEGE OF FURTHER AND HIGHER  
EDUCATION TRING GARDENS**

The application before the Committee was identified as a Major Developed site in the Council's Core Strategy. The report outlined that policy DC46 states that when determining planning applications on these sites and that in the event of complete or partial redevelopment, the Council would seek proposals for residential use or community use, subject to relevant policies in the plan.

The report detailed the redevelopment of the site to provide 120 dwellings units in buildings extending to between 2 and 3.5 storeys in height together with associated car and cycle parking, hard and soft landscaping, open space, play space and infrastructure works involving demolition of existing building and structures.

The principal planning considerations arising from the proposals are the acceptability of the redevelopment of this Green Belt site in principle and its impact upon the Green Belt, the impact of the proposals in terms of design, layout, scale and appearance, landscaping proposals, environmental implications, affordable housing, mix and tenure, parking and highway issues, the impact on local amenity and on community infrastructure.

The decision to grant planning permission has been taken having regard to the National Planning Policy Framework (2019), the policies of The London Plan (2021), Havering's Core Strategy and Development Control Policies Development Plan Document (2008) the emerging Local Plan, as well as to all relevant material considerations including the responses to consultation.

The Committee considered the report and **RESOLVED** to **GRANT PLANNING PERMISSION** subject to the conditions contained in the report.

The vote for the resolution to grant planning permission was carried by 7 votes to 1 against.

Councillor Reg Whitney vote against the resolution.

120 **P1022.20 - FORMER RTS MOTORS, 84-86 NEW ROAD, RAINHAM RM13 8DT**

The application before the Committee sought planning permission for the redevelopment of the vacant former RTS Motors open scrap yard site, as a residential-led scheme comprising a 10 storey building, providing 54 new residential units with associated 345sqm of flexible retail/commercial floorspace at ground floor level, the creation of a bus loop and new pedestrian routes, together with associated access, servicing, cycle parking and landscaping, including provision of bus stop interchange with the new Beam Park railway station.

The Committee considered the report and **RESOLVED** to **GRANT PLANNING PERMISSION**, except that in relation to the Heads of Terms for ii. Sports Pitch Contribution, which should now read:

ii. Sports Pitch Contribution

A financial contribution of £150,000 to provide for compensatory sports pitch provision, such provision to be the subject of further negotiation between the applicant and Sport England to explore whether provision could be nearer to

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the application site and what steps would be needed to enable such delivery.

The vote for the resolution to grant planning permission was carried by 5 votes to 1 against with 2 abstention.

Councillor Whitney voted against the motion.

Councillors Hawthorn and Williamson abstained from voting.

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**Chairman**

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