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**MINUTES OF A MEETING OF THE
STRATEGIC PLANNING COMMITTEE
Council Chamber, Town Hall, Main Road, Romford RM1 3BD
4 November 2021 (7.00 - 9.00 pm)**

Present:

COUNCILLORS 8

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

An apology was received for the absence of Councillor Ray Best.
+Councillor Robby Misir substituted for Councillor Ray Best

All decisions were taken with no votes against.

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

7 DISCLOSURE OF INTERESTS

There were no disclosures of interest.

8 MINUTES

The minutes of the meeting held on 7 October 2021 were agreed as a correct record and signed by the Chairman.

9 P1039.21 - ST GEORGE'S HOSPITAL SUTTONS LANE

The report before the Committee sought planning permission for works of demolition and redevelopment. The development consisted of the following key elements:

- A new Health and Wellbeing Hub, providing a number of services for the community, which will be partially relocated from other existing facilities;
- Additional services, not included in the initial brief and the previous outline planning application, which include Renal and Frailty services;
- A new primary (patients / staff / visitors) access point from Suttons Lane into/out of this separately demised healthcare plot, with only an emergency vehicular access point into the residential development;
- A new service access point from Suttons Lane into/out the service area, which is separated from the main vehicular and pedestrian access area, thus ensuring the new traffic loads won't create inconvenience/distress along Suttons Lane;
- A minimum of 15m deep landscape zone along the western boundary, and to Suttons Lane;
- A secured site, with fence / railings around the site boundary. The existing wall and railing along Suttons Lane will be retained.
- Landscape scheme, which will retain the 4 No TPO trees along the frontage to Suttons Lane as well as other trees along the northern boundary and generally any existing hedges and trees where possible for screening and high ecological value;
- Perimeter hedges and enhanced landscaping to all 4 sides of the site, also ensuring privacy to both the healthcare and the surrounding dwellings, existing and new;
- Active and functional façades to face Suttons Lane, ensuring civic presence of the building, and also south towards the residential development and internally over the café courtyard, community garden and rear car park, to create active, well surveilled spaces;
- Integrated community garden;
- Parking spaces for 110 cars and additional 3 spaces for ambulances.
- Pedestrian and cycle dedicated site access, along with secured, well surveilled cycle shelters;
- Potential for St George's Health and Wellbeing Hub to be a net zero carbon scheme.

With its agreement Councillor Ray Morgon a ward councillor addressed the Committee.

The Committee considered the report and **RESOLVED** to **GRANT PLANNING PERMISSION** as recommended and

1. refer the application to the Mayor of London (the GLA) as a Stage 2 referral; and
2. subject to the Mayor of London (or delegated authorised officer) advising that he is content to allow the Council to determine the

case itself and does not wish to direct refusal, or to issue a direction under Article 7 that he does not wish to direct refusal, or to issue a direction under Article 7 that he is to act as the Local Planning Authority for the purposes of determining the application delegate authority to the Assistant Director Planning in consultation with the Director of Legal Services for the issue of the planning permission and subject to minor amendments to the conditions or the prior completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) and all other enabling powers. The Section 106 Agreement Heads of Terms would cover the following matters:

10 **QUARTERLY PLANNING PERFORMANCE REPORT**

The Committee considered the reporting of performance to the Planning Committees and **RESOLVED** to note the contents of the report.

Members were directed to forward any follow-up enquiry to the Head of Strategic Development.

Chairman

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