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**MINUTES OF A MEETING OF THE
STRATEGIC PLANNING COMMITTEE
Council Chamber, Town Hall, Main Road, Romford RM1 3BD
5 April 2022 (7.00 - 8.30 pm)**

Present:

COUNCILLORS 8

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|---|---|
| Conservative Group | Dilip Patel (Chairman), Ray Best, Maggie Themistocli and Carol Smith+ |
| Residents' Group | Reg Whitney |
| Upminster & Cranham Residents' Group | Linda Hawthorn |
| Independent Residents Group | David Durant+ |
| Labour Group | Keith Darvill |

Apologies were received for the absence of Councillor Timothy Ryan and Councillor Graham Williamson .

+Councillor Carol Smith substituted for Councillor Ryan and Councillor David Durant substituted for Councillor Williamson.

There were 12 members of the public present for the meeting.

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

27 DISCLOSURE OF INTERESTS

There were no disclosures of interest.

28 MINUTES

The minutes of the meeting held on 24 March 2022 were agreed as a correct record and signed by the Chairman.

29 **P0615.21 - LAND AT ROM VALLEY WAY, ROM VALLEY WAY ROMFORD**

The report before the Committee sought planning permission for the Hybrid planning application for phased mixed-use development for the provision of seven blocks (Block A to G) of 2 to 12 storeys to include up to 972 residential units comprising:

Full application (Block A) for a total of 146 (70 x 1bed, 68 x 2bed, 8 x 3bed) flats (Class C3); 648sq.m of retail/restaurant unit (Class E), medical/neighbourhood centre (Class E(e)/F2); 149sq.m energy centre (sui generis); parking, access from the southern roundabout and temporary road access arrangements.

The report included an outline application for site preparation for erection of six blocks (Blocks B to G) of up to 826 residential units (Classes C3); up to 223 later living/extra care/residential units (Classes C2/C3); up to 2,726sq.m of medical facility (Class E(e)), flexible retail and cafe space (Class E), gym facilities for residents and NHS Staff (Class E), Medical/neighbourhood centre (Class Ee/F2); energy centre, basement, associated landscaping, car parking, refuse storage and other associated works with all matters reserved.

In accordance with the public speaking arrangements the Committee was addressed by an objector with a response by the applicant and its agents.

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

The vote for the resolution to grant planning permission was carried by 5 votes to 3 against.

Councillors David Durant, Linda Hawthorn and Reg Whitney voted against the resolution.

Chairman