

**MINUTES OF A MEETING OF THE
REGULATORY SERVICES COMMITTEE
Havering Town Hall, Main Road, Romford
6 December 2012 (7.30 - 8.10 pm)**

Present:

COUNCILLORS: 11

Conservative Group Barry Oddy (in the Chair) Barry Tebbutt (Vice-Chair), Sandra Binion, Jeffrey Brace, Robby Misir, Garry Pain and Steven Kelly

Residents' Group +Clarence Barrett and Nic Dodin

Labour Group Paul McGeary

Independent Residents Group +David Durant

Apologies were received for the absence of Councillors Fred Osborne, Linda Hawthorn, Ron Ower and Mark Logan.

Substitute members; Councillr Steven Kelly (for Fred Osborne), Clarence Barrett (for Ron Ower), Nic Dodin (for Linda Hawthorn) and David Durant (for Mark Logan)

Councillors Robert Benham and Pat Murray were also present for parts of the meeting.

6 members of the public and a representative of the Press were present.

Unless otherwise indicated all decisions were agreed with no vote against.

Through the Chairman, announcements were made regarding emergency evacuation arrangements and the decision making process followed by the Committee.

119 MINUTES

The minutes of the meeting held on 15 November 2012 were agreed as a correct record and signed by the Chairman.

120 P0641.12 - DEVONSHIRE HOTEL, 94 STATION LANE, HORNCHURCH

The report before members detailed an application for a single-storey bed and breakfast building to the rear of the property to contain 5 bedrooms. It

also included minor alterations to the ground floor of the existing bed and breakfast to provide an enlarged reception area with a lounge/hotel bar, which would result in the loss of one existing bedroom from the existing hotel building. The overall increase was 4 bedrooms, totalling 16.

Members noted that the application had been called in by Councillor Robert Benham on the grounds that it was appropriate for the Committee to take into account the merits of the hotel and business expansion and that a precedent had been set by similar development proposals.

With its agreement, Councillor Benham addressed the Committee. Councillor Benham advised that future Council funding would rely more heavily on the collection of business rates and therefore it was important to promote local businesses. Councillor Benham also advised that the business was a high quality family run business that was served well by public transport and urged the Committee to grant planning permission.

During the debate members discussed issues relating to car parking, noise control and possible erection of fencing and trees.

The report recommended that planning permission be refused; however following a motion to grant planning permission, it was **RESOLVED** that planning permission be granted subject to the following Reasons for Approval and planning conditions the precise wording of which were to be delegated to the Head of Development and Building Control to settle:-

Reasons for Approval:

The Design of the proposal is acceptable in terms of development plan policy DC 61 of the Local Development Framework and any significant impact of noise and disturbance can be mitigated by planning conditions

Planning Conditions:

1. Standard Time Condition
2. Materials
3. Restriction on use - Use only as bedrooms ancillary to main hotel and not for any other use or for any other hotel purposes other than as bedroom accommodation ancillary to the hotel.
4. Scheme of landscaping to be submitted to and approved by the Local Planning Authority prior to first occupation and the approved scheme be implemented in the next planting season thereafter.
5. Scheme to control noise generated by use of the bedrooms to be submitted to and approved by the Local Planning Authority and the approved scheme implemented prior to first occupation
6. No new openings to rear whether doors, windows or alternative means of ventilation to be inserted in the rear elevation of the proposed bedroom accommodation. .
7. Prior to the firsts occupation a scheme to address delivery to the proposed bedroom accommodation shall be submitted to and

approved by the Local Planning Authority and the approved scheme implemented prior to first occupation.

8. Prior to the first occupation a scheme of external lighting shall be submitted to and approved by the Local Planning Authority and the approved scheme implemented. prior to first occupation
9. Prior to the first occupation a scheme of parking associated with the bedroom accommodation shall be submitted to and approved by the Local Planning Authority and the approved scheme implemented. prior to first occupation

The vote on the motion to approve and the subsequent resolution to grant planning permission were carried by 9 votes to 0 with 2 abstentions. Councillors Binion and Barrett abstained from voting.

121 **P0777.12 - THE WILLOWS, HUBBARDS CLOSE, HORNCHURCH**

The Committee noted that the application had been called in by Councillor Barry Tebbutt who asked that this be minuted as it had not been shown in the report.

The Committee considered the report and without debate **RESOLVED** that planning permission be granted subject to the conditions as set out in the report.

The vote for the resolution was carried by 10 votes to 0 with 1 abstention. Councillor Steven Kelly abstained from voting.

122 **P1076.12 - 233 HIGH STREET, HORNCHURCH**

The Committee considered the report, and without debate **RESOLVED** that planning permission be granted subject to the conditions as set out in the report.

The vote for the resolution was carried by 10 votes to 0 with 1 abstention. Councillor Barry Tebbutt abstained from voting.

123 **PLANNING OBLIGATIONS/LEGAL AGREEMENTS**

The report updated the Committee on the position of legal agreements and planning obligations. This related to approval of various types of application for planning permission decided by the Committee that could be subject to prior completion or a planning obligation. This was obtained pursuant to Section 106 of the Town and Country Planning Acts.

The report also updated the position on legal agreements and planning obligations agreed by this Committee during the period 2000-2012.

The Committee **NOTED** the report and the information contained therein.

124 **PLANNING AND ENFORCEMENT APPEALS RECEIVED, PUBLIC INQUIRIES/HEARINGS AND SUMMARY OF APPEAL DECISIONS**

The report accompanied a schedule of appeals and a schedule of appeal decisions, received between 18 August 2012 and 9 November 2012

The report detailed that 27 new appeals had been received since the last meeting of the Monitoring Committee in September 2012.

The Committee **NOTED** the report and the results of the appeal decisions received.

125 **SCHEDULE OF ENFORCEMENT NOTICES**

The Committee considered and noted the schedules detailing information regarding enforcement notices updated since the meeting held in September 2012.

Schedule A showed notices currently with the Secretary of State for the Environment (the Planning Inspectorate being the executive agency) awaiting appeal determination.

Schedule B showed current notices outstanding, awaiting service, compliance, etc. with up-dated information from staff on particular notices.

The Committee **NOTED** the information in the report.

126 **PROSECUTIONS UPDATE**

The report updated the Committee on the progress and/or outcome of recent prosecutions undertaken on behalf of the Planning Service.

The Committee **NOTED** the report.

127 **PLANNING CONTRAVENTION - SUTTONS FARM, TOMKYNS LANE, UPMINSTER**

The Committee considered the report and without debate **RESOLVED** it expedient that an Enforcement Notice be issued and served to require that within 3 months of the effective date of the notice:

1. Reduce the height of the boundary walls, brick pillars, fencing, and gates on the land at Suttons Farm, Tomkyns Lane, Upminster (which is shown between points A and B on a plan annexed to this report) to maximum of 1m in height where they are adjacent to highway and to a maximum of 2m in height elsewhere.
2. Restore those parts of the Land (which is shown cross-hatched on a plan annexed to this report) upon which the patio and sunken garden were constructed to its previous condition.
3. Remove all materials from the property resulting from compliance with the above requirements

In the event of non compliance, and if deemed expedient, that proceedings be instituted under the provisions of the Town and Country Planning Act 1990.

128 **PLANNING ENFORCEMENT - SCHEDULE OF COMPLAINTS**

Attached to the report was a schedule listing, by Ward, all the complaints received by the Planning Control Service over alleged planning contraventions for the period from 18 August 2012 and 9 November 2012.

The Committee **NOTED** the report and **AGREED** the actions being taken.

Chairman