

**MINUTES OF A MEETING OF THE
STRATEGIC PLANNING COMMITTEE
Council Chamber, Town Hall, Main Road, Romford RM1 3BD
6 October 2022 (7.00 - 9.15 pm)**

Present:

COUNCILLORS 8

Conservative Group	Ray Best, John Crowder and David Taylor
Havering Residents' Group	Laurance Garrard (Chairman), Reg Whitney (Vice-Chair) and Bryan Vincent
Labour Group	Jane Keane

13 DISCLOSURE OF INTERESTS

Councillor David Taylor declared an interest on the Verve Apartments application that he had made comments in the past regarding the site. Councillor Taylor left the meeting during the consideration of the application.

14 MINUTES

The minutes of the meeting held on 18 August 2022 were agreed as a correct record and signed by the Chairman.

15 PE/00213/2017 - BRIDGE CLOSE, ROMFORD

The Committee received a developer presentation for the redevelopment of the Bridge Close site.

The proposal for the redevelopment of the site included: demolition of all existing buildings and structures; up to 1,070 residential dwellings (Class C3); up to 7,012 sqm (GEA) of commercial floor space including office and flexible workspace, retail use, professional services and leisure use (Class E use); a three form entry primary school and nursery (Class F1(a)); a health centre (Class E(e)); a community centre (Class F1 / F2); together with associated infrastructure, including a new pedestrian/cycle bridge across the River Rom; alterations to and provision of new vehicular and pedestrian access points; public open space, including a new public square, civic square and riverside walk; car, motorcycle and bicycle parking spaces and servicing spaces and other works incidental.

With its agreement Councillor Judith Holt addressed the Committee as a Ward Councillor.

The Committee **noted** the report.

16 P0112.22 - HALL LANE MINIATURE GOLF COURSE, HALL LANE, UPMINSTER

The report before the Committee was an application for reserved matters seeking approval of appearance, landscaping, layout and scale pursuant to Condition 1 of Outline Planning Permission (P0248.19) dated 16 September 2021 for the demolition of all buildings and structures on site, and redevelopment of the site providing up to 37 residential dwellings, creation of a new highway access, public open space and landscaping and related infrastructure.

A Councillor call-in has been received which accords with the Committee consideration criteria.

The application had been called-in by Ward Councillors. With its agreement Councillor Chris Wilkins addressed the Committee.

The Committee considered the report and **RESOLVED** to **GRANT CONSENT** for the reserved matters application and approval of details in relation to Conditions 12 (Car Parking), 13 (Site Levels), 14 (Refuse and Recycling), 15 (Cycle Storage), 16 (Road/Carriageway/Footway Details), 26 (Boundary Treatments) and 30 (Drainage Strategy) of Outline Planning Permission (P0248.19).

That the Assistant Director of Planning is delegated authority to issue the reserved matters consent and impose conditions [and informatives] to secure the following matters:

Informatives

1. Accordance with the plans
2. Notification of conditions discharged with this notice

17 P1591.20 - VERVE APARTMENTS, MERCURY GARDENS, ROMFORD

The report before the Committee detailed an application for approval that proposes to allow the occupiers of the top floors to be able to park within the court yard.

The scheme now offers 86 car parking spaces, in comparison with the scheme presented to Committee which only provided 27 car parking spaces. 60 car parking spaces would be provided on the land to the side of the building within the demise of the applicant and forming part of the application site, in addition to the 26 car parking spaces within the court yard.

With its agreement Councillor Joshua Chapman addressed the Committee and raised concerns over the applicant's not implementing of the conditions to provide residents of the apartment with parking spaces.

The Committee considered the report and **RESOLVED** to **GRANT PLANNING PERMISSION** as recommended subject to 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 s.106 was required to seek contributions for affordable housing.

That the Assistant Director of Planning be authorised to grant planning permission subject to the conditions and the prior completion of legal agreement on the terms set out in the report in pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) and all other enabling powers including those specified below:

Heads of term

- Financial Contribution in lieu of the provision of onsite affordable housing provision to the sum of £264,000.00
- The Developer/Owner to pay the Council's monitoring cost.
- The Developer/Owner to pay the Council's reasonable legal costs associated with negotiating and drafting the Legal Agreement.

Conditions

Within two months from the date of this permission, the cycle storage space as well as the refuse and recycle storage space shall be laid out in accordance to drawings numbered 1940-DS-01-00-DR-A-P702, 1940-DS-01-00-DR-A-P703 and 1940-DS-01-00-DR-A-P704 hereby approved, and the facilities shall then be retained thereafter, unless an alternative scheme shall have been submitted to and approved in writing by the local planning authority.

Within one month from the date of this decision, the surface of the car parking spaces shall be made of smooth hard surface materials with parking spaces to be marked by water base paint, or other conventional methods. Thereafter the car parking spaces as shown on the drawing numbered 1940-DS-01-00-DR-A-P702 hereby approved shall be retained for the sole benefit of all the residents of Verve Apartments and for no other purpose, unless agreed in writing by the Local Planning Authority.

As earlier stated Councillor Taylor left the meeting during the discussion of this application.

Chairman