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**MINUTES OF A MEETING OF THE
STRATEGIC PLANNING COMMITTEE
Council Chamber - Town Hall
7 December 2023 (7.00 - 9.45 pm)**

Present:

COUNCILLORS 8

Conservative Group	John Crowder, Dilip Patel and Philippa Crowder
Havering Residents' Group	Laurance Garrard (Chairman), Reg Whitney (Vice-Chair) and Bryan Vincent
Labour Group	Jane Keane

Also present at the meeting were Councillor Chris Wilkins, Councillor Oscar Ford and Councillor Judith Holt.

There were 13 members of the public present for the meeting.

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

30 APOLOGIES FOR ABSENCE AND ANNOUNCEMENT OF SUBSTITUTE MEMBERS

Apologies were received from Councillor Ray Best (Councillor Philippa Crowder substituted).

31 DISCLOSURE OF INTERESTS

There were no disclosures of interest. Councillor Jane Keane stated that she was a member of the Romford Civic Society.

32 MINUTES

The minutes of the meeting of 28 September 2023 were agreed as a true record of the same and the Chair was authorised to sign them.

33 W0073.23 - RAINHAM LODGE FARM, BERWICK POND ROAD, UPMINSTER

The Committee received a presentation from Stephen Daw a chartered surveyor and Simon Treacy Planning Director at Brett Group on the phased

Mineral Extraction/Inert Infilling Proposal with Restoration to a Mixture of Nature Conservation and Agricultural Afteruses (Rainham Lodge Farm) with continued Stockpiling and Processing of Mineral, Concrete Batching and Aggregate Bagging (Rainham Quarry); Associated Highway Improvements on behalf of Brett Group Limited.

As set out in the committee rules, the Developer was given 20 minutes to speak.

The Committee noted the report and the following considerations were summarised as follows:

- Further details as to why the equipment at Rainham Quarry is not being moved.
- Expressed concern about the safety along the road and the potential for conflict between HGVs and cyclists. Members would like some further information to understand how that risk is being addressed.
- In relation to page nine of the slide, Members sought to understand what is meant by no scope for passing places.
- The Committee is seeking guarantee and reassurance around materials. Making sure there is appropriate check.
- Details of noise mitigations.
- Members looking for reassurance or demonstration in the application that in terms of the tracking applicant is factoring or taking into account all different vehicle sizes.
- Keenness to see an adjustment to the working hours on a Saturday, that 7am on a Saturday is early could applicant consider an alternative start time as part of submission.
- Further details around the landscaping scheme for the woodland area, details of the trees to be planted.
- The specific number of residential properties impacted through traffic movements.
- Further details around the routing of the extracted material.
- Further details as to how vibration would be experienced and what causes it.
- Further details on the flood prevention measures.
- Regarding Berwick Pond Road, future issues of state of disrepair along the route. Members are keen to understand what measures or mitigations that the company would offer up as part of any submission.
- The small bridge on Launder's Lane, whether there is an ability to widen the bridge/road.

Any further comments or considerations could be emailed to the Head of Strategic Planning within 1 week of the meeting.

34 **P2072.22 - THE SEEDBED CENTRE AND ROM VALLEY RETAIL PARK,
ROMFORD, RM7 0AZ**

The report before the Committee sought outline planning permission on the land at Rom Valley Way in Romford, a site known as Seedbed Centre and Rom Valley Way Retail Park. The application is for the comprehensive redevelopment of the site for a mixed use development which is residential led and would deliver up to 840 new homes as well as a minimum of 3,000sqm of industrial floorspace, plus retail and leisure floorspace, public and private open space, highways improvements, landscaping and other benefits such as the naturalisation of the River Rom.

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 6 votes to 1 against.

Councillor Dilip Patel voted against the resolution.

35 **P2071.22 - THE SEEDBED CENTRE, UNIT E5, DAVIDSON WAY,
ROMFORD**

The report before the Committee sought planning permission for a site within a wider masterplan area where outline permission (application P2072.22) was being sought for the redevelopment of the adjoining site for a mix of uses built over 3-12 storeys to include up to 840 residential units (Class C3), 3,000sqm light industrial (Class E) and general industrial (Class B2) uses, retail/restaurant/cafe up to 200sqm, medical facility (Class E) up to 378sqm, associated landscaping, public realm, parking, refuse storage and other associated works.

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

Members voted unanimously for the resolution to grant planning permission.

Chairman

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