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**MINUTES OF A MEETING OF THE  
STRATEGIC PLANNING COMMITTEE  
Council Chamber, Town Hall, Main Road, Romford RM1 3BD  
19 September 2024 (7.00 - 7.50 pm)**

**Present:**

**COUNCILLORS**

<b>Conservative Group</b>	Timothy Ryan
<b>Havering Residents' Group</b>	Reg Whitney (Chairman), Bryan Vincent (Vice-Chair) and +Robby Misir
<b>Labour Group</b>	Jane Keane

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

**9 APOLOGIES FOR ABSENCE AND ANNOUNCEMENT OF SUBSTITUTE MEMBERS**

Apologies received from Councillor John Crowder (+Councillor Robby Misir attended on his behalf)

**10 DISCLOSURE OF INTERESTS**

Councillor Jane Keane disclosed a Non-Pecuniary Interest - by virtue of being appointed a trustee on the Lucas Children's Playsite Trust. On the advice of the Legal Advisor, this does not preclude Councillor Keane from voting on any meeting decisions put forward.

**11 MINUTES**

The minutes of the meeting held on 18 July 2024 were agreed as a correct record and will be signed by the Chair.

**12 P1533.23 - FORMER MINIATURE GOLF CLUB, HALL LANE, CRANHAM, UPMINSTER**

At its meeting on 18 July, Members considered an application for variation of condition No. 1 (Accordance with plans) of reserved matters approval ref: P0112.22 dated 19/10/2022 to substitute the approved plans. (Application for reserved matters seeking approval of appearance, landscaping, layout and scale pursuant to Condition 1 (replacing drawing numbers) 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. Details are provided to satisfy Conditions 12, 13, 14, 15, 16, 26 and 30 of the Outline Planning Permission

Member agreed to defer making a decision in order for officers to seek further clarification from the applicant on the following:

1. Identify the location where the financial contribution would be spent.
2. Provide fuller details of what the contribution would fund.
3. Consider an enhanced increase to the contribution.
4. Details of what the cost of the equipment would have been if it was installed on the site.
5. What it would cost at the new location and where that site would be.

At its meeting on 19 September, officers provided the Committee with additional information that the management and maintenance of the amenity spaces by a management company would be a much more effective and efficient way of maintaining the open amenity space within the site. That the proposed informal play space would also allow a range of recreational and play opportunity that would be suitable for a range of age groups. It was further stated that the provision of formal play facilities in a more accessible place such as a local park would be preferable.

The report recommended approval of the reserved matters subject to the completion of a Deed of Variation to the original legal agreement to secure the following planning obligations:

- Off-site affordable housing provision
- Carbon Offset payment
- Financial contribution of £120,000 for improvements to Upminster Hall Playing Fields
- Public access rights to open space provided within the development
- Satisfactory maintenance of all open space and other common areas within the development including any facilities/furniture provided as part of the common/public areas.
- All contribution sums shall include interest to the due date of expenditure and all contribution sums to be subject to indexation from the date of completion of the Section 106 agreement to the date of receipt by the Council.

And in addition to the above,

The provision of additional £71,000 financial contribution to the enhancement of the local public amenity space.

The vote for the proposal was carried by 3 votes in favour, 1 against and 1 abstention. Councillor Jane Keane voted against the motion.

13 **PLANNING QUARTERLY PERFORMANCE UPDATE**

The Committee considered the quarterly reporting of performance to the planning committees and **RESOLVED** to note the contents of the report.

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**Chairman**

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