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**MINUTES OF A MEETING OF THE
STRATEGIC PLANNING COMMITTEE
Council Chamber, Town Hall, Main Road, Romford RM1 3BD
23 January 2025 (7.00 - 9.40 pm)**

Present:

COUNCILLORS

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

Also present were Councillors David Taylor and Matthew Stanton.

There were 40 members of the public and developer team present.

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

7 APOLOGIES FOR ABSENCE AND ANNOUNCEMENT OF SUBSTITUTE MEMBERS

None.

8 DISCLOSURE OF INTERESTS

There were no disclosures of interest.

9 MINUTES

The minutes of the meeting held on 5 December 2024 were agreed as a correct record and signed by the Chairman.

10 W0221.22 - COMO STREET CAR PARK, COMO STREET, ROMFORD

The Committee received a presentation for the redevelopment of car park for residential led development with some commercial development.

The development was presented to enable Members of the committee to view the development before a planning application is submitted and to comment upon it. The development does not constitute an application for

planning permission and any comments made upon it are provisional and subject to full consideration of any subsequent application and the comments received as a result of consultation, publicity and notification.

It was noted that the proposed planning application has been the subject of pre-application meetings with Officers. There have been five pre-application meetings including one workshop with officers and the scheme has evolved over the months. The proposal was presented to the Council's Quality Review Panel on 5 February 2024 and a Chair Review on 3 September 2024. Pre-application discussions with the applicants have included the principle of the development proposed including quantum of development, massing, height layout, access and landscaping planning that have been undertaken by the applicants' subject to a masterplan being developed for the site.

As set out in the committee rules, the Developer Team was given 20 minutes to present the scheme.

A Ward Councillor, Councillor David Taylor also addressed the Committee on the development presentation.

The Committee noted the presentations and discussed the development. The following considerations were summarised as the points raised by the Committee at the meeting:

1. Retail Units & Flexible Use

- Discussion on the risk of retail unit vacancies.
- Consideration of flexible use options that do not negatively impact residents.
- Connection between flexible use and the provision of healthcare floor space.

2. Parking & Policy Compliance

- Concerns raised about lack of parking provision.
- Site classified as a PTAL 5 area (Public Transport Accessibility Level), meaning car-free development aligns with London Plan policy.
- Acknowledgment of strong views in the chamber regarding parking concerns.
- Developer has taken note of parking feedback.

3. Resident Engagement & Planning Application

- Questions raised about the extent of resident engagement.
- Request for further engagement before the submission of a planning application.

4. Site Access & Layout

- Questions about the location of site entrances and exits to be made clear
- Discussion on scale transition and building heights, ensuring a gradual transition between blocks.

5. Culvert Naturalisation & Safety

- Queries regarding structural integrity and safety of culvert naturalisation.

6. Play Equipment & Accessibility

- Concern that play areas should be fully accessible to all housing types, including affordable housing.

7. Overlooking & Internal Layouts

- Need for clarity on how internal layouts affect overlooking onto Linden Street.
- Request for internal layouts showing which rooms face outward.
- Suggestion to locate bathrooms in a way that maximises privacy and obscure glazing.

8. Scheme Viability & Infrastructure Concerns

- Request for reassurance on the scheme's financial viability.
- General concerns about infrastructure capacity in the town centre.
- Discussion on funding and range of financial options.

9. Ground Floor Activation

- Desire for a more engaging and inviting ground floor design.

10. Council-Led Housing Feasibility

- Inquiry into whether a council-led housing scheme could be viable.
- Request for clear reasoning on why this approach was not pursued.
- Discussion on financial constraints affecting the council's ability to develop housing directly.

11. Housing Mix & Bedroom Numbers

- Concerns about the mix of housing types and bedroom numbers.
- Request for clarity on rationale behind unit allocations and potential alternatives.

- Rational for the number of unit, what is the constraint for additional houses on the site, where is the costing.

Members were informed that any further comments and questions be sent to planning officers within the next week.

11 W0198.23 - ANGEL WAY CAR PARK, ANGEL WAY, ROMFORD

The Committee received a presentation for the redevelopment of Angel Way Car Park, Angel Way, Romford.

The proposal for the redevelopment of existing car park to provide circa 105 residential units and ancillary commercial, and community uses, landscaping and parking.

This proposed development is being presented to enable Members of the committee to view it before a planning application is submitted and to comment upon it. The development does not constitute an application for planning permission and any comments made upon it are without prejudice and along with the comments received as a result of consultation, publicity and notification subject to full consideration of any subsequent application.

The proposal has been the subject to a series of pre-application meetings with officers since July 2023. There has been a QRP meeting undertaken on 3rd September 2024. The proposal is not GLA referable.

As set out in the committee rules, the Developer Team were allowed 20 minutes to present the development.

A Ward Councillor, Councillor David Taylor also addressed the Committee on the development presentation.

The Committee noted the presentations and discussed the development. The following considerations were summarised as the points raised by the Committee at the meeting:

1. Request to show conservation areas on plans.
2. Question around if the scheme is futureproof in the context of the emergence of the Romford Master Plan.
3. Observation around pedestrian flow and how it works through the site.
4. Observation around the relationship with surrounding development in the area.
5. Use of quality materials for the development, use of grey bricks.
6. Implication on the loss of the multi storey carpark.

7. River Rom - Observation on the maintenance of the water course to ensure that any high water or blockages are managed without adverse impact to the scheme.
8. Observation around Cycle Parking, Refuse Collection points and Emergency vehicle access.
9. Observation around the on street parking at the back of the shops, its relationship to the scheme.
10. Provision of additional disabled parking bays.

Chairman

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