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**MINUTES OF A MEETING OF THE
STRATEGIC PLANNING COMMITTEE
Council Chamber, Town Hall, Main Road, Romford RM1 3BD
8 May 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

Councillor Matthew Stanton was also present for the meeting.

7 members of the public were present.

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

18 APOLOGIES FOR ABSENCE AND ANNOUNCEMENT OF SUBSTITUTE MEMBERS

There were no apologies received.

19 DISCLOSURE OF INTERESTS

There were no disclosures of interests.

20 MINUTES

The minutes of the previous meeting held on 27 February 2025 were agreed as a correct record and signed by the Chairman.

21 P1463.24 - DORRINGTON GARDENS CAR PARK (HORNCHURCH)

The report before members detailed an application that sought full planning permission for the demolition and removal of all existing hardstanding and ancillary structures associated with the existing car park, and the redevelopment of the site to provide 34 residential dwellings. The proposal comprises a mix of 10 one-bedroom apartments, 12 two-bedroom apartments, and 12 three-bedroom semi-detached houses.

The development also includes the formation of a new vehicular access from Dorrington Gardens, associated car parking, hard and soft landscaping, and the installation of ancillary infrastructure, including a new electricity substation.

The development adopts a mixed typology, with two pairs of semi-detached houses (HT2) on either side of the main site access road fronting Dorrington Gardens, two apartment blocks (Blocks A and B) fronting the internal road of the site, and a row of 8 semi-detached houses (HT1) to the south of the site fronting the internal road to the site.

The scheme has been subject to a detailed design evolution, incorporating feedback from pre-application consultation, the Havering Quality Review Panel, and the Council's urban design and highways officers. The development is predominantly two to three storeys in height and has been designed to respond to local character, manage level changes across the site, and provide appropriate separation distances to neighbouring residential boundaries.

The report stated that from the consultation responses, 138 letters were sent to the adjoining occupiers. 42 objections have been received and 1 letter of support.

The Committee noted that the key issues from the consultations were concerns regarding overlooking, light loss and noise, loss of public parking, and infrastructure capacity given the addition of the housing, the design and massing of the housing, some amenity impact regarding the planning planting and trees, highways and parking pressure impact, ecology, the visible impact of the flats and construction disruption during the project.

The officer recommended that permission be granted, subject to several conditions and a Section 106 agreement.

In accordance with the public speaking arrangements, the Committee was addressed by an objector Mr David Durrant who had 5 minutes to make his representation to the Committee with his concerns. He urged Members to consider the following options: to refuse the application; defer until more clarity is provided about the impact of leasing the Town Centre car park to Sainsbury's; or to vote to retain the front part of Dorrington Garden's Car Park.

Mr Steve Walters, agent to the applicant, responded to the issues raised by the objector for 5 minutes. He stated that the site had previously been declared surplus by the Council's Cabinet, with the proposed housing benefiting the Council long-term. He noted that all amenity, design and internal space standards will be met. He stated that the proposed development is anticipated to achieve a 67 per cent reduction in carbon emissions over the 2020/21 baseline. He supported and defended the application on this basis.

Following the debate, the Committee resolved to grant planning permission subject to the report conditions.

The vote for approval, was carried by the Chair's casting vote, resulting in 4 votes for, to 3 against with no abstentions.

22 P1633.24 - VEOLIA ES (UK) LTD COLDHARBOUR LANE (RAINHAM AND WENNINGTON)

The report before members detailed an application that sought planning permission for an extension to the operational life of the landfill and composting facilities until the end of December 2029 and restoration of the land by 31st December 2031.

The Committee noted that the annual projected input is 200,000 cubic metres of waste, which equates to 1 million cubic tonnes of waste after 5 years.

The report stated that the proposal is therefore considered acceptable and in line with the borough's waste management strategy and sustainability goals, as well as the Joint Waste Development Plan for the East London Waste Authority Boroughs.

The Committee noted that the recommendation is to grant planning permission, subject to a number of conditions and the Section 106 agreement.

In accordance with the public speaking arrangements, the Committee was addressed by an objector, Councillor Matt Stanton who had 5 minutes to make his representation to the Committee with his concerns. He urged the Members to consider his comments.

A brief adjournment was granted during the debate to allow Officers and the Legal Adviser to clarify points raised by Members.

Following the adjournment, the Director of Planning stated that Officers had addressed Member's concerns during the break. It was proposed that the application be deferred from this evening. The Director explained that this would enable a subsequent report with a revised set of obligations.

The Director of Planning invited Members to ask questions on the current proposal which the report will respond to when it returns for a decision.

The Director of Planning asked the Committee if they would like officers to provide answers to questions proposed by Councillor Stanton. The Committee stated that they would like his comments taken into consideration. The Director noted that this content would be provided in the report.

Following debate, the Committee agreed to defer the application.

The vote for deferral, was carried by 5 votes. Councillor Tim Ryan asked to be excused from the meeting before the vote was taken.

Chairman