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MINUTES OF A MEETING OF THE PLANNING COMMITTEE Council Chamber - Town Hall 24 April 2025 (7.00 - 8.21 pm)

Present:

COUNCILLORS:

Conservative Group	Jacqueline McArdle and Carol Smith
Havering Residents' Group	Bryan Vincent (in the Chair) Robby Misir (Vice-Chair) and +John Crowder
Labour	Matthew Stanton

5 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.

24 APOLOGIES FOR ABSENCE AND ANNOUNCEMENT OF SUBSTITUTE MEMBERS

An apology was received for the absence of Councillor Philippa Crowder.
+ Councillor John Crowder substituted for Councillor Philippa Crowder.

25 DISCLOSURE OF INTERESTS

There were no disclosures of interests.

26 MINUTES

The minutes of the previous meeting held on 13 March 2025 were agreed as a correct record and signed by the Chairman.

27 P1362.24 - 1 SUFFOLK WAY, HORNCHURCH - EMERSON PARK

The report before members detailed an application that sought planning permission for the variation of condition no. 2 of planning permission P0844.24 dated 13/09/2024 to allow for retention of door, installation of additional roof-lights and alterations to internal layout (Retention of the

existing outbuilding, with internal and external alterations, for use as an annexe).

In accordance with the public speaking arrangements, the Committee was addressed by an objector Mr David Stittle who had 3 minutes to make his representation to the Committee with his concerns. He urged the Members to uphold existing conditions.

Mr Moses Ekole agent to the applicant responded to the issues raised by the objector for 3 minutes. He stated that most changes are minor and the fence height remains unchanged, causing minimal impact on neighbours. He supported and defended the application on this basis.

The Committee noted that Councillor Laurance Garrard had withdrawn his call-in as he was unable to attend the meeting. A written statement from Councillor Garrard was read out to the Committee by the Director of Planning. The Director had 3 minutes to read the statement from Councillor Garrard.

The statement requested that the Committee refuse the current amendment and ensure the door and flank windows are relocated to face the main dwelling, in line with the originally approved plans.

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 Members' concerns during the break. It was proposed that an alternative approach be considered that will ensure the retention of the existing outbuilding as part of the dwelling. The Director explained that a Section 106 agreement would appear as a land charge, ensuring the annex remains ancillary to the main dwelling. Officer will present this conditions to the applicant and if no agreement is reached, the application will return to the Committee for a decision.

Members discussed the proposal and agreed to delegate authority to the Director of Planning to negotiate with the applicant and his agent for a Section 106 agreement, preventing separate sale or subdivision of the annex.

A member of the Committee requested for a condition that will prevents tenant access through the annex door, via the fence at the rear of Oxford Avenue, was accepted.

Following debate, the Committee resolved to grant planning permission, subject to the report conditions, a Section 106 agreement with the applicant, and the additional condition suggested concerning the fence. If no agreement is reached, the application will return to the Committee.

The vote for approval, contingent on old and new conditions, was carried by 5 votes to 1 against with no abstentions.

Councillor Stanton voted against the recommendation to approve the new proposal to grant planning permission.

Chairman

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