

Notice of Meeting

THE DEVELOPMENT CONTROL BOARD VISITING SUB-COMMITTEE

Tuesday, 22 September 2015 - 4:45 pm
Abbey Care Home, Collier Row Road, Collier Row, Romford RM5 2BH

Members: Cllr Sanchia Alasia (Chair), Cllr Faraaz Shaukat (Deputy Chair), Cllr Edna Fergus, Cllr Giasuddin Miah, Cllr Adegboyega Oluwole and Cllr John White

By Invitation: Cllr Sade Bright, Cllr Sam Tarry and Cllr Jeff Wade

Date of publication: 11 September 2015

Chris Naylor
Chief Executive

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AGENDA

Use Classes

- 1. Apologies for Absence**
- 2. Declaration of Members' Interests**

In accordance with the Council's Constitution, Members are asked to declare any interest they may have in any matter which is to be considered at this meeting.

- 3. Abbey Care Home, Collier Row Road, Romford- 14/00786/OUT (Pages 5 - 7)**

Members have requested a site visit in advance of the item being presented to Development Control Board to consider the site and its immediate surroundings.

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Barking and Dagenham's Vision

Encourage growth and unlock the potential of Barking and Dagenham and its residents.

Priorities

To achieve the vision for Barking and Dagenham there are five priorities that underpin its delivery:

1. Ensure every child is valued so that they can succeed

- Ensure children and young people are safe, healthy and well educated
- Improve support and fully integrate services for vulnerable children, young people and families
- Challenge child poverty and narrow the gap in attainment and aspiration

2. Reduce crime and the fear of crime

- Tackle crime priorities set via engagement and the annual strategic assessment
- Build community cohesion
- Increase confidence in the community safety services provided

3. Improve health and wellbeing through all stages of life

- Improving care and support for local people including acute services
- Protecting and safeguarding local people from ill health and disease
- Preventing future disease and ill health

4. Create thriving communities by maintaining and investing in new and high quality homes

- Invest in Council housing to meet need
- Widen the housing choice
- Invest in new and innovative ways to deliver affordable housing

5. Maximise growth opportunities and increase the household income of borough residents

- Attract Investment
- Build business
- Create a higher skilled workforce

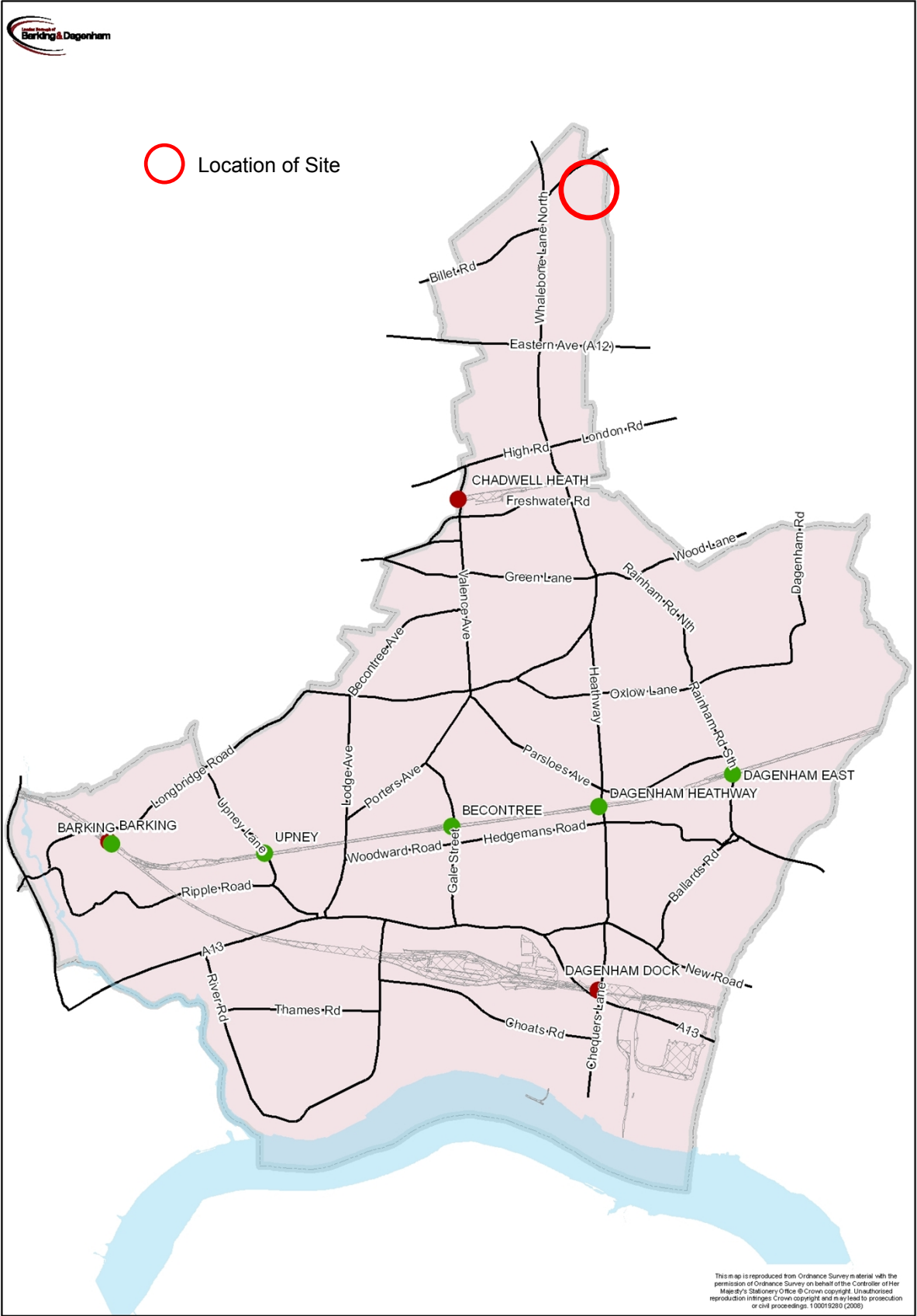
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Use Classes Order 1987 (as amended)		
Use Class	Use/Description of Development	Permitted Change
A1 Shops	Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices (but not sorting offices), pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.	State funded school for single academic year – <u>see footnote 2.</u> Some temporary uses – <u>see footnote 4.</u> A1 plus two flats above C3 residential use - <u>see footnote 5</u> Bank, building society, credit union or friendly society (A2) but not for other purposes falling within A2 – <u>see footnote 6</u>
A2 Financial and professional services	Financial services such as banks and building societies, professional services (other than health and medical services) including estate and employment agencies and betting offices.	A1 (where this is a ground floor display window) plus two flats above A2 plus two flats above State funded school for single academic year – <u>see footnote 2.</u> Some temporary uses – <u>see footnote 4.</u> C3 residential use - <u>see footnote 5</u>
A3 Restaurants and cafés	For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.	A1 or A2 State funded school for single academic year – <u>see footnote 2.</u> Some temporary uses – <u>see footnote 4.</u>
A4 Drinking establishments	Public houses, wine bars or other drinking establishments (but not night clubs).	A1, A2 or A3 State funded school for single academic year – <u>see footnote 2.</u> Some temporary uses – <u>see footnote 4.</u>
A5 Hot food takeaways	For the sale of hot food for consumption off the premises.	A1, A2 or A3 State funded school for single academic year – <u>see footnote 2.</u> Some temporary uses – <u>see footnote 4.</u>
B1 Business	a) Offices, other than a use within Class A2 (Financial Services) b) Research and development of products or processes c) Light industry appropriate in a residential area	B8 (where no more than 500 sqm) B1a - C3 subject to prior approval - <u>see footnote 1.</u> State funded school for single academic year – <u>see footnote 2.</u> State funded school or registered nursery subject to prior approval - <u>see footnote 3</u> Some temporary uses – <u>see footnote 4.</u>
B2 General industrial	General industry: use for the carrying out of an industrial process other than one falling in class B1. (excluding incineration purposes, chemical treatment or landfill or hazardous waste).	B1 or B8 (B8 limited to 500 sqm) State funded school for single academic year – <u>see footnote 2.</u>
B8 Storage and distribution	Storage or distribution centre. This class includes open air storage.	B1 (where no more than 500 sqm) State funded school for single academic year – <u>see footnote 2.</u>
C1 Hotels	Hotel, boarding house or guesthouse, where no significant element of care is provided. (Excludes hostels).	State funded school for single academic year – <u>see footnote 2.</u> State funded school or registered nursery subject to prior approval - <u>see footnote 3</u>
C2 Residential institutions	Hospital, nursing home or residential school, college or training centre where they provide residential accommodation or care to people in need of care (other than those within C3 dwelling houses).	State funded school for single academic year – <u>see footnote 2.</u> State funded school or registered nursery subject to prior approval - <u>see footnote 3</u>
C2A Secure residential institution	Secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital,	State funded school for single academic year – <u>see footnote 2.</u> State funded school or registered nursery subject to prior approval - <u>see footnote 3</u>

	secure local authority accommodation or use as a military barracks.	
C3 Dwelling houses	Use as a dwelling house by a single person or by people living together as a family or by not more than 6 residents living together as a single household	Article 4 direction removes permitted development right to convert to C3 House in Multiple Occupation. State funded school for single academic year – see footnote 2
C4 Houses in multiple occupation	Small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.	C3 (dwelling houses) State funded school for single academic year – see footnote 2
D1 Non-Residential Institutions	Clinics & health centres, crèches, day nurseries & day centres, museums, public libraries, art galleries & exhibition halls, law court, non-residential education & training centres. Places of worship, religious instruction & church halls.	Some temporary uses – see footnote 4 . State funded school for single academic year – see footnote 2 .
D2 Assembly & Leisure	Cinema, concert hall, bingo hall, dance hall, swimming bath, skating rink, gymnasium, or area for indoor or outdoor sports or recreations, not involving motor vehicles or firearms.	State funded school for single academic year – see footnote 2 . State funded school or registered nursery subject to prior approval - see footnote 3 Some temporary uses – see footnote 4 .
Sui – Generis	A use on its own, for which any change of use will require planning permission. Includes, theatres, nightclubs, retail warehouse clubs, amusement arcades, laundrettes, petrol filling stations, casinos, taxi businesses, waste management facilities, and motor car showrooms.	Casino to Class D2

Footnotes

1	B1a (Offices) can change use to C3 (Dwelling houses) provided development commenced before 30/06/16. Need to apply to Council for prior approval to confirm no significant transport and highway impacts, contamination risks and flood risks.
2	State funded schools can open without planning permission for a single academic year without planning permission from any existing use within the Use Classes Order. School must be approved by Secretary of State and school must notify Council before they open. School must revert to its previous use at end of year. Does not apply to listed buildings.
3	B1 (business), C1 (hotel), C2 (residential institution), C2A (secured residential institution) and D2 (assembly and leisure) can convert to a state funded school or registered nursery providing early years childcare without planning permission. Need to apply to Council for prior approval to confirm no significant transport and highways impact, noise impacts and contamination risks.
4	A1 (shops), A2 (financial and professional services), A3 (restaurants and cafes), A4 (pubs), A5 (takeaways), B1a (offices), B1b (light industry), B1c (R&D), D1 (non-residential institutions) and D2 (assembly and leisure) can change to A1, A2, A3, B1a,b & c without planning permission. Change of use must be less than or equal to 150 square metres. Applies for single continuous period of two years. Can change to other permitted use within two year period. Must revert to original use at end of two year period.
5	A1 (shops) and A2 (financial and professional services) can change to C3 (residential). Building operations and partial demolition works that are “reasonable necessary” are also permitted. Prior approval required for transport and highways impact, contamination, flooding, the design and external appearance of the building and undesirable impacts on shopping facilities. This right only applies to buildings of 150 square metres or less and does not apply in Conservation Area or to listed buildings.
6	Does apply in Conservation Areas but not to listed buildings.



Abbey Care Home, Collier Row Road, Romford

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Development Control Board Visiting Group Site Visit		Date: 22 September 2015
Application No:	14/00786/OUT	Ward: Chadwell Heath
Reason for Referral to DCB as set out in Section I of the Council Constitution:	The application is a major development which is of a scale and importance that should be determined at DCB. The application is contrary to the Council's Local Plan and is recommended for approval with five or more objections.	
Address:	Abbey Care Home, Collier Row Road, Romford	
Development:	Application for outline planning permission: Demolition of existing care home and erection of replacement 2 storey (with accommodation in the roof) 38 bedroom care home.	
Applicant:	Mr A Patel	
Contact Officer Charles Sweeny	Title: Principal Development Management Officer	Contact Details: Tel: 020 8227 3807 E-mail: charles.sweeny@lbbd.gov.uk
Summary:		
<p>The application site is the Abbey care home which is a two storey building located on the south eastern side of Collier Row Road Romford. Old Sungate Cottages are located immediately to the east of the site along with public footpath 162 and a commercial use comprising a timber yard/window manufacturers is located to the west. The site is located within the Metropolitan Green Belt. The application seeks outline planning permission for the demolition of the existing care home and the erection of a replacement two storey 38 bedroom care home with accommodation in the roof.</p> <p>Members have requested a site visit to the application site in advance of the item being presented to Development Control Board to consider the site and its immediate surroundings.</p>		

Background information

1. The Development Control Board report and appendices are contained in the agenda for the 14 September 2015 meeting (pages 43-73 refers).

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