

Strategic Planning Committee

Pre-Application Developer Presentation

PE/00969/19 – 6-14 High Street, Romford

Demolition of the existing 3 storey retail building. Redevelopment to provide a residential-led mixed-use scheme across 2 buildings (9 storey building fronting Angel Way & 5 storey building fronting High Street) with a central courtyard garden - providing 73 residential units, 412sqm of retail and 81sqm of commercial floorspace

Date Presentation Sent: Thursday 24th September 2020

Having considered the developer presentation, officer report, comments made by ward members and further information requested from the developer, Members raised the following issues in regard to the proposal:

- Concerns about the quantum and massing of the Angel Way Block and its relationship with the character of the surrounding townscape – suggest a 7 storey height may be more appropriate for the Angel Way Block.
- Concerns about the impact on the character and setting of the conservation area and neighbouring historic buildings.
- Concerns about the low level of provision of 3-bed family homes that would not meet housing needs as set out in the emerging Local Plan.
- Concerns about the amount of amenity space provided for future residents.
- Concerns about the provision made for children's playspace.
- Concerns about the impact of light received in the garden of the Golden Lion pub
- Concerns about the lack of on-site parking provision for residents.
- It is accepted that the scheme has been improved since the first QRP Review, but Members would like to see the scheme reviewed again by QRP prior to submission of an application and Members will look closely at the points raised by the QRP assessment of design and impact on character.