

Minutes



London Thames Gateway Development Corporation

Planning Committee Meeting

Thursday 12 March 2009, 6.30pm

Old Town Hall Stratford, 29 The Broadway, Stratford, E15 4BQ

Present: Cllr Conor McAuley (Chair)
Alan Clark
Cllr Mick McCarthy
Sylvie Pierce
Richard Turner
Dru Vesty

In Attendance: John Allen (Director of Planning)
Amanda Reid (Planning Development Officer)
Nigel Hewitson (Norton Rose)
Angela Flanagan (Committee Clerk)

1. Apologies, Announcements and Declarations of Interest.

- 1.1 There were no apologies.
- 1.2 Conor McAuley declared an interest in Item 3, Rathbone Market, and withdrew from the meeting for that item, which was moved to Item 6.
- 1.3 Mick McCarthy declared an interest in Item 4, Former site of the Lintons and withdrew from the meeting for that item.
- 1.4 Sylvie Pierce was welcomed to the meeting as a new member to the Planning Committee.

2. Minutes of Planning Committee Meeting 12 February 2009

LTGDC/09/PC07

- 2.1 It was agreed that the minutes should be amended to include the Committee's thanks to John Worthington for his extensive and invaluable contribution during his service on the Planning Committee.

2.2 The Committee **AGREED**, subject to the inclusion of the above amendment, the minutes of the Planning Committee meeting of 12 February 2009. There were no other matters arising.

3. Former site of the Lintons, Linton Road, IG11 LTGDC-08-170-FUL

LTGDC/09/PC10

- 3.1 John Allen introduced the report recommending approval of the application for the redevelopment of the southern part of the former Lintons Estate, now described as 'William Street Quarter', to provide a mixed use development.
- 3.2 The application proposes two new buildings. The first will be part 4 / part 20 storeys in height and will provide a cafe on the ground floor, a Business Centre with a total of 4,856 square metres gross of B1 (business) floor space at ground level through to the 3rd floor, and 96 one and two bedroom flats on the 4th to 20th floors. The second building will be 3 storeys in height and will provide six 4-bedroom terrace houses. This is the first phase of the redevelopment of the former Lintons Estate. The second phase, which will be the subject of a later application, proposes a larger housing development.
- 3.3 The proposed application was submitted by London Borough of Barking and Dagenham Housing Strategy and Property Services on behalf of the embryonic Barking and Dagenham Local Housing Company.
- 3.4 An addendum report, an updated site location plan – showing street names - along with additional drawings of the proposed redevelopment were tabled at the meeting.
- 3.5 John Allen referred to the addendum report which provided further information on the Section 106 Obligations and the Corporation's Community Benefit discussions with the applicant, and the additional provision to secure the provision of the business centre in the S106 agreement, with the recommendation that completion of the S106 agreement be delegated to the Director of Planning.
- 3.6 Richard Turner asked about parking for services and deliveries and queried the number of parking bays for a site of this size. John Allen advised that the site was near to the Town Centre and highly accessible by public transport and therefore considered a suitable low/car free development. He added that there was a lorry bay for use by the Business Centre, as well as a bay with limited use of 30 minutes for deliveries and services use.
- 3.7 Richard Turner also queried if traffic would be reversing out of William Mews given that it is a cul-de-sac. John Allen responded that a provision would be made in the S106 agreement to provide turning areas at the end of William Street in the event that Phase 2 of the development does not go ahead.

- 3.8 Given the embryonic status of the Barking and Dagenham Local Housing Company, Alan Clark asked if there was any way for the Corporation to ensure that the development would go ahead. John Allen replied that he did not know when the applicant/developer currently intended to commence but was not aware of any particular reason why there should be any undue delay.
- 3.9 Sylvie Pierce referred to the drawings provided and asked about the relationship between the 20 storey building, the green space and the 3 storey building in the middle. She also thought that the 20 storey building could potentially look oppressive and asked if the Corporation were able to review the materials at a later stage. John Allen responded that the visual material provided was for illustrative purposes, but that CABE had sought a greater differentiation of the band around the main tower. He added that details regarding materials did not usually come back to Committee for consideration, but if specifically requested by Members, this could be arranged.
- 3.10 Sylvie Pierce asked about the London Borough of Barking and Dagenham's (LBBB) view on the proposal. John Allen advised that this was set out on Page 9 of the report. He added that LBBB had some concerns in relation to the visual aspect but that this had been covered in the conditions.
- 3.11 Sylvie Pierce queried if there was any other amenities for residents other than balconies. John Allen advised that there was more provision for green space in phase 2 of the development, as well as in the masterplan.
- 3.12 The Committee by unanimous vote **AGREED** that the application be delegated to the Director of Planning to approve subject to
- a) any direction from the Mayor of London;
 - b) the conditions listed in section 12 of report LTGDC/09/PC10 (with any amendment that might be necessary up to the issue of the decision); and
 - c) the completion of a S106 agreement covering the issues as set out in the report, as well as the additional provision of the business centre as set out in the addendum report and a requirement to ensure appropriate vehicle turning areas, in the event that phase 2 of the overall development did not proceed.

4. **Report on Appeal Decision concerning Devon Wharf**

LTGDC/09/PC11

- 4.1 John Allen introduced the report which updated members on the outcome of the appeal to the Planning Inspectorate against the Corporation's non-determination of the application by Chilton Transport (Bow) Ltd to develop the Devon Wharf site in Poplar.

4.2 It was noted that the Inspector had found in favour of the Corporation and the appeal had been dismissed, despite the Corporation not endorsing the Health and Safety Executive's advice as a reason for refusal. This was deemed as good support for the line the Corporation and its Planning Committee had taken on the issue of safety zones.

4.3 The Committee **NOTED** the contents of the report.

5. Consultation Response to: London Borough of Barking and Dagenham Conservation Area Appraisals and local list of buildings of special architectural or historic interest in the London Borough of Barking Dagenham
LTGDC/09/PC12

5.1 John Allen introduced the report seeking the Committee's agreement to the Corporation's suggested response to the London Borough of Barking and Dagenham's two draft conservation area appraisals relating to Abbey and Barking Town Centre Conservation Area Appraisal and the Abbey Road Riverside Conservation Area Appraisal.

5.2 He advised that the documents had been reviewed by Andrew Dick, a Heritage Consultant to the Corporation, and it was thought that the documents were generally good.

5.3 There was one area of concern in relation to the proposed boundary being extended to include a number of buildings (1-27 Station Parade) that significantly detract from the area's special interest. It was therefore thought 1-27 Station Parade, which mainly comprises of ground floor commercial units with over-large advertisements and poor quality shop fronts that detract from their characters did not merit inclusion to the Conservation Area.

5.4 The Committee **NOTED** the contents of the report and **AGREED** to the comments in the report as forming the Corporation's formal response on the two documents.

6. Rathbone Market, Barking Road, E16 LTGDC-08-165-OUT
LTGDC/09/PC09

6.1 Dru Vesty chaired this item.

6.2 Amanda Reid introduced the report recommending approval for the hybrid application from English Cities Fund for part outline and part full planning permission for a comprehensive mixed use redevelopment of the site at Rathbone Market, Canning Town.

6.3 The outline planning application is for the entire site, comprising Plots 1, 2 and 3, for new building/development comprising residential, retail, offices, market (open area), parking, associated highway and public realm works along with a provision of open space. The outline application has reserved matters relating to appearance and landscaping.

- 6.4 The full planning application applies to Plot 1 only at the western end of the site and comprises of a group of four linked blocks of residential accommodation consisting of two towers connected by a lower level c-shaped arrangement of units overlooking a raised public garden.
- 6.5 An addendum report was tabled at the meeting providing supplemental information on the Barking Road/ Beckton Road/ Hermit Road traffic light junction, advising Member's that Peter Brett Associates had since provided additional highway information which had been considered by TfL as acceptable and that as a consequence condition number 6 in the report would therefore not be needed and would be withdrawn. The addendum report also advised that the S106 negotiations had not yet been concluded, in relation to the offset against the standard charge.
- 6.6 Alan Clark thought there could be a danger with a hybrid application that the full planning permission part (phase 1) is developed and the outline planning permission (phase 2) is not, and asked if it was within the Corporation's control to ensure the scheme is fully implemented. John Allen advised that the Corporation had tried to ensure that the full scheme is developed by ensuring provisions in the S106 agreement, but pointed out that some things are beyond its control for example if the developer ceased business.
- 6.7 Amanda Reid added that if phase 1 was developed and phase 2 was not, this would not prejudice the overall development of the area.
- 6.8 As it is a large application, Sylvie Pierce, asked if some contextual background could be provided as well as how it was thought the development would work within the local area. Amanda Reid advised that the site is identified in relevant planning policies and documents as appropriate for high density residential led development. The development would provide 652 residential units with mixed tenure, and would also positively contribute to the regeneration aspirations for the area in line with the Canning Town Supplementary Planning Guidance.
- 6.9 Sylvie Pierce queried the height and quality of the buildings. Amanda Reid replied that the developers had been set high standards to ensure the buildings were of a high quality; and that the scheme had been before the Newham Design Panel twice and would complement the area.
- 6.10 Mick McCarthy asked if there would be any changes to access to the A13 given the development's proximity. Amanda Reid replied that there was no proposed change, as part of this proposal, to the surrounding highway network and that only access to the actual site would be changed.
- 6.11 John Allen added that there is a separate proposal to replace the Canning Town Roundabout with a new junction arrangement but that this is independent to this proposal.
- 6.12 Richard Turner questioned if there were any conditions relating to services and deliveries, and how the Corporation would ensure quality access for

services after Phase 1 was built. Amanda Reid advised that this has been covered in the conditions via an Estate Management Plan which will need to be submitted to and approved by the Local Planning Authority. She explained that the Estate Management Plan would include a Delivery Service Plan which would need to ensure captured TfL's concerns. She added that the condition places requirement on the applicant and has to be discharged before the development can commence.

- 6.13 Nigel Hewitson added that the condition is a 'pre-commencement' condition.
- 6.14 Sylvie Pierce asked how the tenure for the residential units would be broken down within the scheme and whether a pepper-pot system would be implemented. Amanda Reid confirmed that in general a pepper-pot system would be used, except for the relocation of existing Thomas North Terrace residents who would be re-located together.
- 6.15 Sylvie Pierce also asked if all the materials had been covered in the conditions. Amanda Reid confirmed that they had.
- 6.16 Sylvie Pierce queried the viability of the scheme. John Allen reminded Members that any decision made needed to be done so on planning terms and not viability.
- 6.17 Nigel Hewitson added that the application, if granted approval, would have a three year life and, if not viable now, might be viable in three years' time.
- 6.18 Sylvie Pierce raised the issues of health care needs and asked if any provision had been made for a Health Centre. Amanda Reid replied that the Corporation's Community Benefit Strategy incorporates health needs and would be used to secure some monies. She added that a portion of the funds would come from the monies received from the Standard Charge.
- 6.19 John Allen added that the monies received from the applicant would not fully fund a health centre and additional funding would need to be found for one to be provided in the Canning Town area.
- 6.20 The Committee, by unanimous decision, **AGREED** to grant full planning permission in respect of plot 1 only and outline planning permission in respect of the whole site subject to
 - a) referral to the Mayor of London as a Stage 2 referral, confirming that LTGDC is minded to grant planning permission;
 - b) subject to any direction by the Mayor of London, delegate authority to the Director of Planning to determine the application subject to the satisfactory completion of the S106 agreement, and
 - c) delegate authority to the Director of Planning to grant planning permission subject to the condition and informatives listed in the report LTGDC/09/PC09, including the withdrawal of condition 6 as set out in

the addendum report, together with any amendments or additions that he considers necessary

The meeting concluded at 7.18pm.

Date of next meeting:

Thursday 9 April 2009, 6.00pm

Old Town Hall Stratford, 29 The Broadway, Stratford E15 4BQ