
London Thames Gateway Development Corporation

Planning Committee Meeting

Thursday, 8 May 2008, 6.30pm

The Old Town Hall, 29 The Broadway, Stratford, E15 2BQ

Present: Conor McAuley (Chair)
Lorraine Baldry
John Biggs (arrived during item 3)
Alan Clark
Sid Kallar
Atul Patel
Richard Turner
Dru Vesty
John Worthington

In Attendance: John Allan (Director of Planning)
Amanda Reid (Planning Development Officer)
Alice Leach (Senior Planning Implementation Officer)
Sarah Egan (Committee Clerk)
Howard Bassford (DLA Piper)

1. Apologies, Announcements and Declarations of Interest

- 1.1 There were no apologies.
- 1.2 Richard Turner declared a personal, non-pecuniary, non-prejudicial interest for item 3 – Beam Reach, Thames Avenue, Rainham.

2. Minutes of the Previous Meeting

LTGDC/08/PC13

- 2.1 Members **AGREED** the minutes of the Planning Committee meeting of 10 April 2008. There were no matters arising.

3. Beam Reach, Thames Avenue, Rainham

LTGDC/08/PC20 and LTGDC/08/PC20A

- 3.1 Cllr Jeffrey Tucker (LB Havering) and Michael Deon Burton spoke in opposition to the application. Cllr Tucker spoke of LB Havering's objection to the application, the need for the land to be developed for employment purposes, concern about the 24 hour 7 day a week noise, the impact the

development may have on proposals for the north of the site and the number of lorries that may drive through the Borough as a result of this development.

- 3.2 Mr Deon Burton spoke of Beam Reach's special employment status, the land being a key to employment in a deprived area, the level of disturbance for residents and the 24 hour 7 day a week noise.
- 3.3 Mr Collins and Mr Carter, the agents for the applicants, spoke in support of the application. They spoke of how many sites were looked at and that this site perfectly fits the needs of the applicant, how it will be in operation for a limited period of time, that the land will be decontaminated and landscaped – prepared for future use, that there is a lot of other land in the area that can be used for employment purposes, and the studies done by their noise consultant.
- 3.4 John Allen introduced the Committee report and tabled addendum report recommending approval of an application proposing a road/rail freight transshipment facility in association with the construction and subsequent operation of the Olympic Park, for a period from 2007 to 2013 at Beam Reach, Havering.
- 3.5 The addendum proposes an additional condition regarding retaining the existing building to prevent noise nuisance to the nearest noise sensitive receptors as identified in the noise assessment report. With this additional condition LB Havering noise officers would be satisfied with the application.
- 3.6 The addendum also proposes that LTGDC officers have the opportunity to consider re-wording condition 3 in order to address the issue raised by EWS.
- 3.7 Amanda Reid advised that conditions 9, 10 and the proposed additional condition will deal with the noise issue, that there will be a travel plan, that the 24 hour 7 days a week operation of the site was taken into account when it was assessed, that it is not a riverside site, that LB Havering's views were considered along with those of other consultees, and that the LDA have had difficulties in finding a market for the site based on the current masterplan.
- 3.8 Lorraine Baldry asked how much of the area is being used by an existing tenant. Amanda Reid advised about 3%.
- 3.9 Due to arriving during the item John Biggs abstained from voting. The Committee:
 - 3.9.1 **APPROVED** the time limited change of use and development of the subject site, subject to conditions set out in the reports LTGDC/08/PC20 and LTGDC/08/PC20A and referral to the Chief Executive of the Greater London Authority as delegated by the

Mayor of London to decide whether to direct LTGDC to refuse planning permission; and

3.9.2 **DELEGATED** to the Director of Planning approval of the wording of condition 3.

4. Local Development Framework: Update LTGDC/08/PC15

4.1 Alice Leach introduced the report providing an update on progress of the Boroughs' Local Development Frameworks in the LTGDC area, and setting out how the LTGDC is feeding into this process. A report was tabled correcting some typographical errors in the original report.

4.2 The Committee **NOTED** the contents of the report LTGDC/08/PC15 and the tabled report.

5. Newham Core Strategy Issues and Options Paper LTGDC/08/PC16

5.1 Alice Leach introduced the report which summarises LB Newham's Core Strategy Issues and Options paper, considers the merits of the different options from the point of view of the LTGDC and proposes some further considerations that should be taken into account in development of the preferred options. A copy of Newham's Core Strategy Issues and Options paper was tabled.

5.2 Dru Vesty commented that there is currently work being done on mixed use, this strategy should not be treated as a land use plan and that further consideration should be given to mixed use once more information is available.

5.3 The Committee **AGREED** the contents of the report LTGDC/08/PC16, especially sections 4 and 5, and that these form the basis of comments made to LB Newham as LTGDC's response to consultation on the options paper.

6. Canning Town and Custom House Draft SPD LTGDC/08/PC17

6.1 Alice Leach introduced the report summarising LB Newham's Canning Town and Custom House Supplementary Planning Document (SPD) for Public Consultation, and considering the main themes.

6.2 The Committee **NOTED** the following comments made by the LTGDC Board when it considered this report at its meeting on 6 May 2008:

6.2.1 The Board questioned whether the LTGDC's aspirations for the area would be compromised by the SPD. The Director of Planning advised that while it does not go as far as the Corporation would like, it would not inhibit or compromise its plans.

6.2.2 The Board commented that it would be good for there to be clarity as to when the SPD will be reviewed.

6.3 The Committee **AGREED** the comments (shown in section 4 of the report LTGDC/08/PC17) as comprising the formal response to LB Newham in response to the consultation on the Canning Town and Custom House SPD.

7. **Joint Waste Development Plan Document: Preferred Options Paper**

LTGDC/08/PC18

7.1 Alice Leach introduced the report setting out the background to the East London Waste Authority's Joint Waste Development Plan Document (DPD), issues to consider from the point of view of the LTGDC and a draft response.

7.2 The Committee **NOTED** the following comments made by the LTGDC Board when it considered this report at its meeting on 6 May 2008:

7.2.1 The Board commented that the options paper in complying with the London Plan accepts that east London will receive waste from other areas of London for treatment. The Board proposed that the LTGDC's response should:

- a) indicate that it continues to question how much waste from the rest of London east London has to deal with;
- b) have the word 'unduly' removed from the last sentence of the third bullet point of the draft response;
- c) state that any waste that is received from outside east London must be transported and processed in a sustainable way.

7.3 Lorraine Baldry emphasised the importance of ensuring that waste processing makes a positive contribution to east London.

7.4 In response to a question from John Biggs, Alice Leach clarified that the Options Paper does not refer to specific sites, but identifies general areas.

7.5 The Committee **AGREED** that the draft response form attached to the report LTGDC/08/PC18 will be LTGDC's feedback on this issue, subject to inclusion of the comments in paragraph 7.2.1 above.

8. **Introduction of New System for Submitting Planning Applications Including New Information Required**

LTGDC/08/PC14 and 14A

8.1 John Allen introduced the report and the tabled update report regarding the introduction of new standard electronic application forms for planning applications, and introduction of new information requirements for the validation of planning applications.

8.2 John Allen confirmed that if the list was to vary significantly then there would be consultation and Committee approval. He also advised that the list of documents does not restrict LTGDC from asking for additional information from an applicant if required.

8.3 The Committee:

8.3.1 **NOTED** the support of Thames Water;

8.3.2 **AGREED** that the list not be changed as suggested by LB Newham but that a note be added which allows for the inclusion of individual documents within other documents;

8.3.3 **AGREED** to adopt the list of documents set out in Appendix 1 of report LTGDC/08/PC14 for assessing the validity of the relevant applications, as amended by 8.3.2 above.

9. Quarterly Planning Performance Report

LTGDC/08/PC19

9.1 John Allen introduced the seventh quarterly report advising members of the performance of LTGDC's development control function. The headline result is that in the last quarter 40% of applications were determined within 13 weeks.

9.2 Dru Vesty asked about the 13 applications that are still waiting for the S106 agreements to be signed. Howard Bassford advised that there are a number that are delayed because agreement has not yet been reached with the applicant.

9.3 John Allen advised that he is considering ways to give incentive to applicants to sign S106 agreements in a timely manner. He will report on this issue in the next quarterly report.

ACTION: Director of Planning

9.4 The Committee **NOTED** the report LTGDC/08/PC19.

The meeting concluded at 7.25pm.

Date of next meeting:

Thursday, 12 June 2008, 6.30pm

The Old Town Hall, 29 The Broadway, Stratford, E15 2BQ