
London Thames Gateway Development Corporation

Planning Committee Meeting

Thursday 14 January 2010, 6pm

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

Present: Cllr Conor McAuley (Chair)
Malcolm Chumbley
Alan Clark
Neil Deely – arrived 6.13pm
Cllr Mick McCarthy
Sylvie Pierce
Richard Turner
Dru Vesty

In Attendance: John Allen – Director of Planning
Stephen Allen – Planning Development Officer
Angela Flanagan – Committee Clerk
Nigel Hewitson – Norton Rose

1. Apologies, Announcements and Declarations of Interest

1.1 There were no apologies or declarations of interest.

2. Minutes of the Planning Committee Meeting 10 December 2009

LTGDC/10/PC01

2.1 The Committee **AGREED** the minutes of the Planning Committee Meeting on 10 December 2009. There were no matters arising.

3. Update Report – Section 106 Heads of Term relating to the planning application for the William Street Quarter, Barking

LTGDC/10/PC02

3.1 John Allen introduced the report which informed Members of the changed funding arrangements for the first phase of the William Street Quarter housing development (formerly the Lintons Estate) since the Committee had granted the scheme planning permission on 12 November 2009.

3.2 Originally, Phase 1 of the scheme would have been the first project delivered by the proposed Local Housing Company. However, CLG

(Department for Communities and Local Government) has since advised the LB Barking and Dagenham that they will now not be able to consider the necessary approvals required for the Local Housing Company Model in the near future. As a consequence, the LB Barking and Dagenham have now had to seek an alternative source of funding and propose to borrow the necessary funds.

- 3.3 In the circumstances officers considered that it would not be appropriate to impose on a public body the requirement in the S106 Agreement to pay the tariff of £186,000 in the usual manner as this would simply add to the Borough's debt. It was therefore proposed that a Head of Term be added in the S106 Agreement to require the Borough to invest the £186,000, required under the tariff, in infrastructure projects in the area covered by the Town Centre AAP within the next 5 years such projects to be over and above projects currently in the Borough's capital programme.
- 3.4 The Committee, by unanimous vote, **AGREED** that rather than applying the standard tariff arrangement, that the S106 Agreement include a Head of Term requiring the Borough to spend £186,000 on defined infrastructure projects within the Barking Town Centre AAP area (over and above those projects currently in the Borough's capital programme) and that authority to agree the details of those projects be delegated to the Director of Planning.
4. **East London Sustainable Energy Facility (ELSEF) land west of Fairview Industrial Park, off Marsh Way, Rainham** *LTGDC/10/PC03*
- 4.1 Stephen Allen introduced the report. The application sought changes to a scheme previously approved by the Committee in 2008. The changes to the scheme relate to a different technique of power generation which requires the approved layout to be altered. The approved scheme burns synthetic gas converted from Solid Recovered Fuel using steam boilers. The scheme amendments are centred on the change from these steam boilers to 13 gas engines, which are considered more efficient.
- 4.2 The Officer reported that the proposal would physically alter the layout of the scheme; hence a Section 73 application had been submitted to amend two conditions (6 and 9) on the original approval. This physical change would be a visual improvement over the extant permission. It was also considered that the air/noise impact of the proposed change would be negligible. A Deed of Variation to the Section 106 Agreement would be entered into to reflect the proposed changes to the scheme.
- 4.3 The Committee, by unanimous vote, **AGREED** under Section 73 of the Act to APPROVE the minor changes to the permitted scheme by amending conditions 6 and 9, subject to the satisfactory conclusion of a Deed of Variation to the original Section 106 Agreement.

5. Emerging Planning Policy in the Lower Lea Valley: Hackney Core Strategy (Pre-Examination Changes) LTGDC/10/PC04

- 5.1 John Allen introduced the report which detailed the suggested response from the Corporation to the London Borough of Hackney's Core Strategy (Pre-Examination Change to the Proposed Submission version). The London Borough of Hackney is consulting on changes to the proposed submission version, made in response to the last round of public consultation, before the Core Strategy is submitted to the Government.
- 5.2 Section 5 of the main report detailed the Corporation's suggested response. Two issues were highlighted. One related to LTGDC Officers concern that the allocation of Hackney Wick as an "Other Industrial Land" was not clear. It was thought that if the OAPF definition of industrial capacity were applied then the policy for the area could be restrictive and inhibit development. The other issue related to the amount of dwellings. LTGDC Officers considered the LB Hackney's target of 620 dwellings too low and have suggested that this figure should be a minimum target, to help ensure that Hackney Wick becomes a genuine Town Centre.
- 5.3 Neil Deely arrived for the meeting.
- 5.4 Members were supportive of the Corporation's suggested response.
- 5.5 However reservation was expressed about the use of an exact figure for dwellings for mixed used schemes. There was a discussion on the merits of whether or not an exact figure should be specified. It was agreed a comment should be included in the response, along the lines of *"...the Corporation feels the area would support 620 dwellings as a minimum subject to detailed design considerations"*.
- 5.6 The Committee **NOTED** and **AGREED**, along with the above inclusion, the comments as outlined in the report as forming the Corporation's response.

6. AOB

- 6.1 John Allen updated Members on the recent Quinquennial Review of the three Development Corporations – London, Thurrock and West Northants. Thames Gateway Minister, Shahid Malik, had recently announced that LTGDC would continue as normal, with the suggestion of a further review in 2012/13 when the Olympic Delivery Authority's planning powers would cease to exist. The decision document for the Quinquennial Review would be published shortly.
- 6.2 It was noted that the relevant Boroughs for the Lower Lea Valley and London Riverside areas had been invited by CLG (Communities and Local Government) to provide suggestions/proposals on planning powers post 2012.

The meeting concluded at 6.23pm

Date of next meeting:

Thursday 11 February 2010, 6pm

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