

LONDON THAMES GATEWAY DEVELOPMENT CORPORATION

MINUTES OF PLANNING COMMITTEE HELD ON 11^H JANUARY 2007

Present: Prof Mike Thorne (Chair), Cllr Sid Kallar, Cllr Conor McAuley, Atul Patel (part way through item 7), Dru Vesty, and John Worthington.

In attendance: John Allen (Director of Planning), Lynette Duncan (Committee Clerk) Peter Minoletti (Planning Development Manager), Sara Purvis (Planning Development Officer). Also in attendance was Caroline Chisholm of DLA Piper.

1. **Apologies, Announcements and Declarations of Interest**

1.1 Apologies for absence had been received from Lorraine Baldry, John Biggs and Michael Keith. Apologies for lateness had been received from Atul Patel. There were no declarations of interest.

2. **Minutes of the Planning Committee Meeting of 14 December 2006 and Matters Arising**

LTGDC/2006/PC01

2.1. Members **AGREED** the draft minutes of the Planning Committee meeting of 14th December 2006. There were no matters arising.

3.- 5. (a) **Leamouth appeals: Seeking committee resolution to seek Rule 6 Status at enquiry**

LTGDC/2007/PC02

(b) **Report on Leamouth North (Pura Foods) application**

LTGDC/2007/PC03

(c) **Report on Leamouth South Appeal applications: Comments of the UDC to LBTH's applications**

LTGDC/2007/PC04

3.1 John Allen reported that he had been copied into an email from the applicant's agents withdrawing the appeals. If in fact the appeals are not withdrawn these items will be reported to the February Planning Committee. In the circumstances there was no need to consider these items at this meeting.

6. **LB Havering Core Strategy and Development Plan Policies and Site Allocation Development Plan**

LTGDC/2007/PC05

6.1 Peter Minoletti introduced this item. This was the latest report on the LDF and set out the core strategies and allocation of use on key sites upon which LTGDC had previously commented. Approval was being sought of the recommendations to be made to the Secretary of State. He pointed to a typographical error in the Beam Park item recommendation on page 78 where 'not' in the first line should be removed, (this error was in fact from the previous year's report). He also reported that most of the LTGDC's previous comments had been taken on board.

6.2 There were four items of substance for specific mention;

1. Policies regarding New Road (A1306) and the programming of development to

ensure public transport support to residents of the expected new homes.

2. Uses on Rainham West
 3. The casino proposal site is to revert to an allocation of B1,B2 and B8 uses, and
 4. the need to use S106 Agreements to help with supporting infrastructure.
- 6.3 Sid Kallar reported that some improvements had already been carried out on the A1306 and trees had been planted. He was not however in favour of 1.5 car parking spaces per unit which he considered worked against the public transport argument. Dru Vesty said that provision of good public transport before development takes place will mean that the development can be of a better level and quality. Mike Thorne referred to the budget issues which could freeze sites for the future. John Worthington felt that in S106 agreements there should be triggers to provide public transport once a certain ratio had been achieved. John Allen advised that planning of this nature should be in the Master Plan. It was agreed that 1 space per unit should be the maximum with potential for some additional temporary parking which could later be developed as public transport improved.
- 6.4 With regard to Rainham West, LB Havering accepted the appropriateness of B1 © use. For B8 uses, it was thought that small units can make a useful contribution to employment and even larger logistics-type units can be beneficial. The last point reflected a comment by the Greater London Authority
- 6.5 With the addition of the above comments, the recommendation was **AGREED** unanimously.
- 7. Hampstead Homes Ltd** LTGDC/2007/06
- 7.1 Sara Purvis introduced this item, an application by Hampstead Home Ltd for the erection of two 7 storey buildings providing 80 flats. In the proposal there were 26 Affordable Housing and a contribution of £200k for public transport. The proposal was compliant with policy and would be the subject of a S106 Agreement. The matter had been considered by a member discussion at LBBDD the previous evening and concern had been expressed about the blue brick, which had been described as dark and forbidding.
- 7.2 Conor McAuley expressed his concern at the colour and asked if any samples had been submitted, but they had not. He would also wish to see the building in its context to judge if this would fit in rather than view the building in isolation. Mike Thorne questioned whether the proposal met the Mayor's design criteria. John Worthington agreed that it looked like a 1960s housing scheme and felt the colour of the brick was not the issue.
- 7.3 John Allen suggested that as the Committee had questions of design compatibility they should defer the item and a further report will be prepared for next month's meeting setting out advice on design and have samples if possible.
- 7.4 The Proposal was **Deferred** until the February Meeting for further consideration on design issues.

Action: Director of Planning

The meeting concluded at 7.10pm.