

## LONDON THAMES GATEWAY DEVELOPMENT CORPORATION

### MINUTES OF PLANNING COMMITTEE HELD ON 8<sup>TH</sup> FEBRUARY 2007

**Present:** Cllr Conor McAuley (in the Chair for items 1-4 & 6), Lorraine Baldry (in the Chair for item 5 which was taken last), John Biggs, Cllr Sid Kallar, Prof Michael Keith, Atul Patel and Dru Vesty, .

**In attendance:** John Allen (Director of Planning), Lynette Duncan (Committee Clerk) Sara Purvis (Planning Development Officer), Will Steadman (Planning Development Officer). Also in attendance was Howard Bassford of DLA Piper.

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

- 1.1 Apologies for absence had been received from Prof Michael Thorne.
- 1.2 There were declarations of interest respect to item 5 from Cllr McAuley and non-pecuniary and non-prejudicial interests for the same item from Cllr Sid Kallar Prof Michael Keith and Dru Vesty. On his later arrival John Biggs also made a no-pecuniary and non-prejudicial declaration of interest in respect to this item.

#### 2. **Minutes of the Planning Committee Meeting of 11th January 2007 and Matters Arising**

LTGDC/2007/PC07

- 2.1. Members **AGREED** the draft minutes of the Planning Committee meeting of 11<sup>th</sup> January 2007 subject to paragraph 6.3's reference to Dru Vesty's comments reading "that provision of good public transport before development takes place will mean that the development can be of a better level and quality". There were no matters arising.

#### 3. a) **98-100 Abbey Road, Barking**

LTGDC/2007/PC08

Sara Purvis introduced this update report which included drawings and information on design principles. A S.106 agreement had been prepared and as is usual practice would be signed off once a resolution to grant planning permission had been made. Members discussed the proposals and commented in respect of the colour of the brick proposed for the development. Officers advised that the colour of brick was proposed to be a matter that was the subject of approval pursuant to the proposed planning conditions. Also Sid Kallar wished to see more secure partitions on the balconies between the flats.

- 3.1.1 With the addition of a condition to secure improvements in balcony security, the recommendation was **AGREED** unanimously.

#### 3.2. b) **Site of Beam Reach Business Park 5, Plots 8 & part 7 Marsh Way, Rainham**

LTGDC/2007/PC09

Sara Purvis introduced this item, an application for 2 No. tall industrial units for B1/B2 & B8 ancillary uses. The use is being relocated from the Olympic Zone hence the need for the new premises that are the subject of this application. Members considered that the number of car parking spaces may be inadequate but also noted the proximity of the potential railway

station and that the applicants had proposed this level of parking provision. The Members were advised that the car parking spaces were within guidelines.

3.2.1 The recommendation was **APPROVED** unanimously.

**3.3.c) Site at Trad Scaffolding Co Ltd, Knights Road, Silvertown**

LTGDC/2007/PC10

3.3.1 Will Steadman introduced this item, an application to erect a combined concrete and mortar batching plant. The application proposes redevelopment of the site and will replace and consolidate existing local operations at Pudding Mill Lane and Carpenters Road and will be operated by Tarmac Ltd. The application had been deferred by Committee when it had first come before it to allow the adjoining landowner to make representations.

3.3.2. Members noted the adjoining landowner's comments. The committee noted the extent and likelihood of impacts on surrounding land uses, including residents. They also noted that whilst this was an industrial area, the policies in the UDP were out of date. They noted the development was likely to operate for a period of 25 years, but felt that the operation of the development for this length of time could have a detrimental effect on the evolution of planning policy in the area.

3.3.3. Subject to a condition limiting the development to a period of 10 years, the recommendation was **APPROVED** by a majority of the Committee, with Dru Vesty voting against the grant of permission.

**4. Site at Peruvian Wharf, North Woolwich Road, Silvertown** LTGDC/2007/PC11

4.1.1 The Director of Planning reported the main points arising from the appeal decision to refuse planning permission for the development at Peruvian Wharf.

4.1.2. The report was **NOTED**.

**5. Site at 302-312 High Street, Stratford**

LTGDC/2007/PC12

5.1.1 Will Steadman introduced this report which related to the demolition of the existing buildings and construction of a 30 storey mixed use tower comprising (inter alia) 334 residential units, a 110 bedroom hotel and conference facilities. Additional correspondence was tabled

5.1.2 Mr John Townsend from the developer's Architects spoke to the Committee in support of the application. He felt the design stood on its own and whilst CABE had some concerns on the design, they had no problem with a tall building on this site. He considered that outline planning permission could be granted and the detailed design agreed at a later stage.

5.1.3 The Committee was advised by Mr Bassford that, following the developer's appeal to the Secretary of State on grounds of non-determination, the Committee had no power to grant planning permission in respect of this application. The purpose of this report was for the Committee to resolve what decision it would have taken on the application, had it been able to do so. Officers had recommended a position for the LTGDC to take and the

Committee had the opportunity to add to or change the recommended position. This could cover any matters that the Committee considered to be important as conditions, should the Secretary of State decide to allow the appeal and grant planning permission. Mr Bassford also indicated that there were potential outstanding issues around the possible need for further environmental impact assessment as further changes to the proposed form of development were proposed.

- 5.1.4 The Committee **AGREED** that the officer's report should be accepted as the basis for their position at the forthcoming appeal before an Inspector appointed by the Secretary of State.

## 6 DC Performance Report

LTGDC/2007/PC13

- 6.1 The Director of Planning introduced this report which was the second quarterly report of the performance of the Corporation's development control function.
- 6.2. The Report was **NOTED**.

**The meeting concluded at 7.45pm.**

