

LONDON THAMES GATEWAY DEVELOPMENT CORPORATION

PLANNING COMMITTEE MEETING 6.30P.M. THURSDAY, 12 APRIL 2007 STRATFORD TOWN HALL

DRAFT MINUTES OF PLANNING COMMITTEE HELD ON 8TH MARCH 2007

Present: Cllr Conor McAuley (in the Chair), Cllr Sid Kallar, Atul Patel and Dru Vesty, John Biggs (delayed arrival) and Prof Michael Keith (delayed arrival).

In attendance: John Allen (Director of Planning), Brenda Taplin (Committee Clerk) and Will Steadman (Planning Development Officer). Also in attendance was Caroline Chisholm of DLA Piper.

1. Apologies, Announcements and Declarations of Interest

- 1.1 The resignation of Prof Michael Thorne was announced and he was thanked for his contribution to the work of the planning committee.
- 1.2 Apologies for absence had been received from Lorraine Baldry and John Worthington.
- 1.3 There was a declaration of a non-pecuniary and non-prejudicial interest of Atul Patel in respect to item 3B.

2. Minutes of the Planning Committee Meeting of 8th February 2007 and Matters Arising

LTGDC/2007/PC14

- 2.1. Members **AGREED** the draft minutes of the Planning Committee meeting of 8th February 2007 subject to inclusion of a re-drafted paragraph 5.1.3 to read -

“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”.

3. Reports of the Director of Planning: Planning Applications

3A) North End of 84, Leven Rd, London, E14 LTGDC/2007/PC15
3A(i) (Professor Michael Keith and John Biggs arrived during this item). Jennifer Rose, a Director of Tibbalds, a planning and urban design consultancy, spoke on behalf of the Poplar HARCA, the landlord of the Aberfeldy Estate adjacent to the proposed development, to oppose the granting of planning consent. There was no objection in principle to the development but the design was considered sub-standard in proposed density and scale, inadequate communal amenity space and reduction of natural light to adjacent properties. Tibbalds had devised an alternative

scheme and requested deferment of a decision on the planning application to allow sufficient time to consider options.

3A(ii) Simon Dunn-Lewin spoke on behalf of Swan Housing Group explaining that the points of objection had already been addressed. This was the second application and had been prepared in liaison with local residents and planning officers. The objection had been made at a late stage. Funding was in place and early regeneration and housing would act as a catalyst for further investment.

3A(iii) Will Steadman introduced the report of the Director of Planning, including drawings and artist's impressions, for this proposal for the demolition of the existing factory building and warehouse and the construction of 66 affordable housing units and 25 commercial artist studios. Officers recommended that the planning application be approved subject to the conditions and the section 106 agreement obligations set out in the Committee Report, as well as an additional section 106 obligation being the payment of a contribution towards public open space.

3A(iv) Concern was raised by Professor Michael Keith over the lack of facilities for larger families. The Director of Planning responded that the main planning issue in relation to this matter was one of how the mix of unit size proposed complied with published and emerging planning policies. Professor Keith was reminded by the Chair that his ability to participate in the decision-making on this application was limited by the fact that he had not been present at the start of the item's consideration by the Committee.

3A(v) Dru Vesty expressed concern in relation to the scheme and noted that it does not accord with various policies. She asked whether it would be open to the Committee to defer the application in order for the alternative scheme to be considered. In response, John Allen advised that the Committee must consider the application before it. However, if the Committee is concerned in planning terms in relation to the application before it, then it would be open to the Committee to defer the determination of the application pending further consideration of objections raised. Dru Vesty **PROPOSED** that a decision should be deferred to allow time for the Swan Housing Group to consider the issues raised by the objector including the characteristics of the alternative proposals prepared by the objector and respond accordingly. This was **SECONDED** by Cllr Sid Kallar and the deferment was **AGREED** by the Committee.

3B) Pelican Wharf (Trad Site), Imperial Street, London, E3

LTGDC/2007/PC16

3B(i) Will Steadman introduced the report of the Director of Planning, including drawings and artist's impressions, for this proposal for the demolition of existing buildings and the construction of four buildings ranging from 5 to 19 storeys to provide 544 residential units, 1,415sq m of commercial space and associated car parking. He also introduced an Addendum Report which was circulated at the meeting. The conclusion of officers was that the proposal was premature and would prejudice comprehensive regeneration of the area and integration with adjacent sites, created a poor living environment with unacceptable standards of natural light, proposed unacceptable private amenity space and deficient proportion of family sized housing units.

3B(ii) The application had gone to appeal by the Secretary of State on the grounds of non-determination. The LTGDC cannot now determine the

application; the report was to resolve how the Committee would have determined the application if an appeal had not been made. A Statement of Case was to be submitted to the Planning Inspectorate by 26 March 2007.

3B(iii) Officers requested that members delegate to the Director of Planning the preparation of the Statement of Case on the basis of the report, the Addendum Report, any review of additional information received and advice from Counsel. The Committee members were content to support officers' recommendations.

3C) Pura Foods Ltd, Orchard Place, London, E14 LTGDC/2007/PC17

3C(i) This item was withdrawn as no report had been produced. A report on this item will be considered at the next Planning Committee Meeting.

The meeting then went into closed session.

3D) Pelican Wharf (Trad Site), Imperial Street, London, E3

LTGDC/2007/PC16

3d(i) An Addendum Report was circulated at the Meeting. The Committee considered and noted Counsel's advice.

The meeting concluded at 7.15pm.