
London Thames Gateway Development Corporation

Planning Committee Meeting

11 October 2007, 6.30pm

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

Present: John Biggs (Chair)
Dru Vesty
John Worthington
Alan Clark
Richard Turner

In Attendance: John Allen (Director of Planning)
Adele Williamson (Planning Development Officer)
Sarah Egan (Committee Clerk)
Howard Bassford (DLA Piper)

1. Apologies, Announcements and Declarations of Interest

- 1.1 Apologies were received from Conor McAuley, Sid Kallar, Michael Keith, Atul Patel and Lorraine Baldry.
- 1.2 Richard Turner was welcomed to the meeting as a new member of the Planning Committee.
- 1.3 There were no declarations of interest.

2. Minutes of the Previous Meeting

LTGDC/07/PC51

- 2.1 Members **AGREED** the minutes of the Planning Committee meeting of 13 September 2007. There were no matters arising.

3. 16-34 Cambridge Road, Barking

LTGDC/07/PC52

- 3.1 John Allen introduced the report recommending approval of the application to erect a 6/7-storey podium block and 23-storey tower on land at 16-34 Cambridge Road, Barking. It would comprise 148 new dwellings with commercial uses on the ground and first floors. An addendum report was tabled that provided information on LB Barking and Dagenham's Development Control Board's consideration of the application; advice on amenity space provision; comments from CABE; and advice on the level of S106 contributions. Members of the Committee also received confidential advice on a financial appraisal of the development.

- 3.2 John Worthington queried whether the roof-mounted wind turbines would have any real impact on meeting the development's energy requirements. He was advised that the GLA considers that the turbines support the Mayor's policy on renewable energy.
- 3.3 John Worthington noted the comments from CABE, which did not support the application. He said that the Committee should consider seriously CABE's comments. He expressed disappointment that the application for a building of this scale was not supported by a model or drawings that would give the Committee a better feel for how the completed building would look. He said that it is the right location for a building of this height and size, but it is a question of the quality of the design.
- 3.4 John Biggs agreed that there is no problem with the building in principle, including its size and density, but as it has the potential to be an iconic building the Committee needs to be satisfied with its quality, and how it will look and fit in with the area.
- 3.5 Richard Turner noted that the tower will essentially be a vertical street, and he queried whether the arrangements and space for service vehicles was considered adequate by officials. John Allen noted that this was addressed in paragraph 9.5.2 of the Committee report, but agreed that further clarification could be sought on that issue.
- 3.6 The Committee discussed the best way to proceed – whether to approve the application subject to more information on the design, or to defer a decision.
- 3.7 John Biggs moved that the application be deferred, and this was agreed by the Committee.
- 3.8 The Committee **DEFERRED** consideration of the application LTGDC-06-088-PP and directed officials to:
 - 3.8.1 request that the applicants provide the Committee with a better visual representation of how the development will look when completed – including details on its appearance and finishing, and how it will fit into its surroundings;
 - 3.8.2 provide further information on the arrangements for service vehicles;
 - 3.8.3 negotiate further on the S106 contribution to comply with the Corporation's Planning Obligation Community Benefit Strategy.
4. **160-188 High Street, Stratford** LTGDC/07/PC53
 - 4.1 Amal Ali, a local resident, spoke against the application. She expressed concerns about the disruption and noise caused by the building of the development, particularly given the buildings already under construction in the area.

- 4.2 Gavin Redfern of Stock Woolstencroft spoke in support of the application. He acknowledged that noise and disturbance are an inevitable outcome of constructing the building. He advised that the permissions granted for the development that is currently being constructed on this site impose conditions to minimise this disruption.
- 4.3 John Allen advised that it is recommended that any approval given for the current application should include similar conditions (as set out in condition 4 in the Committee report).
- 4.4 The Committee noted that the application was for additional floors to be added to the development that had been approved by LB Newham in February 2005 and that it was already under construction. Therefore it would be logical for any conditions imposed under this application to match the conditions imposed when the original permissions were granted.
- 4.5 It was also noted that the informative in paragraph 6 on pages 32-33 of the Committee report dealt with minimising disturbance during construction works and suggests that local residents be provided with a contact name should they wish to complain. Corporation officers undertook to put Ms Ali in touch with the relevant officers at LB Newham regarding the environmental health noise of construction issues and so she could obtain a copy of the relevant planning conditions which would be enforced by LB Newham.
- 4.6 John Allen introduced the report recommending approval of an application to erect two buildings between eight and 27-storeys at 160-188 High Street, Stratford. It would comprise 298 new dwellings with 1,130 square metres of commercial space. An addendum report was tabled which:
- 4.6.1 provided more data on the overshadowing of the Carpenter's Primary School playing fields and advised that the school had withdrawn its objection;
 - 4.6.2 advised that the LB Newham Development Control Committee had resolved to recommend to the Corporation that planning consent be granted, subject to certain conditions;
 - 4.6.3 provided the latest information from the Newham Primary Care Trust; and
 - 4.6.4 provided an update on transport matters.
- 4.7 Gavin Redfern advised that the applicant had reached an agreement with the school to provide a buffer zone by the boundary of the site, and that this will be designed and landscaped at the end of the project. He suggested that £100,000 of S106 funding be ring-fenced for the school. Howard Bassford advised that the buffer zone could be a condition or included in the S106 agreement, however it would not be possible to ring-fence a portion of the funds as it is a matter for the Corporation's Board (advised by the Lower Lea Valley Management Group) to decide how to allocate S106 agreement funding that it receives in accordance with the Planning Obligations Community Benefit Strategy.

- 4.8 John Biggs moved the recommendation in the report, with the inclusion of a condition regarding providing a buffer zone for the school. This was agreed by the Committee.
- 4.9 The Committee **AGREED** to delegate to the Director of Planning approval of application LTGDC-07-133-FUL subject to:
- 4.9.1 any direction from the Mayor of London;
 - 4.9.2 the conditions listed in paragraph 11 in the Committee report LTGDC/07/PC53 and the creation of a buffer zone by the boundary of the site with the school, including its design and landscaping;
 - 4.9.3 the completion of a S106 agreement in respect of a discounted standard charge of £480,000 and otherwise in accordance with the Corporation's Planning Obligations Community Benefit Strategy, and provision of affordable housing;
 - 4.9.4 securing by a S106 agreement or condition:
 - a) a Travel Plan and Construction Travel Plan;
 - b) a Parking Management Strategy;
 - c) a Refuse Management Strategy;
 - d) use of local labour and local goods and services;
 - e) provision of public transport information boards in the development (DAISY boards);
 - f) a Children's Play Space Strategy;
 - g) implementation of a controlled parking zone (CPZ), improving the pedestrian environment between the site and the station, and upgrading of the junction of the High Street and Warton Road;
 - h) a Bus Patronage Strategy;
 - i) wheelchair adaptable housing;
 - j) Lifetime homes; and
 - k) an Energy Strategy.

The meeting concluded at 7.10pm.

Date of next meeting:

8 November 2007, 6.30pm

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