

Planning Committee Report

London Thames Gateway Development Corporation

Planning Performance Monitoring

Report of the Director of Planning

1. Summary

- 1.1. This is the fifth quarterly report to advise Members of the performance of the Corporation's development control function. The value of performance monitoring is the ability to identify strengths and weaknesses and thus evaluate the reasons for performance changes, as well as to identify possible anticipatory action.

2. Recommendation

- 2.1. It is recommended that the Committee **NOTE** the contents of this report.

3. Data

- 3.1. The data is obtained from the Corporation's electronic records of planning cases which have been registered since the granting of planning powers in October 2005.
- 3.2. The data highlights performance through each complete quarter of the preceding year running from October 1st 2006 to September 30th 2007. Preceding data is also shown for further reference.
- 3.3. The information presented is based on the performance of the Corporation in handling all formal planning decisions for which it is the decision making authority. Additional information is presented in relation to planning appeals in which the Corporation is involved. The Corporation is now actively involved in three such cases against non-determination.
- 3.4. The large body of pre-application work and involvement in masterplans undertaken by Corporation planning officers is briefly referred to in table 5 of the report.

4. Report Structure

- 4.1. This report comprises the following sections :
- ◆ Development Control Performance- tables shown include the number of applications, the speed of decision-making, a breakdown of decisions made and a breakdown of applications under consideration.

- ◆ Housing & Employment Data- tables provided are based upon data contained within formal planning applications. Please note that where data has not been provided then an estimate based on the size and density of the application has been included.
- ◆ S106 Report- a table is provided of cases which the Corporation has resolved to grant pending the formalisation of a S106 agreement.
- ◆ Appeals- a table is provided of planning appeal cases in which the Corporation is actively involved.

5. Key Findings

- 5.1. A total of 3233 dwellings have been approved by LTGDC to date (322 pending completion of S106 agreements). Development yielding an estimated 4880 jobs has also been approved (1855) subject to completing S106 agreements).
- 5.2. In the past four quarters the Corporation's performance at handling applications has averaged at 47% being determined within the 13 week target timeline. However when considering the handling of only those applications eligible for inclusion on the PS1/2 return then this performance declines to 23%.

6. Corporation Performance Data

Development Control Performance

Table 1: Showing The Total Number Of Planning Applications Handled

Table 1.	On Hand At Start	Received	Withdrawn	Decided	On Hand At End
Q1- Oct 1- Dec 31 2005	0	15	0	0	15
Q2 - Jan 1 - Mar 31 2006	15	33	0	9	39
Q3 - Apr 1 - June 30 2006	39	35	0	18	56
Q4 - Jul 1 - Sep 30 2006	56	56	3	8	101
Year 1 (2005/6)	0	139	3	35	101
Q1 - Oct 1 - Dec 31 2006	101	30	4	33	94
Q2- Jan 1 - Mar 31 2007	94	63	5	34	118
Q3 - Apr 1 -	118	80	6	50	142

June 30 20067					
Q4 - Jul 1 - Sep 30 2006	142	50	5	49	138
Year 2 (2006/7)	101	223	20	166	138

- 6.1. This table shows that in the last four quarter period 223 valid applications have been received by the Corporation for consideration. This represents a substantial increase (84) on the first year of operation in which the Corporation received 139 valid applications.
- 6.2. On average 56 applications have been received each quarter of the past year. The number of applications on hand at the end of the period is 138 which represents a slight increase of 37 from last year when 101 remained on hand.
- 6.3. 201 planning decisions have been issued by the Corporation to date. 35 decisions were issued in the first year of operation and a further 166 in the second year. A further 12 planning cases have been resolved by the Corporation planning committee pending the finalisation of S106 agreements and a list of these is shown in table 7.

Table 2: Showing The Basic Breakdown Of Decisions Issued by the Corporation

Table 2.	Decided	Granted	Refused	Delegated
Q1- Oct 1- Dec 31 2005	0	0	0	0
Q2 - Jan 1 - Mar 31 2006	9	9	0	9
Q3 - Apr 1 - June 30 2006	18	18	0	15
Q4 - Jul 1 - Sep 30 2006	8	8	0	7
Year 1 (2005/6)	35	35	0	31
Q1 - Oct 1 - Dec 31 2006	33	31	2	28
Q2 - Jan 1 - Mar 31 2007	34	34	0	30
Q3 - Apr 1 - June 30 2007	50	49	1	44

Q4 Jul 1 - 2007 – Sep 30- 2007	49	47	2	41
Year 2 (2006/7)	166	161	5	143

6.4. Table 2 shows that during the Corporation's operating period April 1 2006 to September 30th 2007 that out of the 201 decisions made, 196 applications were granted and five were refused permission. 174 applications were decided by the Director of Planning under delegated powers, with the remaining 27 being determined by the Corporation's Planning Committee.

Table 3: Showing A Breakdown Of Decision Types Issued By LTGDC During Operating Period (31/10/2005 to 30/09/2007)

Table 3. Breakdown Of Decision Types Issued By LTGDC During Its Operating Period		
Application Type	Decision	Total
Planning Permission	Grant Full Permission	29
	Refuse Planning Permission	2
Outline Planning Permission	Grant Permission	2
	Refuse Planning Permission	3
Approval of Details	Grant Approval of Details	154
Listed Building Consent	Listed Building Consent	4
Reserved Matters	Grant Reserved Matters	5
Renewal of Temporary Permission	Grant Full Permission	2
Grand Total		201

6.5. Table 3 indicates the different types of decisions issued by the Corporation. Whilst a large number of decisions (154) made concern the approval of details pursuant to prior permissions, 47 decisions deal with applications for full planning permission, outline permission, the granting of reserved matters or listed building consent. 9 of these applications are waste related county matters applications. The remaining 38 applications therefore form the basis of the PS1/2 report compiled by DCLG in order to compare the performance of planning authorities in the UK. The Corporation has recently been asked to begin submitting its performance statistics. Table 4 shows these figures.

Table 4: Showing The Speed Of Decision-Making

Table 4.	All ≤13 W	All >13W	Statutory ≤13W Target (60%)	Statutory >13 W
Q1- Oct 1- Dec 31 2005	0	0	0	0
Q2 - Jan 1 - Mar 31 2006	1 (11.1%)	8	0	0
Q3 - Apr 1 - June 30 2006	9 (50%)	9	3 (50%)	3
Q4 - Jul 1 - Sep 30 2006	7 (88%)	1	0 (0%)	1
Year 1 (2005/6)	17 (49%)	18	3 (43%)	4
Q1 - Oct 1 - Dec 31 2006	14 (43%)	19	2 (28.6%)	5
Q2 - Jan 1 - Mar 31 2007	16 (47.1%)	18	1 (10%)	9
Q3 - Apr 1 - June 30 2007	23 (46%)	27	1 (16.7%)	5
Q4 Jul 1 - 2007 – Sep 30- 2007	25 (51%)	24	3 (37.5%)	5
Year 2 (2006/7)	78 (47%)	88	7 (22.6%)	24

6.6. Table 4 shows that of the 166 decisions issued during the last 4 quarters that 47% have been handled within the 13 week target period set by DCLG for processing major applications. However, when considering only the 33 applications that are counted by DCLG towards the PS1/2 report, this figure is 7 out of 33 (22.6%) against a national target of 60%.

Table 5: Showing The Breakdown Of Live Cases

Table 5. Breakdown Of Live Planning Cases Currently Under Consideration	
Application Type	Total
Planning Permission	42
Outline Planning Permission	7
Listed Building Consent	2
Approval of Details	87
Pre-application enquiry	27
EIA Scoping Opinion	1
Observations	7
Masterplans & Development Briefs	9
Grand Total	182

6.7. Table 5 shows that out of the 138 formal planning cases on hand at the end of the Corporation's last four full quarters of operation, 42 are applications for full planning permission. Beyond formal planning applications, LTGDC officers are continuing to be actively involved providing pre-application advice to developers with 27 active cases and 9 further cases being active at the initial stages of providing input to masterplans and development briefs.

Housing & Employment Data

Table 6: Showing Housing & Employment Data To Date (October 31st 2005 – September 30th 2007)

Table 6a Potential Housing Units Granted: Broken Down By LTGDC Area & OAPF Area (Affordable Units In Brackets)			
OAPF Area	London Riverside	Lower Lea Valley	Total Predicted Dwellings
Canning Town		162 (56)	162 (56)
Barking Town Centre	696 (156)		696 (156)
Beckton	52 (15)		52 (15)
Fish Island		98 (0)	98 (0)
Poplar Riverside		66 (66)	66 (66)
LeaMouth		1837 (500)	1837 (500)
TOTAL GRANTED	748 (171)	2163 (622)	2911 (793)
Beckton	80 (26)		80 (26)
Stratford		242 (93)	242 (93)
TOTAL PENDING S106	80 (26)	242 (93)	322 (119)
GRAND TOTAL	828 (197)	2405 (715)	3233 (912)

Table 6b Potential Net Jobs Created: Broken Down By LTGDC Area & OAPF Area			
OAPF Area	London Riverside	Lower Lea Valley	Total Net Jobs
Barking Town Centre	293		293
Beckton UDC	168		168
Canning Town		177	177
Dagenham Dock Urban Quarter	880		880
Fish Island		238	238
Leamouth		1042	1042
Poplar Riverside		25	25
Rainham Conservation Park	26		26
Stratford		150	150
Thameside West		26	26
TOTAL GRANTED	1367	1658	3025
Dagenham Industrial Quarter	25		25
Dagenham Dock Urban Quarter	1117		1117
Fish Island		550	550
Stratford		47	47
Thameside West		116	116
TOTAL PENDING S106	1142	713	1855
GRAND TOTAL	2509	2371	4880

- 6.8. Table 6 shows housing & employment data gathered from information supplied by the applicant within their formal planning applications. Please note that where data has not been provided then an estimate based on the size and density of the application has been included based on research conducted by ARUPS for English Partnerships.
- 6.9. This table now separates housing and employment figures contained in approved schemes (where permission has been formally granted) from those schemes that are pending the finalisation of their S106 agreements. The figures currently show an overall total of 2911 predicted dwellings from LTGDC applications of which 793 or (31%) are affordable units. A further 322 units are contained in schemes which are pending the S106's of which 119 or 37% are affordable dwellings. This brings the total housing pipeline to 3233 residential dwellings of which 912 or 28% will be affordable.
- 6.10. Schemes considered by the Corporation also show a predicted net employment gain of 4880 jobs to date evenly distributed across the Lower Lea Valley and London Riverside.

29 November 2007

Table 7: Applications Resolved Pending S106 Agreement

29 October 2007

CORPORATION #	APP #	SITE	PROPOSAL	APPLICANT	AGENT	LB	LB OFFICER	UDC OFFICER	C'TTEE RESOLUTION DATE
LTGDC-06-022-PP	06/00634/LTGDC	Site of 223-231 High Street Stratford London	Mixed use development comprising 178 new homes and 946m ² of commercial space A1 (shop), A2 (financial and professional services) A3 (restaurants and cafes) B1 (business) D1 (non residential institutions) and D2 (assembly and leisure)	Stock Woolstencroft	Stock Woolstencroft	LBNM	Brian Russ	Alice Leach	14/12/2006
LTGDC-06-046-PP	06/00674/LTGDC/LBNM	Plaistow and Peruvian Wharf North Woolwich Road Silvertown London	Development of land for the importation and handling of aggregate, cement and other powdered products, to include: the construction of a jetty and mooring dolphins; the erection of an aggregate processing plant; the erection of a concrete batching plant with 4No associated cement/powdered products silos; erection of 4No silos for cement storage bays; office; ancillary facilities; associated parking; creation of new means of access and other works incidental to the development of the site. This application is accompanied by an Environmental Statement.	Aggregate Industries Ltd	Firstplan Ltd	LBNM	Joanne Pacey	Peter Minoletti	21/06/2007
LTGDC-06-050-PP	U0004.06/LBHG	Land west of the Fairview Industrial Park off Marsh Way, within the Ford Motor Co site, Rainham	Construction of sustainable energy facility comprising the erection of gasification power generation plant and associated building and plant. (see statement para 5.1.1 for full details)	Novera Energy Limited PLC	RPS Planning, Transport and Environment	LBHG	Peter Fletcher	Amanda Reid	14/09/2006
LTGDC-06-079-PP	06/00675/FUL/LBBD	98 - 100 Abbey Road Barking Essex IG11 7BT	Erection of 2 seven storey buildings comprising 32 one bedroom flats, 41 two bedroom flats and 7 three bedroom flats with associated landscaping and parking	Hampstead Homes Ltd	JM Architects	LBBD	Dave Mansfield	Amanda Peck	08/02/2007
LTGDC-06-100-PP	06/01264/LTGDC/LBNM	1A Lett Road, Stratford, London E15 2HP	Construction of a part five and part ten storey building to provide up to 64 mixed residential units (class C3) an undercroft car park to provide parking for 28 cars, 64 bicycles and 5 motorbikes ancillary plant and equipment new private amenity space and provision of a new access point onto Jupp Road.	The Worshipful Company Of Carpenters	Thornsett Group PLC	LBNM	Gerry Lombard	Will Steadman	10/05/2007
LTGDC-06-154-PP	06/01136/FUL/LBBD	Chloride Automotive Batteries Chequers Lane Dagenham Essex	Development of 8 no. units for Class B1(c) (light industrial), B2 (general industrial) and B8 (warehousing) use totalling 30,116 sq.m. (Thames Gateway Park Phase 3)	Ravenbourne Development s Ltd	Graham Seabrook Partnerships Ltd	LBBD	Maria Tourvas	Will Steadman	09/08/2007

CORPORATION #	APP #	SITE	PROPOSAL	APPLICANT	AGENT	LB	LB OFFICER	UDC OFFICER	C'TTEE RESOLUTION DATE
LTGDC-07-006-FUL	07/00257/FUL/LBNM	Royal Mail Parcel Force Stephenson Street Canning Town London E16 4SA	Construction of bus garage, two storey office building (Class B1(a)), associated facilities (including wind turbine of 35m to hub with a 21m propellor), hardstanding and landscaping together with the provision and use of a temporary hardstanding for vehicle parking and associated temporary facilities.	London Bus Services LTD	Tribal MJP	LBBD	Sunil Sahadevan	Peter Minoletti	21/06/2007
LTGDC-07-012-FUL	PA/07/00257/LBTH	Land On North Side Of Wyke Road Including Timber Depot, Wyke Road, London	Demolition of the existing buildings on site and the construction of bus garage with ancillary two storey office building and associated facilities (7,781sqm), hardstanded bus and car parking areas and landscaping to Hertford Union Canal frontage.	London Bus Services LTD	Tribal	LBTH	Ila Robertson	Will Steadman	09/08/2007
LTGDC-07-058-OUT	07/00369/LTGDC/LBNM	Land Adjacent To Jenkins Lane Jenkins Lane East Ham London	Construction of a bus depot on land adjacent to Jenkins Lane, north of the A13, east of the A406 and south of Jenkins Lane, with ancillary two storey office building (Class b1(a)), a single storey building for ancillary canteen use, area for hard standing for buses and car parking bays and new access from and to the site from Jenkins Lane (IN OUTLINE)	London Borough Of Newham	Colin Buchanan	LBNM	Mr Sunil Sahadevan	Peter Minoletti	21/06/2007
LTGDC-07-081-FUL	PA/07/00464/LBTH	Land North of Wyke Road, including timber depot, Bow London, E3 2PL	A temporary change of use until 2011 from storage and distribution (Land use Class B8) to offices (Land use Class B1), general industry (Land use Class B2) and storage and distribution (Land use Class B8) including a concrete batching plant.	Team Limited	CTP	LBTH	Ila Robertson	Will Steadman	09/08/2007
LTGDC-07-137-FUL	07/00754/LTGDC/LBNM	Trad Scaffolding Co Ltd, Knights Road Silvertown London E16 2AT	Erection and operation of a combined concrete and mortar batching plant without complying with Condition 20 of planning permission 06/01231/LTGDC previously granted.	Tarmac Ltd	Tarmac Ltd	LBNM	Brian Russ	Will Steadman	13/09/2007
LTGDC-07-140-FUL	PA/07/01730/LBTH	Leamouth Peninsula North, (former Pura Foods site), Orchard Place, Orchard Place, London, E14	Erection of a building in the south-western part of the Leamouth Peninsula North; temporary landscaping and parking; building accommodating (a) an electrical sub-station to serve the forthcoming larger development on the Leamouth Peninsula (b) a temporary	Clearstorm Limited	GVA Grimley	LBTH	Joe Salim	Amanda Peck	13/09/2007

Table 8: Corporation Appeal List

29 October 2007

CORPORATION #	APP #	SITE	PROPOSAL	APPLICANT	AGENT	LB	LB OFFICER	UDC OFFICE	SUBMISSION MADE
LTGDC-06-004-APP	05/0191 & 05/1213/LBNM	Site at Peruvian Wharf, North Woolwich Road, Silvertown, London E16	Appeal by Colpy Limited and Haworth Limited. Site at Peruvian Wharf, North Woolwich Road, Silvertown, London E16. Planning Application Ref.nos 05/0191 and 05/1213 - Appeal References APP/G5750/A/05/1194327 and APP/G5750/A/05/1193216	Colpy Limited and Haworth Limited	DP9	LBNM	Anna Eastgate/ Victoria Geoghegan	Peter Minoletti	13/07/2006
LTGDC-06-008-APP	PA/06/00178/LBTH	Trad Site, Site south of Imperial Street, Imperial Street, London E3	Appeal- demolition of existing buildings and redevelopment to provide a mixed development comprising 530 residential units, 1,335 sq.m. of commercial space within Use Classes A1, A2, A3 and B1 and associated car parking and landscaping.	Aitch Construction Limited	KKM architects	LBTH	Terry Natt	Will Steadman	
LTGDC-06-048-APP	06/00863/LTGDC/LBNM	302-312 High Street, Stratford.	Appeal - Demolition of existing buildings occupying site and construction of new 30 storey mixed use tower incorporating; 334 residential units, 110 bedroom hotel, conference facilities, mezzanine level, restaurant and bar facilities, creche, roof top health and fitness suite, roof top garden area, aerofoil wind turbine wing, technical plant level, basement car park servicing, and associated works to footpaths, highways and Channelsea River culvert.	St John Spencer Estates and Developments Ltd	AHA Architecture	LBNM	Gerry Lombard	Will Steadman	15/05/2007
LTGDC-06-058-APP	APP/G5750/A/05/1184751/LBNM	Jenkins Lane, Beckton Sewage Treatment Works, Barking Essex	Appeal - Construction Of A Water Treatment Plant Incorporating Desalination Technology, An Intake From The River Thames And Electricity Substation, The Laying Of A Water Distribution Pipeline Within The Stw, Ancillary Landscaping And Access Works, Retention Of The Pilot Plant For Operational Purposes And The Use Of Land In Connection With Construction Activities	Thames Water Utilities Ltd.,	Roger Miles Planning Ltd.	LBNM	Sunil Sahadevan	Peter Minoletti	13/07/2006
LTGDC-06-062-APP	2005/1719/LBHY	Felstead Street London E9 5LQ	Appeal , public inquiry into proposal by Mosaic homes for the : Erection of buildings ranging from 4 to 12-storeys in height to provide 960 sqm of Class A1 (retail) /A2 (financial services) / B1 (office and light industry) / D1 (non residential institutions) or D2 (assembly and leisure) with 123 residential units, comprising 49 x 1 bed, 43 x 2 bed, 21 x 3 bed and 8 x 4 bed and 2 x 8/10 bed units, together with associated car parking and landscaping. Demolition of existing buildings on site.	Mosaic Homes	Hepher Dixon	LBHY	John Rowell	Peter Minoletti	25/07/2006

CORPORATION #	APP #	SITE	PROPOSAL	APPLICANT	AGENT	LB	LB OFFICER	UDC OFFICE	SUBMISSION MADE
LTGDC-06-065-APP	APP/E5900/A/06/2013333/NWF	Site at Leamouth Peninsula North, Orchard Place, London E14, Hercules Wharf, Orchard Place, London E14, Union Wharf and Castle Wharf, Orchard Place, London E14 and Union Wharf, S&D Gardening, Orchard Place, Leamouth Peninsula South, E14	Planning Appeal against non-determination: Pura Foods Ltd, Orchard Place, Orchard Place, London, E14 & Leamouth South	Clearstorm Limited	GVA Grimley	LBTH	David McNamara	Sara Purvis	11/01/2007
LTGDC-06-068-APP	PA/06/00749/LBTH	Pura Foods Ltd, Orchard Place, Orchard Place, London, E14	Demolition of all existing buildings and structures; Comprehensive phased mixed-use development comprising 177,980sqm GEA of new floorspace for the following uses: residential (C3), business including creative industries, flexible workspace and offices (B1), retail, financial and professional services, food and drink (A1, A2, A3, A4, A5), leisure, arts and cultural uses, primary school and community centre (D1, D2), plus 36,150 sqm for the energy centre, storage and car parking. Formation of a new vehicular access and means of vehicle circulation within the site. Landscaping including a riverside walkway, the provision of open space, and a bridge linking to Canning Town. (Part full, part outline).	Clearstorm Limited	GVA Grimley	LBTH	Silke Stolz	Sara Purvis	06/09/2007
LTGDC-06-086-APP	06/01172/LTGDC/LBNM	Concorde House Caxton Street North Canning Town London E16 1JL	Demolition of existing building, construction of a new 5 - 8 storey mixed use building comprising of 68 flats, 585m2 of commercial space at part ground and first floors, 18 car spaces and 67 bike spaces.	Samsen Ltd	KKM Architects	LBNM	Sunil Sahadevan	Adele Williamson	21/06/2007