
London Thames Gateway Development Corporation

Planning Committee Meeting

Thursday, 13 December 2007, 6.30pm

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

Present: Conor McAuley (Chair)
John Biggs (arrived during item 3)
Alan Clark
Sid Kallar
Atul Patel (arrived during item 3)
Richard Turner
Dru Vesty

In Attendance: Peter Minoletti (Planning Development Manager)
Will Steadman (Planning Development Officer)
Sarah Egan (Committee Clerk)
Caroline Chisholm (DLA Piper)

1. Apologies, Announcements and Declarations of Interest

- 1.1 Apologies were received from Lorraine Baldry and John Worthington.
- 1.2 There were no declarations of interest.

2. Minutes of the Previous Meeting

LTGDC/07/PC60

- 2.1 Members **AGREED** the minutes of the Planning Committee meeting of 8 November 2007. There were no matters arising.

3. Station House, Station Street, Stratford

LTGDC/07/PC61

- 3.1 Peter Minoletti introduced the Committee report recommending approval of the application to demolish the existing building on Station Street, Stratford, and construct a 26 storey mixed use tower with a three storey basement comprising retail and office floor space and 260 residential units.
- 3.2 Peter Minoletti advised that the high density was acceptable in this location, however objections have been received from the Commission for Architecture and Built Environment (CABE) and LB Newham regarding the building's orientation. Both would prefer the tower orientated on a north-south axis.

- 3.3 Officials have considered this carefully. A tower orientated on a predominantly north-south axis would offer improved solar gain to a greater number of units, but would result in fewer residential units. The concerns regarding orientation are not considered by officials to justify refusal. The scheme is supported by Design for London and English Heritage.
- 3.4 Peter Minoletti suggested that due to the importance of this site, an additional S106 clause be added that requires the Corporation to approve the detailed design of the development, including the identity of the architect/designer responsible.
- 3.5 Sid Kallar stated that he was not in favour of the scheme due to its orientation, resulting in too many residences facing north.
- 3.6 Richard Turner noted that the applicant's offer of a S106 contribution of £7,500 per unit does not accord with the discounted standard charge of £10,000 per unit set out in the S106 Community Benefit Strategy. He asked for some details in order to evaluate this proposal. Peter Minoletti gave financial detail, advising that the developers are planning on a 13% profit, which is about the profit level developers usually seek.
- 3.7 Richard Turner also noted Transport for London's request regarding what some of the S106 agreement funding should be spent on. Peter Minoletti advised that decisions on spending this funding are made by the Corporation's board, following recommendations from the Lower Lea Valley Management Group.
- 3.8 John Biggs queried how the amount of the discounted contribution was arrived at, and the items that will be off-set against this contribution.
- 3.9 Peter Minoletti advised that the amount of the contribution was arrived at following an independent open appraisal of the scheme and that there is no off-setting against the contribution. The S106 agreement will include a mechanism to 'recapture the discount'.
- 3.10 Dru Vesty asked how many units would be lost if the tower was re-orientated. She was advised it would reduce by 5 units per floor, a total of 100 units. This would make the profitability of the development marginal. The Committee was also advised that the residential properties start on the 6th floor and that there is no prospect of tall buildings being built close to it.
- 3.11 John Biggs asked whether this application was speculative, or whether the applicants intend to build the development. Peter Minoletti advised that they intend to build.
- 3.12 Richard Turner noted that LB Newham requires a commuted sum of £6,600,000 towards the provision of off-site affordable housing, and that the applicant has offered a commuted sum of £4,950,000 as the scheme would be unviable if the higher amount was paid. He queried whether,

should there be additional funding from 'recapturing the discount', this could go towards making up that difference. Peter Minoletti advised that it would be reasonable for the Committee to make a recommendation to the Board that the first call on any additional S106 funding would go towards affordable housing.

- 3.13 John Biggs questioned whether the sum for affordable housing would be used solely for new additional housing, or whether it would also go towards refurbishment. Peter Minoletti advised that it would be solely for funding additional family sized units.
- 3.14 Conor McAuley advised the Committee that the LB Newham Cabinet had that evening agreed in principle the proposal to alter the Stratford gyratory and, that at the appropriate time, the report to the Management Board on the spending of the S106 monies include reference to the gyratory scheme.
- 3.15 Conor McAuley put the recommendation to the Committee, with the addition of a clause that the detailed design of the scheme must be approved by the Corporation, and that the Corporation's Board be recommended to put any additional S106 monies gained via 'recapturing the discount' firstly toward affordable family housing and also consider help fund the gyratory scheme.
- 3.16 The Committee voted with four in favour of the recommendations, Sid Kallar abstaining, and John Biggs and Atul Patel not voting due to arriving during the item.
- 3.17 The Committee **AGREED** to delegate to the Director of Planning power to approve the application LTGDC-07-092-FUL for the reasons set out in Section 10 of the report LTGDC/07/PC61, subject to:
 - 3.17.1 the planning conditions set out in Section 12 of the report LTGDC/07/PC61;
 - 3.17.2 any outcomes from the Mayor of London's stage 2 report;
 - 3.17.3 a Section 106 Agreement securing:
 - a) £4,950,000 contribution towards the provision of off-site affordable housing;
 - b) £1,950,000 contribution towards the S106 Community Benefit Strategy including terms for recapturing the discount as required in the strategy;
 - c) a Local Labour commitment;
 - d) a Local Goods and Services commitment;
 - e) a Green Travel Plan;

- f) an on-site car club;
- g) a Section 278 agreement to renew and reinstate footways surrounding the site;
- h) a commitment to prevent future occupiers being issued with car parking permits for the Stratford Controlled Parking Zone;
- i) that the development shall not be implemented unless and until a scheme has been submitted to and approved by the Corporation for the detailed design of the development, including the identity of the architect/designer responsible; and

3.17.4 a recommendation to the Corporation's Board that any additional monies gained from 'recapturing the discount' would firstly go towards funding the shortfall in what LB Newham sought for the provision of off-site affordable family housing, and what the developers have offered, and also that the gyratory scheme be considered for funding.

4. Servicing Arrangements

- 4.1 Richard Turner noted that while the issue of servicing arrangements for this development have been considered and regarded as adequate, this is not mentioned in the report. He considers that it would be useful for reports to mention this issue, even if just to say that it is not considered an issue.
- 4.2 Peter Minoletti agreed that reports would in future include such a comment.

The meeting concluded at 7pm.

Date of next meeting:

10 January, 6.30pm

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