
London Thames Gateway Development Corporation

Planning Committee Meeting

Thursday, 14 February 2008, 6.30pm

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

Present: Conor McAuley (Chair)
John Biggs
Alan Clark
Sid Kallar
Atul Patel
Richard Turner
John Worthington

In Attendance: John Allen (Director of Planning)
Peter Minoletti (Planning Development Manager)
Sarah Egan (Committee Clerk)
Howard Bassford (DLA Piper)

1. Apologies, Announcements and Declarations of Interest

- 1.1 Lorraine Baldry and Dru Vesty were unable to be present at this meeting for administrative reasons.
- 1.2 John Biggs declared an interest in item 3 Beam Reach 5, Rainham and withdrew from the meeting for that item.

2. Minutes of the Previous Meeting

LTGDC/08/PC04

- 2.1 Members **AGREED** the minutes of the Planning Committee meeting of 10 January 2008. There were no matters arising.

3. Beam Reach 5, Rainham

LTGDC/08/PC08

- 3.1 Cllr Coral Jeffreys (LB Havering), Michael Deon Burton, Tony Ellis, Cllr Jeffrey Tucker (LB Havering) and Cllr Mark Stewart (LB Havering) spoke in opposition to the application.

- 3.2 Cllr Jeffreys spoke about the transport plan, stating that it was non-sustainable. Mr Deon Burton stated that the application was not in accordance with Government guidance and the Borough's plan for the area and that it would not provide employment. Mr Ellis provided statistics for transporting the congregation to that location, comparing the statistics with the proposed transport plan. Cllr Tucker and Cllr Stewart both spoke about Beam Reach being designated for regeneration and employment and therefore not being an appropriate location for the church.
- 3.3 Dipo Oluyomi, Ken Feyi and Tony Tapley spoke in support of the application.
- 3.4 Mr Oluyomi advised that the building would be the European offices for the Kingsway International Christian Centre and as such would create many new jobs. Additionally, the local area would benefit financially from the construction of the buildings and the ongoing servicing of them and the congregation.
- 3.5 Ken Feyi spoke of how he had personally benefited from help provided by the KICC education department.
- 3.6 Mr Tapley advised of the inadequacy of the church's current location and addressed the main issues highlighted in the officer's report. He spoke of the church meeting a wider strategic need, that the development could be considered mixed use and pointed out that TfL and the Highways Agency do not object to the application. He considered that there are just a small number of outstanding issues that are capable of being resolved.
- 3.7 Sid Kallar asked the objectors and the applicant what their transport statistics were based on and how robust they were. Tony Ellis advised that he was confident his figures were correct. Colin McKay, the applicant's transport consultant, advised that they had been developed in consultation with consultants working for TfL, LTGDC and the LDA. Sid Kallar asked how such a large number of people would be managed walking from Barking station and then transported by shuttle bus. Mr McKay advised that it would be about an 8 minute walk to the pick-up point with a fleet of buses to transport the church members. He was confident that the plan had been looked at in detail and would work.
- 3.8 Richard Turner asked how the congregation is transported to the church's current location and was advised that about 60% travel by car.
- 3.9 John Worthington asked the applicant about the potential for the development to create employment. James McGlashan advised that it would be the administrative hub of the European churches and would create jobs related to administration, media, finance, fitness and catering.
- 3.10 Atul Patel asked what the applicants had done to engage with the local community about the development. Mr McGlashan advised that from 2006 there had been focus groups, wider public consultation and press briefings.

- 3.11 Peter Minoletti introduced the Committee report recommending refusal of the application for a phased mixed-use development for uses and works including temporary phases and the construction of a permanent 8,000 seat multi-use auditorium; 1,000 seat multi-use building; 500 seat chapel; 4 storey office building; 1,200 space seven storey car park, landscaping; and associated highway works, at Beach Reach 5, Rainham.
- 3.12 He also introduced the Addendum report LTGDC/08/PC09 which corrected inaccuracies found in the main report, contained legal advice to members and updated members regarding information and correspondence that had been received since the main report was completed.
- 3.13 Peter Minoletti summarised the background to the application and what the church is aiming to achieve with this development; the main issues for the supporters and the objectors as detailed in their written representations; and the two issues that arose out of the Environmental Statement.
- 3.14 He stated that the key aspects for the Committee to consider were land use designation and whether an exception can be justified; whether the transport strategy and associated travel plan is sufficiently robust and enforceable so as not to have a detrimental impact either on the highway network or on local residents and business in terms of parking and associated disturbance; and whether it is the right location for a large community facility where public transport accessibility is poor and the majority of the community that would be the principal beneficiary of the facility is not locally resident. As with all applications, the Committee needs to take a view on where the balance lies between relevant policies and their respective planning materiality and merits.
- 3.15 Peter Minoletti advised that should the Committee be mindful to agree the recommendation to refuse, they should note that the reason for refusal set out in paragraph 15.9.1 of the main report should only refer to policy EMP1 and not EMP5 as well.
- 3.16 Howard Bassford addressed the letter from the London Development Agency and their comment about the use of the term 'unlawful' in the report. He advised that this relates to matters that took place in the past and are only included in the report to provide historic background and context. It is not a material consideration for this application.
- 3.17 He also clarified the intention behind the use of the phrases relating to 'benefits to the community'. A distinction was being made between benefits for the KICC attendees rather than the local community, notwithstanding that some of the KICC attendees would, of course, also be local.
- 3.18 Alan Clark raised the issue of the use class into which the application falls and how material that definition is. The Committee was advised that they should consider whether the intended use is acceptable for the location.

- 3.19 John Worthington said that this development could bring big economic advantages to the local and wider community. It would be an iconic building, showing that the east of London was doing interesting things, and could be a gateway to greater development. It would start to build a positive perception to what the area could be like.
- 3.20 Conor McAuley stated that it is a difficult decision. It is an ambitious development to meet the needs of a large group of people from a wide area of London. A lot of time had been spent by officers and the Committee members considering all of the issues.
- 3.21 Sid Kallar moved the recommendation that, for the reasons stated in paragraph 15.9 of the report LTGDC/08/PC08, and having regard to the development plan, material considerations and the officer reports LTGDC/08/PC08 and LTGDC/08/PC09, the granting of planning permission for the proposed development be refused.
- 3.22 The Committee, by a vote of four for the recommendation, one against and one abstaining, **REFUSED** planning permission for the proposed development.

4. Former Site of the Lintons, Linton Road, Barking LTGDC/08/PC07

- 4.1 Peter Minoletti introduced the report recommending approval of the application to erect a 4 / 5 / 18 storey building plus basement comprising offices, café and 70 one and two bedroom flats on the former site of the Lintons, Linton Road, Barking. He also circulated an addendum report providing updates on various key issues and summarised the main points in that report.
- 4.2 The Committee discussed the access between the offices and the residential areas and how this will be secure.
- 4.3 It also discussed the design of the building and that Design for London has been involved throughout the pre-application process and supports the proposals.
- 4.4 The Committee, by an unanimous vote, **AGREED** that the application, as set out in LTGDC/08/PC07, be delegated to the Director of Planning to approve, subject to:
- 4.4.1 any direction from the Mayor of London; and
- 4.4.2 the conditions listed in paragraph 12 of the report LTGDC/08/PC07; and
- 4.4.3 the completion of a S106 Agreement in respect of £420,000; and securing the establishment of local labour and business agreements; affordable housing; preventing residents from applying for parking permits; the implementation of a Travel Plan; and a Section 278 agreement.

5. Introduction of New System for Submitting Planning Applications Including New Information Requirements LTGDC/08/PC06

5.1 The Committee:

5.1.1 **NOTED** the contents of the report LTGDC/08/PC06 regarding the new electronic application forms for planning applications, the new information requirements for the validation of planning applications, the government's minimum requirements (national list) and that individual planning authorities can adopt additional requirements (a local list) drawn from a recommended national list set out in the guidance;

5.1.2 **AGREED** that the local list attached at Appendix 2 of the report be used as the basis for consultation with key stakeholders and applicants and agents, with one amendment so that the item 'Transport assessment' has included '(including servicing arrangements)'; and

5.1.3 **AGREED** that officers report back once consultation has been completed so that a final list of documents can be agreed.

6. Planning Performance Monitoring: January 2008 LTGDC/08/PC05

6.1 The Committee **NOTED** the report LTGDC/08/PC05 detailing the performance of the Corporation's development control function for the last quarter.

The meeting concluded at 8pm.

Date of next meeting:

13 March, 6.30pm

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