

Minutes

London Thames Gateway Development Corporation

Planning Committee Meeting

Thursday, 10 January 2008, 6.30pm

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

Present: Conor McAuley (Chair)
John Biggs
Alan Clark
Sid Kallar
Richard Turner
Dru Vesty
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 Apologies were received from Lorraine Baldry and Atul Patel.
- 1.2 There were no declarations of interest.

2. Minutes of the Previous Meeting

LTGDC/08/PC01

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

3. Albert House 236 – 252 High Street, Stratford

LTGDC/08/PC02

- 3.1 Peter Minoletti introduced the Committee report recommending approval of the application to demolish existing buildings at 236 – 252 High Street Stratford and construct a part 17, part 7/8 storey building containing flats, commercial floorspace and parking spaces.
- 3.2 Sid Kallar asked what materials would be used on the outside of the building and their colour. The architect described what was intended – metal cladding and white render.
- 3.3 Committee members queried the number of car parks and how they will be allocated. There are 24 parking spaces, which includes 6 disabled spaces.

There are dedicated spaces for the commercial space and the remainder will be split equally between the privately sold flats and the affordable housing.

- 3.4 Sid Kallar questioned where the social housing will be located in the development – whether it will be in one block or ‘pepper potted’ around. The architect advised that the rented accommodation will be in one block, with a separate entrance, and shared ownership combined with private.
- 3.5 John Worthington commented on the importance of ensuring that Stratford High Street becomes a commercially successful and vibrant street. He asked about the street access to the commercial space and the exact location of the light wells. The Committee discussed the need for the commercial space that is developed on Stratford High Street to be useable so as not to create a street full of unused street level space or a street that is empty at night.
- 3.6 Peter Minoletti advised that in respect of this particular development, the owners plan on using some of the commercial space that they are building. In respect of the wider issue, John Worthington stated that the masterplan for the area will need to have a strategy to address this.
- 3.7 Richard Turner asked for assurance that access for services and deliveries has been considered. Peter Minoletti advised that this has been requested from LB Newham and he is awaiting a response.
- 3.8 The Committee **AGREED** to delegate to the Director of Planning power to approve the application LTGDC-07-147-FUL, subject to:
 - 3.8.1 the completion of a S106 agreement in accordance with the Corporation’s Planning Obligations Community Benefit Strategy to secure:
 - a) a financial contribution of £560,000 index linked to April 2007;
 - b) recapturing the discount arrangements as set out in the ‘Planning Obligations Community Benefit Strategy’ and referred to in the report LTGDC/08/PC02;
 - c) a commitment towards local goods and services and local labour during construction of the development;
 - d) a commitment towards providing affordable housing to Council standards;
 - e) a clause requiring that effects on TV reception in the area be assessed on completion of the development and mitigation provided if required;
 - f) renewal and reinstatement of footways around the site as required;

- g) commitment to a reduced car development whereby residents will not be issued with parking permits – this has an administration fee of £2,000;
- h) commitment to a car club;
- i) provision of affordable housing at the level set out in the report LTGDC/08/PC02;
- j) provision of at least 10% renewable energy; and
- k) achievement of ‘Very Good’ standard re EcoHomes;

3.8.2 any outcomes from the Mayor of London’s Stage 2 report;

3.8.3 the following conditions:

- a) those listed in the report LTGDC/08/PC02;
- b) that the residential car parks will be equally divided between the flats for sale at market rates and the affordable housing; and
- c) that the Planning Authority approves the detailed plans for the access to, and appearance of, the commercial units at street level; and

3.8.4 confirmation from LB Newham that the servicing arrangements are satisfactory.

4. Report Concerning Two Appeal Decisions: Trad Site, Bromley by Bow and Concorde House, Caxton Street North, Canning Town

LTGDC/08/PC03

4.1 The Committee **NOTED** the report LTGDC/08/PC03 detailing and commenting on the two recent appeal decisions in respect of the Trad site at Bromley by Bow and Concorde House, Caxton Street North, Canning Town.

4.2 The Committee thanked the officers involved for the excellent work they did in respect of these appeals, especially with regard to the Trad site.

The meeting concluded at 7pm.

Date of next meeting:

14 February, 6.30pm

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