

## Planning Committee Report

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### London Thames Gateway Development Corporation

### Planning Performance Monitoring: January 2008

### Report of the Director of Planning

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#### 1. SUMMARY

- 1.1. This is the sixth 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 contents of this report are **NOTED**.

#### 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 January 1<sup>st</sup> 2007 to December 31<sup>st</sup> 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.
- ◆ Appeals- a table is provided of planning appeal cases in which the Corporation is actively involved.
- ◆ S106 Report- a table is provided of cases which the Corporation has resolved to grant pending the formalisation of a S106 agreement.

## 5. KEY FINDINGS

- 5.1. A total of 4478 dwellings have been approved by LTGDC to date (813 pending completion of S106 agreements). Development yielding an estimated 5229 jobs has also been approved (1323 subject to completing S106 agreements).
- 5.2. In the past four quarters the Corporation's performance at handling applications has averaged at 49.5% being determined within the 13 week target timeline. However when considering the handling of only those applications eligible for inclusion on the PS1/2 "major applications" return then this performance declines to 18%.

## 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
Q1 - Oct 1 - Dec 31 2006	101	30	4	32	95
Q2- Jan 1 - Mar 31 2007	95	63	5	34	119

Q3 - Apr 1 - June 30 2007	119	80	6	52	141
Q4 - Jul 1 - Sep 30 2007	141	53	5	49	140
Q1 - Oct 1 - Dec 31 2007	140	104	9	69	166
<b>Total Over Last 4 Quarters (Jan 1- Dec 31 2007)</b>	<b>95</b>	<b>300</b>	<b>25</b>	<b>204</b>	<b>166</b>

- 6.1. This table shows that in the last four quarter period (2007-2008) 300 valid applications have been received by the Corporation for consideration. This represents a substantial 95% increase from the previous year (2006-2007) in which the Corporation received 154 valid applications.
- 6.2. On average 75 applications have been received each quarter of the past year. The number of applications on hand at the end of the period is 166 which represents an increase of 75% from last year when 95 remained on hand.
- 6.3. 271 planning decisions have been issued by the Corporation to date. 67 decisions were issued in the 2006 calendar year of operation and a further 204 in 2007. This represents an increase of 204%.
- 6.4. A further 13 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
Q1 - Oct 1 - Dec 31 2006	32	30	2	27
Q2 - Jan 1 - Mar 31 2007	34	34	0	30

Q3 - Apr 1 - June 30 2007	52	51	1	46
Q4 Jul 1 - 2007 – Sep 30- 2007	49	47	2	41
Q1 - Oct 1 - Dec 31 2007	69	67	2	62
<b>Total Over Last 4 Quarters (Jan 1- Dec 31 2007)</b>	<b>204</b>	<b>199</b>	<b>5</b>	<b>179</b>

6.5. Table 2 shows that during the operating period January 1<sup>st</sup> 2007 to December 31<sup>st</sup> 2007 that out of the 204 decisions made, 199 applications were granted and five were refused permission. 179 applications were decided by the Director of Planning under delegated powers, with the remaining 25 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 31/12/2007)**

Table 3.		
Application Type	Decision	Total
Planning Permission	Grant Full Permission	39
	Refuse Planning Permission	5
Outline Planning Permission	Grant Outline Permission	2
	Refuse Outline Planning Permission	2
Reserved Matters	Grant Reserved Matters	5
Renewal of Temporary Permission	Grant Full Permission	2
Listed Building Consent	Listed Building Consent	4
Approval of Details	Grant Approval of Details	212
<b>Grand Total</b>		<b>271</b>

6.6. Table 3 indicates the different types of decisions issued by the Corporation. Whilst a large number of decisions made (212) concern the approval of details pursuant to prior permissions, 59 decisions deal with applications for full planning permission, outline permission, the granting of reserved matters or listed building consent. 10 of these applications are waste related county matters applications. The remaining 49 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. 7 of the 49 are minor applications which fall

within the Corporations thresholds and the other 42 are therefore major strategic planning applications.

6.7. The Corporation is now asked to submit its performance statistics. Table 4 shows these figures.

**Table 4: Showing The Speed Of Decision-Making**

Table 4.	All ≤13 W	All >13W	Statutory MAJORS ≤13W Target (60%)	Statutory MAJORS >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
Q1 - Oct 1 - Dec 31 2006	13 (41%)	19	2 (29%)	5
Q2 - Jan 1 - Mar 31 2007	16 (47%)	18	1 (12.5%)	7
Q3 - Apr 1 - June 30 2007	25 (48%)	27	1 (17%)	5
Q4 Jul 1 - 2007 – Sep 30- 2007	25 (51%)	24	3 (37.5%)	5
Q1 - Oct 1 - Dec 31 2007	35 (51%)	34	0 (0%)	6
<b>Total Over Last 4 Quarters</b>	<b>101 (49.5%)</b>	<b>103</b>	<b>5 (18%)</b>	<b>23</b>

6.8. Table 4 shows that of the 204 decisions issued during the last 4 quarters that 49.5% have been handled within the 13 week target period set by DCLG for processing applications. However, when considering only the 28 applications that are counted by DCLG towards the PS1/2 MAJOR applications report, this figure is 5 out of 33 (18%) 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	31
Outline Planning Permission	4
Reserved Matters	1
Listed Building Consent	1
Approval of Details	129
Pre-application enquiry	30
Observations	10
Miscellaneous	10
<b>Grand Total</b>	<b>216</b>

6.9. Table 5 shows that out of the 166 formal planning cases on hand at the end of the Corporation's last four full quarters of operation, 31 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 30 active cases and 10 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 31<sup>st</sup> 2005 – December 31<sup>st</sup> 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 (174)		696 (174)
Beckton	52 (15)		52 (15)
Fish Island		98 (0)	98 (0)
LeaMouth		1837 (500)	1837 (500)
Poplar Riverside		66 (66)	66 (66)
Stratford		754 (254)	754 (254)
<b>TOTAL GRANTED</b>	<b>748 (189)</b>	<b>2917 (876)</b>	<b>3665 (1065)</b>
Beckton	80 (26)		80 (26)
Stratford		733 (301)	733 (301)
<b>TOTAL PENDING S106</b>	<b>80 (26)</b>	<b>733 (301)</b>	<b>813 (327)</b>
<b>GRAND TOTAL</b>	<b>828 (215)</b>	<b>3650 (1177)</b>	<b>4478 (1392)</b>

**Table 6: Showing Housing & Employment Data To Date (October 31<sup>st</sup> 2005 – December 31<sup>st</sup> 2007)**

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	282		282
Beckton UDC	492		492
Canning Town		177	177
Creekmouth Industrial Area	11		11
Dagenham Dock Urban Quarter	1395		1395
Fish Island		238	238
Leamouth		1042	1042
Poplar Riverside		25	25
Rainham Conservation Park	26		26
Stratford		192	192
Thameside West		26	26
<b>TOTAL GRANTED</b>	<b>2206</b>	<b>1700</b>	<b>3906</b>
Dagenham Industrial Quarter	25		25
Dagenham Dock Urban Quarter	602		602
Stratford		533	533
Thameside West		163	163
<b>TOTAL PENDING S106</b>	<b>627</b>	<b>696</b>	<b>1323</b>
<b>GRAND TOTAL</b>	<b>2833</b>	<b>2396</b>	<b>5229</b>

6.10. 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.

6.11. This table 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 3665 predicted dwellings from LTGDC applications of which 1065 or (30%) are affordable units. A further 813 units are contained in schemes which are pending the S106's of which 327 or 40% are affordable dwellings. This brings the total housing pipeline to 4478 residential dwellings of which 1392 or 31% will be affordable.

6.12. Schemes considered by the Corporation also show a predicted net employment gain of 5229 jobs to date evenly distributed across the Lower Lea Valley and London Riverside.

## 7. Appeals

7.1. Two appeal decisions were issued on 22nd November and 6 December 2007 in respect of the Trad site at Bromley by Bow and Concorde House, Caxton

Street North, Canning Town. Both appeals were dismissed and whilst the scale of the two proposed developments was very different, the support of the Secretary of State and the Planning Inspectorate for the approach adopted by the Corporation on both sites is welcomed.

- 7.2. Please see Table 7 for a complete list of appeals handled by the Corporation during the year 2006-2007.

**Date:** 6 February 2008

## Table 7: Corporation Appeal List 2007

18 January 2008

CORPORATION #	APP #	SITE	PROPOSAL	APPLICANT	AGENT	LB	LB OFFICER	UDC OFFICE	SUBMISSION MADE	DECISION
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	18/12/2007	Appeal dismissed
LTGDC-06-048-APP	06/00863/LTG DC/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 Development s Ltd	AHA Architecture	LBNM	Gerry Lombard	Will Steadman	15/05/2007	Appeal Withdrawn
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	Appeal Withdrawn
LTGDC-06-086-APP	06/01172/LTG DC/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	Appeal dismissed

CORPORATION #	APP #	SITE	PROPOSAL	APPLICANT	AGENT	LB	LB OFFICER	UDC OFFICE	SUBMISSION MADE	DECISION
LTGDC-07-053-APP	07/00293/OUT/LBBD	Fresh Wharf Estate, Fresh Wharf Road, Barking, Essex IG11 7BG	Outline application for redevelopment of a 4.2 hectare site to provide up to 1,155 residential units (Class C3) (up to 127,125m <sup>2</sup> ); Class A1 (Shops) and/or Class A3 (Restaurants and Cafes) and/or Class A4 (Drinking Establishments) and/or Class A5 (Hot Food Takeaways) (up to 2,861m <sup>2</sup> ); Class B1 (Business) (up to 1,248m <sup>2</sup> ); Class D1 (Non-Residential Institutions)(up to 1,203m <sup>2</sup> ); Class D2 (Assembly and Leisure) (up to 424m <sup>2</sup> ); together with open space and landscaping including riverside walk; highways and transport works; works to river wall; demolition; engineering operations; and associated and ancillary works.	Countryside properties	Gerald Eve	LBBD	Dave Mansfield	Adele Williamson	08/11/2007	Pending
LTGDC-07-061-APP	07/00492/LBNM	1 High Street Stratford, London E15 2NA	Demolition of existing building and construction of 7 to 20 storey buildings for mixed use development comprising 120 mixed tenure residential dwellings with commercial use (B1, A3, D1, D2) at ground , 1st, 2nd and 28 car parking spaces.	Genesis Housing	Stock Woolstencroft	LBNM	Victoria Geoghegan	Will Steadman	21/06/2007	Pending

## Table 8: Applications Resolved Pending S106 Agreement

18 January 2008

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 946m2 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	Peter Minoletti	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-06-154-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 Ltd	Graham Seabrook Partnerships Ltd	LBBD	Maria Tourvas	Will Steadman	09/08/2007
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

CORPORATION #	APP #	SITE	PROPOSAL	APPLICANT	AGENT	LB	LB OFFICER	UDC OFFICER	C'TTEE RESOLUTION DATE
LTGDC-07-058-OUT	07/00369/LTGDC/LBNM	Land Adjacent To 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-07-092-FUL	07/00822/LTGDC/LBNM	Station House, Station Street, Stratford, London E15 1AP	Demolition of existing building and construction of a 26 storey mixed use tower with a three storey basement comprising retail (A1) and office (B1) floor space and 280 residential units (c3) with associated car and cycle parking, and landscaped amenity space at ground floor levels.	User Friendly Properties Ltd	Atkins Ltd	LBNM	Brian Russ	Will Steadman	13/12/2007
LTGDC-07-133-FUL	07/01390/LTGDC/LBNM	160-188 High Street, Stratford, London	Construction of a residential-led mixed-use development comprising two buildings between 8 and 27 storeys (including mezzanine level) with 1,130 square metres of commercial floor space suitable for Class A1 (Retail), A2 (Financial and Professional Services), A3 (Restaurants and Cafes), B1 (Business) and D1 (Non-Residential Institutions) uses at ground floor and mezzanine levels, and 298 one, two and three bedroom residential units, including landscaped amenity space and 80 car parking spaces, 40 motorcycle parking spaces, and 298 cycle parking spaces.	McFeely Group	Stock Woolstencroft	LBNM	Luke Downend	Adele Williamson	11/10/2007
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) Community Centre/Sports Hall with temporary interim use as a Marketing Suite for the sale of residential units within the Leamouth North Development.	Clearstorm Limited	GVA Grimley	LBTH	Joe Salim	Amanda Peck	13/09/2007

CORPORATION #	APP #	SITE	PROPOSAL	APPLICANT	AGENT	LB	LB OFFICER	UDC OFFICER	C'TTEE RESOLUTION DATE
LTGDC-07-171-FUL	07/01816/LTG DC/LBNM	Peruvian Wharf North Woolwich Road Silvertown London E16 2AB	Tranship and distribute aggregates using sea-going vessels, utilising rear of the wharf for aggregate storage. loading and onward distribution and for cementitious powders import, storage and export. Construction and operation of a ready-mixed concrete batching plant and a dry silo mortar plant using aggregates and cementitious powders landed and handled. The bagging of aggregates.	Brett Aggregates Ltd, Colpy Ltd, Haworth Ltd	Davies Planning Ltd	LBNM	Ms Joanne Pacey	Amanda Peck	08/11/2007

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