

Minutes

London Thames Gateway Development Corporation

Planning Committee Meeting

Thursday, 10 April 2008, 6.30pm

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

Present: Conor McAuley (Chair)
Lorraine Baldry (arrived during item 3, at 6.35pm)
Alan Clark
Sid Kallar
Atul Patel
Richard Turner
Dru Vesty
John Worthington

In Attendance: John Allan (Director of Planning)
Will Steadman (Planning Development Officer)
Sarah Egan (Committee Clerk)
Caroline Halliday (DLA Piper)

1. Apologies, Announcements and Declarations of Interest

1.1 An apology was received from John Biggs.

2. Minutes of the Previous Meeting

LTGDC/08/PC10

2.1 Members **AGREED** the minutes of the Planning Committee meeting of 14 February 2008. There were no matters arising.

3. Minoco Wharf, North Woolwich Road, Silvertown

LTGDC/08/PC11 and LTGDC/08/PC12

3.1 Will Steadman introduced the Committee report and the tabled addendum report regarding duplicate outline planning applications proposing redevelopment of the Minoco Wharf site with a significant residential led mixed use development oriented around a marina.

3.2 The application site lies within the jurisdiction of both the Corporation and the London Borough of Newham. As such, applications were submitted in duplicate to both local authorities.

- 3.3 In January 2008 the applicant submitted appeals to the Secretary of State against both authorities' failure to determine the applications. The duplicate applications have not been appealed and await determination.
- 3.4 While the appealed application is considered acceptable in broad land use terms, it gives rise to a number of significant planning policy concerns including its scale, height and massing, housing density, level of affordable housing, amount of private amenity space, loss of biodiversity and level of S106 contributions. These concerns are articulated as reasons for refusal in the main report and are supported by the GLA, LB Newham, Design for London, CABI, the Environment Agency and the Port of London Authority.
- 3.5 It is recommended that these reasons for refusal form the basis of a Statement of Case to be submitted to the Planning Inspectorate in respect of the appeal.
- 3.6 The non-appealed duplicate applications have been the subject of recent positive discussions with the applicant. The addendum report provides an update on amendments submitted since the main report was written. The overall building height, scale and massing has been reconfigured, development quantum and density reduced, affordable housing increased to 35%, 30% of the development will be three bedrooms or larger, private amenity space has been increased and £10,000 per unit has been offered subject to further discussions about offsets and the method for recapturing the discount.
- 3.7 Given the amendments made to the duplicate application, the addendum report recommends that it be deferred and not refused, to allow further discussions and consultation.
- 3.8 Richard Turner asked whether the standards for housing density and amenity space are dependent on a development's location. Will Steadman advised that policy guidance does require high density in locations with higher public transport accessibility and urban setting and that private amenity space policy standards applied to new housing regardless of location. Public open space requirements will take into account the existing provision in the vicinity of the development.
- 3.9 Conor McAuley asked if there was any new advice on the site's PTAL. Will Steadman advised that the reduction in the number of units reduces the density to a level that is more compatible with the site's potential future PTAL. The Committee discussed the public transport requirements of this area.
- 3.10 Dru Vesty asked whether all units would have balconies and whether the play space provision was for all ages. Will Steadman advised that the play space strategy supporting the application has play space for all ages. Information on balconies would be provided in the event that reserved matters applications were submitted.

3.11 The Committee unanimously:

3.11.1 **DELEGATED** to the Director of Planning the preparation and submission of a Statement of Case to the Planning Inspectorate based on the reasons for refusal identified in paragraph 12 of the report LTGDC/08/PC11; and

3.11.2 **DEFERRED** a decision on the duplicate application to enable negotiations to continue with the applicant. As soon as possible a report will be brought to the Committee on the duplicate application as to a final recommendation.

The meeting concluded at 6.45pm.

Date of next meeting:

Thursday, 8 May 2008, 6.30pm

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