
London Thames Gateway Development Corporation

Planning Committee

Thursday, 11 September 2008, 6:30pm

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

Present: Conor McAuley (Chair)
Dru Vesty
John Worthington
Alan Clark
Richard Turner
Sid Kallar
Lorraine Baldry

In Attendance: John Allen (Director of Planning)
Alice Leach (Senior Planning Implementation Officer)
Adele Williamson (Planning Development Officer)
Barbara Asaam (Interim Committee Clerk)
Nigel Hewitson (Norton Rose)

1. Apologies, announcements and Declarations of Interest

- 1.1 Apologies were received from John Biggs and Atul Patel
- 1.2 There were no declarations of interest.

2. Minutes of the Planning Committee Meeting of 10 July 2008

- 2.1 The Committee **AGREED** the minutes of 10 July 2008. There were no matters arising.

3. 16-34 Cambridge Road Report

- 3.1 John Allen introduced the Committee Report recommending refusal of the application to demolish existing buildings and erect a 6,7 and 23-storey mixed use development comprising of ground and first floor commercial space for A1, A2, A3, A4 and B1 use and 148 residential units consisting of 13 one-bedroom flats, 130 two-bedroom flats and 5 three-bedroom flats. He drew the Committee's attention to the addendum report including a recent letter from the applicant's architect, the full text of the previous report considered by the Committee in respect of this application (including

the addendum report) and all representations on the case received from CABE.

- 3.2 The Committee **AGREED** to refuse the application for the reasons set out in the report.

4. Consultation Response: Barking Town Centre Area Action Plan – Preferred Options

- 4.1 Alice Leach introduced the report which considered the contents of the Barking Town Centre Action Area Plan - Preferred Options paper on which the Corporation was being consulted. She drew the Committee's attention to the contents of the addendum report setting out some additional comments in relation to the Cultural/Creative Industries Quarter.

- 4.2 A member raised the question as to how flexible the plan was and, particularly whether they could accommodate development which may not appear desirable now but might be in the future in the light of changed circumstances. John Allen responded that, subject to the necessary advertisement and reference to the Secretary of State, an application which departed from the Plan policies could be granted if material considerations so indicated. Accordingly, the Committee was advised that it was not necessary to amend the policies at this stage.

- 4.3 The Committee **AGREED** that the Director of Planning respond to the consultation with comments based on sections 4, 5, 6 and 7 of the report.

- 4.4 The Committee **NOTED** that a further report on the Submission version of the Barking Town Centre Area Action Plan would be brought forward in 2009.

5. Consultation Response: Barking and Dagenham – Site Allocations, Issues and Options Development Plan Document (DPD)

- 5.1 Alice Leach introduced the report which considered the contents of the Barking and Dagenham - Site Allocations - Issues and Options DPD on which the Corporation was being consulted. The DPD listed potential development sites in the Borough and a short description of the potential use of each site. The report suggested consultation responses for those sites within the Corporation's Planning Powers Area.

- 5.2 The public consultations run from 30 June to 11 August 2008. The Council have agreed that LTGDC can submit their formal comments after the consultation period ends.

- 5.3 In response to a question from a member about the appropriate balance on one of the sites between B1 (a); B1 (b) and B2, John Allen agreed to discuss the issue with the Council further.

- 5.4 The Committee **AGREED** the comments shown in section 3, 4, 5 and 6 of the report.

5.5 The Committee **DELEGATED** authority to the Director of Planning to finalise LTGDC's formal response to LBBD on section 3, 4, 5 and 6 of the report.

6. Consultation Response: Tower Hamlets – Core Strategy Options and Alternatives

6.1 Alice Leach introduced the report which considered the contents of the Tower Hamlets - Core Strategy Options and Alternatives paper on which the Corporation had been consulted. The document is part of the first stage in preparing its Core Strategy.

6.2 Members requested an explanation of 'silver ratings'. It is a CABA assessment incorporated in the design for London strategy quality of sustainability.

6.3 The Committee **AGREED** to the comments shown in sections 3, 4 and 5 of this report.

6.4 The Committee **DELEGATED** authority to the Director of Planning to finalise LTGDC's formal response to LB Tower Hamlets based on section 3, 4 and 5 of the report.

7. Consultation Response: Planning for a Better London (Mayor of London)

7.1 John Allen introduced this report. The report set out the main points of the new Mayor of London's general approach to planning matters as set out in 'Planning for a Better London'. He indicated that the Mayor was not currently proposing alterations to the London Plan but had indicated that he would be bringing forward proposed alterations in due course.

7.2 The Committee considered that strong emphasis should be given in the Corporation's comments to ensuring the Mayor's commitments to the necessary transport initiatives to enable development to take place in the Corporation's area. There should be flexibility in relation to his approach to housing proposals to enable development to proceed in conditions of housing market difficulty.

7.3 The Committee **AGREED** the response to the consultation document subject to the above amendments.

8. Planning Performance Quarterly Monitoring Report

8.1 This report was introduced by the John Allen. The report advised the Committee on the performance of the Corporation's development control function and the value of performance monitoring.

8.2 The Corporation's performance in handling major applications within 13 weeks reached 63% for the quarter to June 2008. The overall performance against targets for the year ending June 2008 had been 40% compared with 24% for the period 1 April 2007 – 31st March 2008. He also stated that

the Corporation's performance compared favourably with that of West Northamptonshire UDC and Milton Keynes Partnership and was close to Thurrock UDC.

8.3 The Committee **NOTED** the contents of the report.

9. Planning Obligations Community Benefit Strategy Quarterly Report

9.1 Alice Leach introduced the report which summarised the individual details and clauses on the financial and in kind contributions relating to planning applications in the quarter 1 April to 30 June 2008.

9.2 More detail would be provided in the annual report.

9.3 The Committee **NOTED** the contents of the report.

Date of next meeting:

Thursday, 9 October 2008, 6:30pm