
London Thames Gateway Development Corporation

Planning Committee Meeting

Thursday 11 December 2008, 6.30pm

Old Town Hall Stratford, 29 The Broadway, Stratford E15 4BQ

Present: Cllr Conor McAuley (Chair)
Alan Clark
Cllr Guy Nicholson
Richard Turner
John Worthington

In Attendance: Peter Minoletti (Planning Development Manager)
Will Steadman (Planning Development Officer)
Nigel Hewitson (Norton Rose)
Angela Flanagan (Committee Clerk)

1. Apologies, Announcements and Declarations of Interest

- 1.1 Apologies were received from Bob Lane, Atul Patel and Dru Vesty.
- 1.2 There were no declarations of interest.

2. Minutes of Planning Committee Meeting of 13 November 2008

LTGDC/09/PC46

- 2.1 The Committee **AGREED** the minutes of the Planning Committee meeting of 13 November 2008. There were no matters arising.

3. 75-77 Chequers Lane, Dagenham, RM9 6QT

LTGDC/08/PC47

- 3.1 Peter Minoletti introduced the report recommending planning permission be granted, subject to conditions, for the application by Hunt's Heat and Power Ltd for the installation of a biomass renewable energy turbine house within an existing waste management facility in Dagenham. It is a joint venture between Hunts Waste Recycling Limited and Bioflame Limited.
- 3.2 Alan Clark pointed out that there was an error in paragraph 6 and that the date in the last sentence should read 1/10/08 not 07. It was also noted in the first sentence of condition 3 (section 12 of the report) that "operation" needed to be added after "commence" and that the wording "be submitted" in the first sentence of condition 7 should be deleted and replaced with "commence".
- 3.3 Richard Turner indicated that he thought it was an exciting proposal worth supporting, but had concerns given the conditions for approval, about the occupier of the site – Hunts Waste Recycling Limited – as the waste recycling use had begun without planning permission and although that position had been regularised the London Borough of Barking and Dagenham considered there were conditions on the planning permissions pertaining to the site which had not been discharged. .
- 3.4 Peter Minoletti advised that Hunts Waste Recycling Limited dispute whether the conditions have not been discharged. He pointed out that it was a joint venture and that Bioflame Limited had a vested interest in its success as they wished to replicate the plant elsewhere in the future.
- 3.5 Guy Nicholson referred to paragraph 5.9 of the report where reference was made to a planning condition relating to appropriate pipe work being installed from the plant to the edge of the site and asked if this had been addressed in the conditions. He was advised that it is not in the conditions, as given the open nature of the site it would not be difficult to install if required at a future date.
- 3.6 John Worthington asked if there was any opportunity within the building to provide technology further up the "energy hierarchy". Peter Minoletti advised that it was a small scale plant but if successful it may be possible in the future.
- 3.7 John Worthington also asked if there were any other buildings around the plant. He was advised that the nature of the site is open air but there are some existing structures.
- 3.8 The Committee, by unanimous vote, **AGREED** that planning permission for application LTGDC-08-129-FUL be granted subject to the conditions (and the amendments to conditions 3 and 7) as set out at section 12 of report LTGDC/08/PC47.

4. **Comments on Three Development Plan Documents relating to LB Barking and Dagenham's Local Development Framework**

LTGDC/08/PC48

- 4.1 Peter Minoletti introduced the report seeking the Committee's response to the London Borough of Barking and Dagenham's three Pre-Submission Development Plans Documents as part of their proposed Local Development Framework. From time to time these reports are received from the Boroughs, to which the Corporation has provided its comments.
- 4.2 Peter Minoletti advised that there are a few instances where comments have been highlighted in italics in the report to be referred back to the Borough. He indicated there were no significant areas of contention.
- 4.3 There is linkage to the Barking Town Centre AAP which is a key area for the Corporation and that is not compromised by these documents.
- 4.4 The report had gone to the Corporation's Board meeting and their comments are included in paragraph 2.3 of the report.
- 4.5 John Worthington pointed out that the Sustainable Industrial Park (SIP) had been referred to as the Sustainable Industries Park and that this needed to be corrected as Industrial and Industries have two different meanings.
- 4.6 The Committee **NOTED** the contents of the report and **AGREED** to the highlighted comments in the report and other comments raised as forming the Corporation's formal response on the documents.

The meeting concluded at 6.43pm

Date of next meeting:

Thursday 8 January 2009, 6.30pm

Stratford Circus, Theatre Square, Stratford, London E15 1BX.