

Minutes

London Thames Gateway Development Corporation

Planning Committee Meeting

Thursday 13 November 2008, 6.30pm

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

Present: Dru Vesty (Chair)
Alan Clark
Cllr Guy Nicholson
Richard Turner
John Worthington

In Attendance: John Allen (Director of Planning)
Stephen Allen (Planning Development Officer)
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 Cllr Conor McAuley, Bob Lane and Atul Patel.
- 1.2 There were no declarations of interest.

2. Minutes of Planning Committee Meeting of 9 October 2008

LTGDC/08/PC40

- 2.1 The Committee **AGREED** the minutes of the Planning Committee meeting of 9 October 2008.
- 2.2 John Allen reported that LTGDC had submitted its comments to the London Borough of Newham on the proposed Stratford and Lower Lea Valley Area Action Plan.

3. Site within CEME Campus, Rainham, London RM13 8EV

LTGDC/08/PC41

- 3.1 John Allen introduced the report which recommends approval for the provision of a hotel on a currently vacant site within the CEME campus in Rainham. The applicant for the scheme is Splendid Hotel Group.
- 3.2 John Allen advised that there were a number of issues with respect to the height of the building, but that the application is supported by CEME.
- 3.3 The Committee, by unanimous vote, **AGREED** to delegate to the Director of Planning to approve application LTGDC-07-165-FUL subject to;
- 3.3.1 The conditions as listed in section 12 of the report LTGDC/08/PC41;
- 3.3.2 The completion of a s106 agreement in respect of the car parking arrangement between the hotel and CEME which would allow the hotel to use 65 allocated spaces on the CEME campus between 1600 hours and 0800 hours.

4. Devon Wharf, Leven Road, Tower Hamlets, E14 0LL

LTGDC/08/PC42

- 4.1 Stephen Allen introduced the report noting that on the 13th of October, the Corporation received notification from the Planning Inspectorate that an appeal has been lodged against non-determination of the application. It was therefore recommended that the Committee resolve that, had the appeal not been lodged, the application would have been refused for the reasons listed on page 17 of the report.
- 4.2 The application seeks planning permission for 66 residential units, 1000m² of commercial floorspace and landscaping, including riverside public realm improvements, at the Devon Wharf site which is located on Leven Road, Poplar. The scheme comprises a 14 storey cylindrical tower adjacent to the River Lea and a four storey element fronting Leven Road. Above the commercial space are affordable residential units representing 35% of the residential units on site.
- 4.3 Stephen Allen also introduced an addendum report which provided additional information on the Public Transport Accessibility Level (PTAL) of the site and other relevant information, including a letter received on 9th November, from the Health and Safety Executive (HSE) with regard to their concern for public safety from the nearby Leven Road gas works that had arisen since the time of writing the original report.
- 4.4 The Committee, by unanimous vote, **AGREED** that application LTGDC-08-010-FUL would have been refused for the reasons set out at paragraph 11 of the report

5. 60 Portree Street and Lanrick House, Lanrick Road, London

LTGDC/08/PC43

- 5.1 Will Steadman introduced the report recommending approval of the application for a residential-led mixed use scheme at 60 Portree Street and Lanrick House, Lanrick Road. He also introduced an Addendum report which was tabled at the meeting. It was agreed that he would refer to the Addendum report in his presentation to the Committee.
- 5.2 The Sunlight and Daylight report states that the application would cause a reduction in sunlight and daylight to some existing residents. However, those most affected (48, 58 and 60 Portree Street) would receive mitigation which will be secured as part of a s106 agreement. It was pointed out that most of the affected rooms are kitchens and bedrooms.
- 5.3 Will Steadman advised that the addendum report was to update members on discussions between the Corporation, the applicant and Mr Webb of 48 Portree Street, who had initially objected to the application on behalf of other residents of Portree Street. During these discussions, Mr Webb verbally withdrew his personal objection to the application.
- 5.4 Richard Turner noted that Mr Webb had objected on behalf of other residents of Portree Street and queried whether the removal of his objection also applied to the other residents. Will Steadman pointed out that the objector had verbally withdrawn his personal objection to the application and that this could not be assumed to apply to those residents he had previously objected on behalf of.
- 5.5 Alan Clark asked about section 2 of the Addendum report where it stated that Mr Webb had contacted the Corporation about inaccuracies in the applicant's Sunlight and Daylight Report and questioned if this had been resolved. Will Steadman advised that the inaccuracies in the report related to the internal layout of 48 Portree Street and confirmed that they had since been amended. The updated report was issued to Mr Webb. Will Steadman reported that Mr Webb had confirmed that the room layout was now accurate.
- 5.6 The Committee, by unanimous vote, **AGREED** to give delegated authority to the Director of Planning to grant planning permission for the application LTGDC-08-120-FUL subject to
- 5.6.1 the Health and Safety Executive being given notice of the intention to grant planning permission and 21 days being allowed from the date of the notice to give further consideration of this matter and whether they wish to request that the Secretary of State call-in this application for her determination;
 - 5.6.2 the completion of a s106 agreement to secure the matters set out in paragraph 11.1 (C) of the report;
 - 5.6.3 the conditions in section 12 of the report.

6. Telehouse South, Coriander Avenue, E14

LTGDC/08/PC44

- 6.1 John Allen introduced the report recommending approval of the application for a new data centre, generator building, substation and other associated works on the existing Telehouse site in Tower Hamlets.
- 6.2 It was reported that the site is located in a heavily commercial area north of the Canary Wharf estate, and that the design has been influenced by similar buildings in the area. There is a provision in the application for existing trees to be relocated.
- 6.3 The Committee, by unanimous vote, **AGREED** to delegate to the Director of Planning authority to approve the application LTGDC-08-128-FUL subject to;
- 6.3.1 referral to the GLA and the Mayor of London;
 - 6.3.2 the consideration of any additional responses received in response to the additional Regulation 19 information for the EIA received and advertised in the local press;
 - 6.3.3 the completion of a s106 agreement (Heads of Terms set out in section 9 of the report LTGDC/08/PC44);
 - 6.3.4 the conditions as set out in section 12 of the report LTGDC/08/PC44.

7. Quarterly Performance Monitoring Report 1st July 2008 to 30th September 2008

LTGDC/08/PC45

- 7.1 John Allen introduced the regular quarterly report which advises the Committee of the performance of the Corporation's development control function. He drew attention to paragraph 5.6 that shows the Corporation determined almost 60% of its planning applications within the target 13 week target period. He pointed out that this is a real achievement, given that the Corporation handles large scale MAJOR applications of 50+ units.
- 7.2 It was also reported that there would be Planning Performance Agreements (PPA) on more applications in the foreseeable future. PPAs allow the Corporation to make individual agreements with developers to determine their application within a mutually agreed timescale. This gives the Corporation greater flexibility in meeting performance requirements.
- 7.3 Dru Vesty asked why the other 8 applications in paragraph 5.6 had not met the 13 week target period.
- 7.4 John Allen advised that applications can sometimes be held up by concluding s106 agreements and that these delays can take several weeks. He advised that the Heads of Terms are made available so that

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applicants can address issues during the consultation process before the application goes to Committee. He also advised that he and Peter Minoletti monitor the progress on applications.

- 7.5 Nigel Hewitson pointed out that the applicants may know the Heads of Terms, but do not always liaise with the landowners and this can sometimes cause delays too.

The meeting concluded at 6.50pm

Date of next meeting:

Thursday 11 December 2008, 6.30pm

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

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