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## London Thames Gateway Development Corporation

### Planning Committee Meeting

Thursday 8 January 2009, 6.30pm

Stratford Circus, Theatre Square, Stratford, E15 1BX

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

**In Attendance:** John Allen (Director of Planning)  
Adele Williamson (Planning Development Officer)  
Nigel Hewitson (Norton Rose)  
Angela Flanagan (Committee Clerk)

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#### 1. Apologies, Announcements and Declaration of Interest

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

#### 2. Minutes of Planning Committee Meeting of 11 December 2008

LTGDC/09/PC01

- 2.1 The Committee **AGREED** the minutes of the Planning Committee meeting of 11 December 2008. There were no matters arising.

**3. Victoria House, 7 Caxton Street North, Canning Town, London E16  
1JL (formerly Moss Electricals) LTGDC-07-175-FUL LTGDC/09/PC02**

- 3.1 John Allen introduced the report recommending refusal of the application for the redevelopment of the site and erection of a part 5, part 8 and part 11 storey building which would facilitate the provision of 135 flats and a total of 3,406sqm of commercial floorspace comprising of B1 (Business), A1 (Shops), A2 (Financial and Professional Services), and A4 (Drinking Establishments).
- 3.2 John Worthington asked what the definition of a Locally Significant Industrial Site (LSIS) was. Adele Williamson explained that an LSIS is defined in the Lower Lea Valley Opportunity Area Planning Framework (LLVOAPF) document. Within such areas development of non industrial uses should be resisted. She clarified that there is a hierarchy of employment land designations in the development plans and the higher up that hierarchy a site sits the more strategically important its protection for employment-generating uses is. LSIS is high up the hierarchy, second only to Strategic Industrial Land (SIL). By contrast, the St Luke's Square application site nearby is designated as an "other industrial area" and these are seen as having the potential to accommodate a proportion of non industrial uses whilst still maintaining existing industrial capacity.
- 3.3 John Allen further explained that the LLVOAPF and the London Plan, both of which are the Mayor of London's documents, have resulted in the release of some industrial land in the context of the need to maintain sufficient industrial capacity to accommodate relocations from the Olympics site and other areas.
- 3.4 The Committee by unanimous vote **REFUSED** planning permission for the application LTGDC-07-175-FUL.

**4. London Borough of Newham – Local Development Framework  
Consultation on Development Control Policy Manual: Issues and  
Options LTGDC/09/PC03**

- 4.1 John Allen introduced the report which provided a suggested consultation response for the Corporation to the London Borough of Newham's Development Control Policy Manual Issues and Options document.
- 4.2 The Members were invited to consider and agree the suggested response and add any additional comments as necessary.
- 4.3 Dru Vesty referred to paragraph 3.10.2 of the report, and asked for the last sentence to be omitted as she felt it may not encourage exemplary standards of construction to be met.
- 4.4 Alan Clark drew attention to paragraph 3.4.3. He was concerned that the last sentence could possibly encourage the repetition of the same type of retail uses such as take-aways or betting shops, and asked if this could be amended to clarify the need for variety.

- 4.5 Richard Turner referred to paragraph 3.8 and asked if a comment could be included as a 'people issue' about the need for access for deliveries and services for residential use.
- 4.6 John Worthington thought it important that consideration be given on how to bring 'green' back into the city, and asked if this could be incorporated within the Corporation's response perhaps under Sustainability or Liveability.
- 4.7 The Committee **NOTED** the contents of the report and **AGREED** to the comments raised in the report along with the above amendments as forming the Corporation's formal response to the document.

The meeting concluded at 6.46pm.

**Date of next meeting:**

Thursday 12 February 2009, 6.30pm

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