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## London Thames Gateway Development Corporation

### Planning Committee Meeting

Thursday 8 October 2009, 6pm

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

**Present:** Cllr Conor McAuley (Chair )  
Malcolm Chumbley  
Alan Clark  
Neil Deely  
Sylvie Pierce  
Richard Turner  
Dru Vesty

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

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

- 1.1 Apologies were received from Cllr Mick McCarthy.
- 1.2 The Chair welcomed Neil Deely as a new member of the Planning Committee.

#### 2. Minutes of the Planning Committee Meeting 10 September 2009

*LTGDC/09/PC43 & LTGDC/09/PC44*

- 2.1 The Committee **AGREED** the minutes of the open part of the Planning Committee Meeting on 10 September 2009.
- 2.2 The Committee **AGREED** the exempt minutes of the confidential part of the Planning Committee Meeting on 10 September 2009.

### **3. Site of 223-231 High Street, Stratford, London E15**

*LTGDC/09/PC45*

- 3.1 Ms Amal Ali spoke against the application in her capacity as Vice Chair of the Wise Road Residents Association. Her objection was due to the loss of privacy, access of light and safety.
- 3.2 Ms Pammi Babbra of 79 Wise Road also spoke against the application. Her objection related to the implications for No.79 Wise Road. She referred to her 16<sup>th</sup> September 2009 letter which set out her objections in full. Ms Babbra had concerns about the loss of light due to the size and height of the proposed building which the Applicant proposes to erect 1 metre away from the boundary of her property. She added that she had been disadvantaged when the original planning permission was granted two years ago as she had not been consulted and was therefore unable to register her objection. Ms Babbra indicated that the amended application before the Committee made little or no difference to the lack of sunlight/daylight to her property. She requested that if the Committee were minded to approve that they consider adding a condition that plans be revisited in relation to her property with a view to completely removing the end unit.
- 3.3 Mr Ben Kelway of Nathaniel Lichfield & Partners (the agent for the Applicant) spoke in favour of the application. He advised that the current application sought amendments to improve the previous scheme. Mr Kelway said that the proposed reduced scale and massing of the unit nearest to Ms Babbra's property would help improve sunlight/daylight to 79 Wise Road. Mr Kelway also said that the results of the sunlight/daylight assessment had been independently assessed, and he emphasised that whilst the existing planning permission did not fall below guidelines, the amendments had been made as a gesture of good faith by the Applicant. Mr Kelway drew Members' attention to the schemes' provision of affordable housing and employment for the area, as well as its efficient use of a brownfield site.
- 3.4 Alan Clark referred to the main Committee Report which provided a summary of the objectors' letters and asked Ms Babbra if the 18 points in the report covered her objection. Ms Babbra confirmed that some of the points covered a lot of her concerns but did stress that it failed to reflect the points in her 16<sup>th</sup> September 2009 letter.
- 3.5 Sylvie Pierce referred to the amendments to the original planning permission since the representations. Ms Babbra confirmed she had spoken to various parties involved and acknowledged that amendments had been made but that the sunlight/daylight revisions make little or no improvement to her property. She added that she was of the view that the building should be removed completely as was suggested in representations by Planning Officers. Ms Babbra also referred to a comment made by Mr Kelway that the results of the assessment had been independently assessed. She advised that the company which had carried

out the independent assessment had only verified the figures and had not carried out their own tests.

- 3.6 Neil Deely asked Mr Kelway for clarification on the loss of sunlight to 81-103 Wise Road. Mr Kelway responded that overall it was 80% that were affected but that this was effectively comparable to the original application.
- 3.7 Dru Vesty also sought clarification on the ground level of the area behind Wise Road and asked how high it would be. Mr Kelway responded that it was podium level and referred to a colleague who advised it was approximately between 1m and 1.5m above the ground level of the Wise Road properties.
- 3.8 Adele Williamson introduced the report. The application sought full planning permission for the proposed amendments to a previously approved scheme. The proposed amendments are for the omission of 15 studio flats to be replaced with 10 1-bed flats; resulting in a reduction in the total number of residential units to 173; the omission of parking stackers and the re-planning of semi-basement car park resulting in a reduction in the number of car parking spaces from 85 car spaces plus 2 car club spaces to 60 car spaces plus 2 car club spaces; the raising of the commercial entrance level of the proposed units along Rick Roberts Way to the existing level of the pavement to provide level access to these units; amended refuse arrangements; the addition of gates to the main entrance of Blocks A & C; and minor amendments to the setting out of the building. Additional amended plans proposing to amend the end residential unit of the proposed Rick Roberts Way terrace (adjoining 79 Wise Road) from a 3 storey 4-bed unit to a 2 storey 3-bed unit.
- 3.9 Adele Williamson advised Members that there had been objections from residents of Wise Road on the grounds that there would be detrimental impacts. She drew Members' attention to section 7 of the main Committee Report where the objections had been summarised. She advised that the Corporation's sunlight/daylight consultant had considered the impacts to 79 Wise Road and had concluded that the amended application would not have any material or adverse effect. She pointed out that Planning Officers had proposed two new conditions to reduce the impact on neighbouring properties (conditions 21 and 22).
- 3.10 An Addendum Report was tabled at the meeting updating Members on the recommendations from London Borough of Newham's Development Control Committee meeting on Wednesday 7 October 2009. It was noted that the London Borough of Newham recommended the application be approved.
- 3.11 Alan Clark referred to paragraph 9.13.2 in the main Committee Report which related to room sizes. He noted that the single bedrooms of the 3-bed duplex units were smaller than required and asked how many were affected. John Allen advised that this requirement related to policy for flat conversions.

- 3.12 Sylvie Pierce asked if there were any conditions that could be added in relation to design which would help minimise as much as possible the impact to 79 Wise Road. Adele Williamson drew attention to condition 21 in the main Committee Report which added a requirement for obscure glazing to be used on the upper ground floor windows of the unit adjacent to 79 Wise Road. to prevent overlooking.
- 3.13 Dru Vesty said she could appreciate Ms Babbra's objection as she had recently seen the site and had noted that the new building would be very close to 79 Wise Road. She also referred to page 33 of the main Committee Report and the impact of sunlight and daylight to two thirds of the ground floor windows at 81-103 Wise Road and sought clarification. Mr Kelway responded to this question advising that the windows affected would be the smaller ones in the recesses.
- 3.14 Richard Turner referred to paragraph 9.8.6 of the main Committee Report and asked if the revised 2 storey unit would improve sunlight/daylight to 79 Wise Road. Adele Williamson advised that the conclusion of the Corporation's consultants was that there would be some improvement.
- 3.15 Mr Kelway added that whilst it would be a marginal improvement on daylight distribution it did comply with guidelines.
- 3.16 Ms Babbra acknowledged that there would be a marginal improvement on daylight distribution but advised that there had not been an update on the sunlight/daylight or overshadowing issues.
- 3.17 Adele Williamson referred to Anstey Horne's letter of 9 September 2009 which reported that 'if the analysis was corrected to two storeys at the end of the terrace, there would be a net improvement to the extent of overshadowing'.
- 3.18 The Committee by unanimous vote, **AGREED** to delegate to the Director of Planning to APPROVE subject to:
- 1) The conditions listed in section 12 of the main committee report along with any amendment that might be necessary up to the issue of the decision, and
  - 2) The completion of a S106 Agreement as set out in section 11 of the main committee report (LTGDC/09/PC45).

The meeting concluded at 6.33pm.

**Date of next meeting:**

Thursday 12 November 2009, 6pm

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