

---

## London Thames Gateway Development Corporation

### Planning Committee Meeting

Thursday 09 December 2010, 6pm

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

**Present:** Cllr Conor McAuley – Chair  
Malcolm Chumbley  
Alan Clark  
Neil Deely  
Sylvie Pierce – arrived 6.12pm  
Richard Turner  
Dru Vesty

**In Attendance:** Peter Minoletti (Planning Development Manager)  
Alice Leach (Senior Planning Implementation Officer)  
Nigel Hewitson (Norton Rose)  
Angela Flanagan (Committee Clerk)

---

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

- 1.1 Apologies were received from Cllr Mick McCarthy.
- 1.2 The Chair declared an interest in Item 5 as Newham's Executive member for Regeneration and Strategic Planning. It was agreed that the Deputy Chair, Dru Vesty, would chair the meeting for this Item.

#### 2. Minutes of the Planning Committee Meeting 11 November 2010

*LTGDC/10/PC52*

- 2.1 The Committee **AGREED** the minutes of the Planning Committee Meeting on 11 November 2010. There were no matters arising.

### 3. Beckton Sewage Treatment Works, Jenkins Lane, East Ham

LTGDC/10/PC53

- 3.1 Peter Minoletti introduced the application from Thames Water Utilities Ltd which sought planning permission for an Enhanced Sludge Digestion Facility at the Beckton Sewage Treatment Works.
- 3.2 Peter Minoletti briefly summarised the report: the application is the latest in a series of significant improvements, the proposed facility would result in improvements to the efficiency and quality of both the treatment and recycling of sludge, odour issues would be further diminished. LB Newham's Strategic Development Committee had recommended that planning permission be granted subject to appropriate conditions and a S106 agreement, which have been encompassed in the main report.
- 3.3 Dru Vesty questioned why there was not a 100% reduction in odour, asked what odour-generating elements remained and if there would be noticeable levels of odour at any nearby residential properties. The officer advised that permission had been granted for the covering of the primary settlement tanks but that not every element of the sewage treatment process on site could be enclosed due to certain operational needs so there would still be an element of odour and therefore a 100% reduction could not be achieved. However the proposed improvements, together with the proposed odour management conditions, would help to significantly reduce the odour contours, and with the wind direction mainly towards Gallions Reach Shopping Centre, any odours to nearby homes would be significantly reduced. David Wilson from Thames Water was invited to add comments and stated that Thames Water is continuously trying to make improvements where possible to reduce the odour contours and as a consequence the number of odour complaints had also reduced. Funding has been sought from Ofwat for the primary settlement tanks on the site to be covered and Thames Water hope to be able to carry out those works in 2011, which will further help reduce the odour contours. Peter Minoletti suggested he would circulate to the committee members the odour contour maps for information.
- 3.4 The Committee **AGREED** to GRANT planning permission subject to:
- 1) Referral to the Mayor of London;
  - 2) The conditions as listed in Section 9 of the main Committee Report (LTGDC/10/PC53); and
  - 3) The completion of a S106 agreement to secure provisions for Thames Water Utilities Limited to pay for experts to approve the Odour Management Plan and Protocols, and any amendments thereto initiated by them, and for an annual audit.

#### **4. Burnside House, New Road, Rainham**

*LTGDC/10/PC54*

- 4.1 Sylvie Pierce joined the meeting.
- 4.2 Peter Minoletti introduced the application by Havering College for the permanent use of Burnside House for Class D1 use (further and higher education), together with various works including rearranged and dedicated pedestrian and cycle access from New Road, a new entrance plaza, screening, landscape planting, six additional car parking spaces, forty-seven additional cycle parking spaces, removal of the industrial canopy on western façade, the addition of a new canopy over the building entrance and the retention of an external brick store building.
- 4.3 Burnside House, which is owned by the Corporation, is currently used by Havering College under a temporary permission granted in 2008. The temporary permission was linked to an outline permission granted for the redevelopment of the site to provide a new College campus on most of the site with the remainder to be sold by the Corporation for residential development. Permanent permission is now sought to help Havering College secure funding for the campus project due to changes in funding sources.
- 4.4 Richard Turner noted on the plans that the access road into the site looked sharp and sought clarification on the access arrangements. The officer advised that the access route had been fully functioning for over a year by the College and would remain the same.
- 4.5 The Committee **AGREED** to GRANT permanent planning permission subject to the conditions listed at Section 11 of the main Committee Report (LTGDC10/PC54) and the change from 3 months to 6 months for the submission of documents for conditions 3, 4 and 5.

#### **5. Emerging Planning Policy in the Lower Lea Valley: Newham Core Strategy – Choices for the Core Strategy Document**

*LTGDC/10/PC55*

- 5.1 Dru Vesty took the chair for this item. Cllr Conor McAuley left the meeting.
- 5.2 Alice Leach introduced the report which set out the Corporation's proposed response to LB Newham's Core Strategy – Choices for the Core Strategy consultation document. An Addendum Report was tabled at the meeting which provided a revised response to question 21 of the consultation document.
- 5.3 The Committee discussed the consultation document and the Corporation's suggested response. It was thought that the threshold for a Retail Impact Study, at 300sqm, could be another very expensive obligation for small shop owners; and that a response should be included asking for the threshold to be reconsidered as it could be an onerous requirement.

- 5.4 The Committee also requested that two amendments be made to the revised suggested text as detailed in the Addendum Report to question 21:
- 1) In Section 2 in the first paragraph, delete the penultimate sentence relating to the LLV OAPF.
  - 2) In Section 2 in the last paragraph, last sentence, change from 'LTGDC considers' to 'LTGDC acknowledges'.
- 5.5 The Committee **NOTED** the contents of the report and **AGREED** that the suggested response with the above addition and amendments would form the Corporation's formal response to the consultation document.

The meeting concluded at 6.37pm.

**Date of next meeting:**

Wednesday 26 January 2011, 6pm

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