
London Thames Gateway Development Corporation

Extraordinary Planning Committee Meeting

Wednesday 26 May 2010, 6pm

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

Present: Dru Vesty – Chair
Alan Clark
Cllr Mick McCarthy
Sylvie Pierce
Richard Turner

In Attendance: John Allen (Director of Planning)
Will Steadman (Planning Development Officer)
Andrew Cobden (Senior Development Manager)
Nigel Hewitson (Norton Rose)
Angela Flanagan (Committee Clerk)

1. Apologies, Announcements and Declarations of Interest

- 1.1 Apologies were received from Cllr Conor McAuley, Malcolm Chumbley and Neil Deely.
- 1.2 John Allen declared an interest in item 2, due to his role in advising the Corporation on related CPO matters. He then left the meeting.

2. Land south of Otis Street and Three Mills Lane, east of the A12 and north of the Railway Line, E3

LTGDC/10/PC26

- 2.1 Mr Hayden Smith of Trad Scaffolding spoke against the application. His objection was also on behalf of Mr Ashuk of Automec and Ms Vicki Garner a local resident. Mr Smith stressed that he was not opposed to the principle of regeneration for the area. However the reasons for his concern about this proposal included:
 - Lack of discussions and assistance to Trad Scaffolding, a major employer in the area which occupies a large part of the site, regarding relocation to another site. The implementation of the CPO process by

the Corporation may result in the closure of Trad Scaffolding and result in 300 job losses.

- The proposed scheme does not comply with planning policy for the area. It fails to provide the housing levels required by the Bromley by Bow Land Use and Design Brief or the Lower Lea Valley Opportunity Area Planning Framework.
- The proposed new Tesco superstore will dominate the site and could impact upon local shopping centres such as nearby Stratford. There would also be an adverse impact on local traffic.
- Fundamental concerns about the design of the scheme are shared by CABE and English Heritage.
- Concern that non-superstore elements fall within the outline part of the application and whether a comprehensive development will indeed be delivered.

2.2 Cllr Rania Khan from the London Borough of Tower Hamlets spoke in favour of the proposal. She stated that Bromley by Bow Ward is one of the poorest in the country and this development would help improve the quality of lives locally with a range of benefits, including much needed affordable housing and family homes, an Idea Store as well as new jobs at the proposed new Tesco store. The proposed improvements to the subway were particularly welcomed. Cllr Khan concluded that she had not come across any objections from residents within her ward.

2.3 Mr Michael Kissman on behalf of Tesco Stores Ltd also spoke in favour of the application. The current Tesco store is popular locally but outdated; hence a core element of the proposal is to improve the store for those customers. The proposed store would provide 200 new jobs locally, through Tesco's Regeneration Partnership scheme. Tesco have successfully implemented 26 Regeneration Partnership schemes in the UK. Mr Kissman added that it was a priority to Tesco that they get this important site right.

2.4 The Committee were invited to ask questions to the above speakers and their responses included:

- When asked by the Committee to confirm whether or not there had been any discussions with Tesco on relocating his business, Mr Smith adamantly stated that no-one had been in contact with him.
- In response to a question about the outline application aspect and what assurance was there that this part of the development would be built, Mr Kissman said that Tesco had worked closely with the Corporation who have imposed strict conditions to ensure that the development would happen. He added it was in Tesco's best interests for the whole development to work and to ensure there is a viable district centre.

- When asked if Tesco would engage in discussions with Trad Scaffolding to assist with relocating their business, Mr Kissman responded that Tesco had engaged in discussions with representatives from Trad Scaffolding when they attended meetings during the Consultation process.

2.5 Will Steadman introduced the hybrid planning application, submitted by Tesco Stores Ltd, for the comprehensive mixed-use redevelopment of the above site. Both the detailed and outline parts were illustrated by the plans attached to the main report. A full description of the scheme was provided in Section 2 of the main report. An Addendum Report was also tabled at the meeting providing an update on comments from the Borough on highways matters, letters of objection in relation to the CPO, details of the policies that apply to three conditions relating to energy and sustainability and the final recommendation and agreed S106 Heads of Terms. Andrew Cobden from the Corporation's Development Team was in attendance to answer any questions the Committee may have on commercial aspects and the S106 Heads of Terms.

2.6 The Committee posed questions to the officer and his responses included:

- It was confirmed it was not unusual or unreasonable for a part detail, part outline application to be submitted for such a large site. This was acceptable as long as sufficient details on the massing and height of buildings are provided for assessment. The S106 Heads of Terms include provisions to ensure that various components of the district centre are delivered, the subway is implemented before the store can commence trading, the IDEA store is constructed to shell and core and transferred, the land for the park/open space is transferred and that necessary approval from TfL is obtained for the proposed A12 all movements junction before the scheme can commence.
- The officer confirmed that Lea Avenue – the main access to the car park and servicing for the store – had been properly considered with a design worked up and preliminary safety audit to ensure the route would be safe.
- It was acknowledged that the location of the primary school departs from the Bromley by Bow Land Use and Design Brief, but that had been informed by the urgent need locally for a primary school. It was advised that the Council supported the primary school location. The land for the primary school would be transferred to the Corporation within 12 months of the Tesco Superstore opening.
- It was advised that the enhancing the setting of the Three Mills Conservation Area and listed buildings had informed the Bromley by Bow Land Use and Brief. As the bridge to Three Mills island is the only pedestrian crossing along the River Lea other than those provided by the main strategic roads, it was sensible for the Brief to promote development that improved access to the heritage and riverside area. The proposed development responds well to this challenge and

opportunity and it is not considered to harm the setting of the Conservation Area or the listed buildings.

- In response to a question on whether opportunities had been explored to include new crossing points over the A12 other than via the subway, the officer said that an at grade pedestrian crossing facility was planned as part of a proposed all movements junction between the A12 and Three Mills Lane. The subway next to the station works well because the road rises at that point to cross the railway line. The subway would also provide step free access to Imperial Street, Tesco and the Idea Store and routes through the site.
- It was confirmed Tesco had submitted a marketing and retail strategy document setting out how they would market the retail units, that they had spoken to potential occupiers and received two letters of interest. However, it was noted that retailers would not commit so early in the development. It was advised that the Corporation's officers would be involved in meetings and negotiations so would be able to influence the decision making process to ensure a sufficient balance of retail provision in the area.
- In response to concern about the Trad Scaffolding site, the Committee were reminded that they needed to consider the material planning considerations and policy which relate to the site. It was not unusual for planning applications to be submitted for land not owned by the applicant. The separate land matter would be dealt with at the CPO Public Inquiry, and it was in Tesco's interest to help Trad Scaffolding to relocate.
- It was confirmed that there would be short term parking of up to 2-3 hours available within the district centre car park.

2.7 A request was made that officers investigate the implementation of a design panel (as suggested in the GLA letter) to consider and inform the next phases of the development and secure it through the S106 Agreement.

2.8 The Committee by unanimous vote **AGREED** to give delegated authority to the Planning Development Manager to grant planning permission, including any such changes that fall within the scheme of delegation and the implementation of a Design Panel, subject to:

a) any 'call in' direction following referral of the decision to the Government Office for London (GoL) as a departure from the adopted Unitary Development Plan;

b) any contrary direction following referral of the decision to the Mayor of London;

c) the conditions set out in Section 12 of the main report together with any amendments or additions considered necessary;

d) the completion of a S106 Agreement securing the Heads of Terms as outlined in the Addendum report.

3. Any Other Business

3.1 There was no other business.

The meeting concluded at 7.26pm.