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## London Thames Gateway Development Corporation

### Planning Committee Meeting

Thursday 09 September 2010, 6pm

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

**Present:** Cllr Conor McAuley – Chair  
Malcolm Chumbley  
Alan Clark  
Neil Deely  
Cllr Mick McCarthy  
Dru Vesty

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

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

1.1 Apologies were received from Sylvie Pierce and Richard Turner.

1.2 There were no declarations of interest.

#### 2. Minutes of the Planning Committee Meeting on 12 August 2010

*LTGDC/10/PC41*

2.1 The Committee **AGREED** the minutes of the Planning Committee Meeting on 12 August 2010. There were no matters arising.

#### 3. Land adjacent to Jenkins Lane, Barking IG11

*LTGDC/10/PC42*

3.1 Amanda Reid introduced the application which sought outline permission (with all matters reserved) for the development of no more than 15,000m<sup>2</sup> of floorspace comprising Use Class B2 and B8 accommodation with ancillary office (Use Class B1(a) and a car showroom (Sui Generis Use Class), with associated vehicle parking, access and works in a landscaped setting.

- 3.2 An Addendum Report outlining a number of representations received was tabled at the meeting. The officer summarised the report, advising of additions, amendments and deletions to the draft conditions to reflect the representations.
- 3.3 The Committee posed questions to the officer:-
- 3.3.1 It was questioned if it was feasible to impose a condition that requires the development to achieve a BREEAM rating of 'excellent' (para 3.6 and 3.7 in the Addendum Report). The officer responded that the applicant's own submission documents had specified the BREEAM rating. Nigel Hewitson added that a similar condition had been imposed for the Newsfax, Beam Reach 5 application.
- 3.3.2 More details were requested in relation to the proposed amendments to Condition 3. The officer responded that the applicant had requested that the wording be amended to make clearer which documents would be principles and which parameters. It was noted that the Design Code and Design and Access Code would be used as principle documents (i.e. aspirational) and the Development Specification and Parameters Plan would be prescriptive.
- 3.4 The Committee resolved to **GRANT** outline planning permission in respect of the site subject to the completion of a legal agreement under S106 of the Town and Country Planning Act 1990 (as amended) and other relevant legislation, subject to the recommendations (outlined in section 10 of the main report) and conditions (outlined in section 11 of the main report and the addendum report).
- 3.5 The Committee confirmed that they had taken into account the environmental information as required by Regulation 3 (2) of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 and that they were satisfied that the tests in Regulation 122 of the Community Infrastructure Levy Regulations 2010 were met in relation to the agreed S106 contributions.
- 4. Update Report: Planning Obligations and Community Infrastructure Levy (CIL)** *LTGDC/10/PC43*
- 4.1 John Allen introduced the report which provided the Committee with an update on the Corporation's recent consultation of the Planning Obligations Community Benefit Strategy Review and an overview of the CIL and its impact on the Corporation's tariff.
- 4.2 The Committee **NOTED** the contents of the report.

The meeting concluded at 6.18pm.

**Date of next meeting:**

Thursday 11 November 2010, 6pm

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