

## Minutes

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### London Thames Gateway Development Corporation

#### Planning Committee Meeting

Thursday 8 July 2010, 6pm

9<sup>th</sup> Floor, South Quay Plaza 3, 189 Marsh Wall, London, E14 9SH

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

**In Attendance:** John Allen (Director of Planning)  
Peter Minoletti (Planning Development Manager)  
Nigel Hewitson (Norton Rose)  
Angela Flanagan (Committee Clerk)

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

1.1 There were no apologies.

1.2 Cllr Mick McCarthy declared a personal interest in Item 4, advising that he had participated in discussions when the matter had been discussed at the LBBDC Committee meeting on Monday.

#### 2. a) Minutes of the Extraordinary Planning Committee Meeting on 26 May 2010

*LTGDC/10/PC31*

2.1 The Committee **AGREED** the minutes of the Extraordinary Planning Committee Meeting on 26 May 2010. There were no matters arising.

#### b) Minutes of the Planning Committee Meeting on 10 June 2010

*LTGDC/10/PC32*

2.2 The Committee **AGREED** the minutes of the Planning Committee Meeting on 10 June 2010. There were no matters arising.

**3. Land to north of Rainham Station bounded by Ferry Lane, Wennington Road and former Station Approach Road, Rainham**

*LTGDC/10/PC33*

- 3.1 Cllr David Durant, LB Havering, spoke against the application. He referred to the nearby Dovers Corner development which the Committee had recently approved. He was of the view that the Dovers Corner development would adversely affect the village and Conservation Area, and appealed to the Committee to refuse this application.
- 3.2 Cllr Jeffrey Tucker, LB Havering, also spoke against the application. He produced a large number of letters objecting to the application which he wished the Committee to note. He stated there was an average of one objection per household in Rainham. Cllr Tucker said that LB Havering had received Government funding to improve the local library services not to rebuild the library and include flats. Other libraries in the Borough had only been remodelled. He also objected to the height of the proposed building. Referring to the Dovers Corner development proposals (which were subject to an appeal against non-determination and which the Corporation recently resolved to support at the Inquiry) as a 'tower city', he said that the Conservation Area would have a high rise development on either side of it if the library development was to be approved. Cllr Tucker added that both these developments could potentially lead to the Conservation Area being "abolished" and strongly urged the Committee to reject the application.
- 3.3 Roger McFarland, Head of Regeneration and Strategic Planning at LB Havering, spoke in favour of the application on behalf of the applicants (LB Havering and LTGDC). He stressed the crucial importance of the development for Rainham, and listed a number of benefits the development would provide to the local community asking the Committee to weigh the benefits against any objections. Mr McFarland added that the application complies with the Borough's Local Development Framework which allows for a car free development. However following the Committee's concerns at its meeting on 21 April modifications have been made to the application to include 2 disabled parking bays and 2 car drop off points, as well as a larger servicing lay-by. He added that the scheme had been designed with care and sensitivity to its surroundings, and it is proposed to use high quality materials (drawing Members' attention to the sample materials provided) with sympathetic detailing of the roofs, windows and balconies, stating that the development would look appropriate and well-proportioned from all directions. Mr McFarland concluded that the proposed development would be a great asset to Rainham and Havering, a catalyst for the regeneration of the rest of the village and urged the Committee to grant approval.
- 3.4 Peter Minoletti introduced the application which sought full planning permission for the construction of a part-2 and part-5 storey building comprising a library, lifelong learning centre, playgroup and flatted accommodation. Members were reminded the Committee had deferred a

decision at its meeting on 21 April 2010, to enable more information to be provided on the car free nature of the development, the servicing details and the massing and design. An addendum report was tabled at the meeting which provided an update on comments received that were both for and against the application.

- 3.5 Members sought clarification on the size of the proposed larger lay-by and whether, given the objections locally on grounds of overdevelopment, the officers were satisfied this issue had been dealt with. The officer referred to the architect for the scheme who confirmed the lay-by would be 28metres long. On the second point the officer responded that the design and massing of the buildings had been an important aspect of the development from the beginning and had had several revisions following input from consultees such as English Heritage, the National Trust and Design for London all of whom had expressed their satisfaction with the scheme.
- 3.6 The Committee by unanimous vote, **AGREED** to **GRANT** planning permission subject to referral to the Health and Safety Executive to allow 21 days to consider whether to request that the Secretary of State 'call-in' the application.

#### 4. **Site previously known as Abacus Park, Choats Road, Dagenham**

*LTGDC/10/PC34*

- 4.1 Cllr Mick McCarthy left the meeting for this item.
- 4.2 Peter Minoletti introduced the application which sought full planning permission for the erection of an energy to waste facility within the Sustainable Industries Park (SIP) in the Dagenham Dock area. The application is the first in a series of proposals coming forward for the SIP which is being promoted by the Corporation for environmental industries.
- 4.3 A member sought clarification on two points: 1) whether the entrance to the car park and the service route were the same, and 2) how the development relates to the existing electricity pylons which cross the site. The officer referred to the visualisations in the appendices (attached to the main report) pointing out the entrance to the car park at the corner of the site and the separate service (HGVs) entrance located in the middle of New Road. The officer confirmed that all the pylons would remain on the site and the buildings have been carefully designed so as not to infringe the clearance zones associated with the pylons.
- 4.4 The Committee sought confirmation that there would be a Landscape Framework for the whole area to ensure a cohesive design across the whole SIP. The officer advised that all the land at the SIP is owned by the Corporation and as such there is a requirement on the lease for tenants to adhere to a 'Landscape Framework'.
- 4.5 The Committee by unanimous vote **AGREED** to give delegated authority to the Director of Planning to grant planning permission subject to:-

- a) Referring the application to the Mayor of London as a Stage 2 referral, confirming that the LTGDC is minded to grant planning permission;
  - b) Any direction by the Mayor, to delegate authority to the Director of Planning to determine the application subject to the satisfactory completion of the S106 agreement securing the Heads of Terms as outlined in Section 11 of the main report (LTGDC/10/PC34)
  - c) Delegation of authority to the Director of Planning to grant planning permission subject to the conditions and informatives listed in the main report (Section 12), together with any amendments or additions that he considers necessary.
- 4.6 The Committee also 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) Regulations 1999 and 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.

## 5. **Dovers Corner, Rainham, Essex – Update Report** *LTGDC/10/PC35*

- 5.1 Peter Minoletti introduced this report, advising Members that since the introduction of the Community Infrastructure Levy Regulations 2010 which came into force on 6 April 2010, the S106 Agreement for the Dovers Corner application needed to reflect the provisions and as such Committee were asked to:
- a) confirm that they were satisfied in resolving that they would have granted permission for the development but for the appeal against non-determination that the tests in art 122 of the 2010 Regulations were met; and
  - b) note that a schedule of infrastructure proposals to be funded by the Community Benefits Planning Obligations Strategy Payments needed to be prepared for the Public Inquiry.
- 5.2 The Committee **NOTED** the report; **CONFIRMED** that they were satisfied in resolving that they would have granted permission for the development but for the appeal against non-determination that the tests in art 122 of the 2010 Regulations were met and **AGREED** to delegate the preparation of the infrastructure project list to the Director of Planning.

The meeting concluded at 6.31pm

### **Date of next meeting:**

Thursday 12 August 2010, 6pm  
Old Town Hall Stratford, 29 The Broadway, Stratford E15 4BQ