

Minutes

London Thames Gateway Development Corporation

Planning Committee Meeting

Thursday 12 August 2010, 6pm

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

Present: Dru Vesty – Chair
Malcolm Chumbley
Alan Clark
Richard Turner

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

1. Apologies, Announcements and Declarations of Interest

- 1.1 Apologies were received from Cllr Conor McAuley, Neil Deely, Cllr Mick McCarthy and Sylvie Pierce.
- 1.2 There were no declarations of interest.

2. Minutes of the Planning Committee Meeting on 08 July 2010

LTGDC/10/PC36

- 2.1 The Committee **AGREED** the minutes of the Planning Committee Meeting on 08 July 2010. There were no matters arising.

3. Fresh Wharf Estate, Fresh Wharf Road, Barking, Essex IG11 7BG

LTGDC/10/37

- 3.1 Adele Williamson introduced the revised outline planning application for Fresh Wharf Estate. Members were reminded that the application had been brought to Committee in August 2009, but the Committee had deferred consideration to enable the applicants to provide more details on the relationship between the height of the proposed buildings and the landscaping, as well as more information on the materials they propose to use. The officer listed the many revisions to the scheme (as outlined in the

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12 August 2010 report). An Addendum Report was also provided setting out the GLA Stage 1 report details.

- 3.2 The Committee sought assurance on two points: 1) as suggested by the Corporation's noise consultant, that care be taken at the detailed design stage to acoustically isolate the service lifts from the adjacent habitable rooms (pg 27/28 of the main committee report LTGDC/10/37); and 2) that CABE's comments relating to the height of Blocks H and I are further considered at the detailed design stage. The officer responded as follows: 1) It was confirmed this would be looked into and an informative added; 2) It was confirmed that a condition had already been proposed to specifically deal with this point.
- 3.3 The Committee sought clarification on the inclusion of the paragraph (on pg 35 of the main committee report) relating to Regulation 122 of the Community Infrastructure Levy Regulations 2010. Nigel Hewitson replied that three tests previously contained in Government Guidance were now included in the 2010 Regulations such that local planning authorities may not take into account as a reason to grant planning permission benefits under a s106 agreement unless they are satisfied that the benefit is:
- (a) necessary to make the development acceptable in planning terms;
 - (b) directly related to the development; and
 - (c) fairly and reasonably related in scale and kind to the development.

A similar paragraph would be added as standard to committee reports in future.

- 3.4 John Allen added that a briefing note on the new legislation and an update on the Community Benefits Strategy would be provided to the Committee for the September meeting.
- 3.5 The Committee **AGREED** to delegate to the Director of Planning to **APPROVE** the application subject to;
- a) any direction from the Mayor of London; and
 - b) the conditions as listed at section 9 of the main committee report LTGDC/10/37 (with any amendment that might be necessary up to the issue of the decision, including the requested informative requiring care to be taken at the detailed design stage to acoustically isolate the service lifts from the adjacent habitable rooms); and
 - c) further discussions with TfL with a view to agreeing, where possible, acceptable financial arrangements for transport provisions in the S106 Agreement; and
 - d) the completion of a S106 Agreement securing the Heads of Terms as outlined at section 8 of the main report LTGDC/10/37.

- 3.6 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. Car Park to Rear of Trocoll House, Wakering Road, Barking

LTGDC/10/38

- 4.1 Adele Williamson introduced the application which sought planning permission for a 22-storey hotel on an existing car park site in Wakering Road, Barking. The proposed hotel comprises 187 bedrooms, a restaurant and bar, gymnasium, meeting rooms, multi-function space and 715sqm of active frontage use at ground and first floor level facing Wakering Road. The provision of a tall building in this location complies with the Barking Town Centre Area Action Plan.
- 4.2 Malcolm Chumbley asked if officers had seen any sample materials for the proposed silver cladding panels. The officer advised they had not so far, but were expecting to see these in the future when the applicant submits material details as required by condition.
- 4.3 Alan Clark sought clarification as to why there was no reference in this report to Regulation 3 (2) of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 as there had been in the previous report. Nigel Hewitson replied that the reference was only appropriate for EIA development and that the current application was not for EIA development.
- 4.4 The Committee **AGREED** to delegate to the Director of Planning to **APPROVE** the application subject to:
- a) any direction from the Mayor of London; and
 - b) the conditions listed at section 12 of the main report (LTGDC/10/38); and
 - c) the completion of a S106 Agreement securing the Heads of Terms as outlined in section 11 of the main report.
- 4.5 The Committee confirmed 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. Planning Performance Monitoring Quarterly Report

LTGDC/10/PC39

- 5.1 John Allen introduced the quarterly report updating the Committee of the performance of the Corporation's planning development control function.

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5.2 It was noted that the drop in performance this quarter was due to the resolution of applications submitted prior to the introduction of PPAs (Planning Performance Agreements) and which would otherwise have been suitable for a tailored timetable for determination which would not have counted negatively against the Corporation's statistical performance.

5.3 The Committee **NOTED** the contents of the report.

6. S106 Planning Obligations Monitoring Quarterly Report *LTGDC/10/PC40*

6.1 John Allen introduced the quarterly report which summarised the S106 agreements the Corporation has agreed and signed in the first quarter of 2010/11.

6.2 The Committee **NOTED** the contents of the report.

The Meeting concluded at 6.28pm.

Date of next meeting:

Thursday 09 September 2010, 6pm

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