

Minutes

London Thames Gateway Development Corporation

Planning Committee Meeting

Thursday 13 May 2010, 6pm

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

Present: Cllr Conor McAuley (Chair)
Alan Clark
Malcolm Chumbley
Neil Deely
Richard Turner
Dru Vesty

In Attendance: John Allen (Director of Planning)
Stephen Allen (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 Mick McCarthy and Sylvie Pierce.
- 1.2 There were no declarations of interest.

2. Minutes of the Planning Committee Meeting on 21 April 2010

LTGDC/10/PC21

- 2.1 The Committee **AGREED** the minutes of the Planning Committee Meeting on 21 April 2010. There were no matters arising.

3. Kwik Fit Euro Ltd, 1-4 Park Lane, Stratford, E15 2JG *LTGDC/10/PC22*

- 3.1 Stephen Allen introduced this item. At its meeting on 11 February 2010 the Planning Committee had resolved to grant planning permission for the development of a Travelodge at Stratford. As requested at that time by the Committee, more details and sample materials proposed for the development have been brought back to the Committee for approval.

3.2 The Committee viewed the details and sample material provided. Concern was expressed that the details and sample material were inconsistent with the visuals which were provided at Appendix 5 of the original main report (LTGDC/10/PC09). It was felt that the visuals had indicated there would be some interesting architecture with deeply set reveals to the windows area and flush metallic panels. However the material provided showed sheer curtain walling and it was thought this could potentially diminish the architecture of the building. The officer stressed that the visuals in the original main committee report were only indicative images. Members were also reminded that the development had been granted planning permission and it was unusual for this level of detail to come back to the Committee.

3.3 The Committee **DELEGATED** to the Director of Planning to confirm with the applicant that the relief and depth as previously envisaged would be achieved.

4. Dovers Corner Industrial Estate, Rainham Trading Estate & Boomes Industrial Estate, New Road, Rainham, Essex RM13 8QT

LTGDC/10/PC23

4.1 Patrick Keyes, Head of Development and Building Control at the London Borough of Havering spoke against the application. He stressed the Borough's very strong objection to the development as well as the 900 objections locally. Some of the main points of the Borough's objection included;

- The proposed development does not conform to the Borough's adopted local policy framework (SSA12).
- Impact of the design and position of the taller buildings and the lack of sensitivity of the development to the surrounding local community.
- Design for London, CABI and the GLA have also expressed fundamental design concerns.
- The density of the development which at 150 units per hectare is at the upper end of the range set out in the Borough's SSA12 policy. The development would also exceed the range for habitable rooms per hectare
- The development would materially harm Rainham Conservation area.

4.2 Following questions to Mr Keyes, the Committee noted the following:

- Mr Keyes stated that there were no amendments that could be made to the application to make it acceptable to the Borough in its current proposed form as it was too far removed from the Borough's policies.
- Mr Keyes stated that the height and scale of the development were the causes of the Borough's objections. The key features of the

development as currently proposed would not reflect the character of the village which is mainly two storeys and surrounded by flat marshlands. It was felt the proposal was very developed and, as well as creating an island effect, would not be complementary to the nearby conservation area.

- Mr Keyes confirmed the Borough's policy allowed for 33% of the development to be commercial use, and that there was no issue per se on the proposed mixed use for the site.

4.3 Stephen Allen introduced the report which detailed the full planning application for the demolition and mixed use redevelopment of 729 dwellings comprising 95 houses and 634 apartments, 8,780m² of retail and commercial floorspace, 627 car parking space, public open space, de-culverting of Pooles Sewer, alterations to access to New Road, closure of accesses to New Road and Bridge Road, and formation of emergency-only access to Lamson Road.

4.4 An Addendum Report was tabled at the meeting, which clarified some points within the main report, as well as detailing further representations from the LB Havering, the change to the Mayor of London's views to the scheme, and an update from the Corporation's Conservation Advisor. There had been objections to the application locally as outlined by Mr Keyes. However it was the view of officers that the height of the buildings was appropriate. The departure from the Borough's Site Specific Allocation policy was considered acceptable for the reasons set out in the report. Members were then advised that the Applicant (Weston Homes Housing Ltd) had lodged an Appeal for non-determination by the Corporation and the purpose of the report before the Committee was for Members to decide how they would have decided the application had an Appeal not been lodged.

4.5 The Committee discussed the application, and concern was expressed about flood risk, transport, connectivity/pedestrian access and the lack of adherence to the Borough's SSA12 policy. The Officer responded to these concerns:

- Flood risk – A Sequential Test had been submitted to and accepted by the Environment Agency (EA). The applicant is still in discussions with the EA to resolve the waterways and drainage concerns.
- Transport – It was the view of the Borough's Highways Officer that the junction on the A1306 should be signalised. However the applicant's transport consultant's report indicates this would lead to tailbacks to Dovers Corners. Negotiations are continuing.
- Connectivity/pedestrian access – It was acknowledged that there were two main points for access to and from the site, due to the river to the side of the development. LTGDC own a sliver of land near to the river and there may be an opportunity in the future to create north to south

access along the river bank. There would be access to the large Tesco store on the other side of the junction via a signalised crossing, and cycle routes from Dovers Corner to the Village. It was anticipated that if planning permission were granted that via the S106 Agreement there would be an opportunity to fund improved links beyond the boundary of the site. Members were reminded that the Borough's Local Development Framework allocated the site for residential use.

- Borough's SSA12 policy – It was acknowledged that there was a departure from the Borough's policy, but the Officer's view was that this was considered acceptable and not a reason for refusal.

4.6 Some members of the Committee were of the view that there were still a number of issues to be resolved with the application. It was noted that as a consequence of the Appeal being lodged the application had come before the Committee sooner than anticipated. However, some Members were still minded to refuse. The officer responded that any concerns on the details could be raised at the Appeal Inquiry. It was suggested that the Committee defer the item so legal advice from Counsel in relation to the Corporation's position at Inquiry could be provided before making a final decision.

4.7 The Committee **DEFERRED** application (LTGDC-08-053-FUL) to enable legal advice to be provided.

5. **Planning Performance Monitoring Quarterly Report** *LTGDC/10/PC24*

5.1 John Allen introduced the latest quarterly report on the Corporation's Planning Performance. He drew attention to pg 5 of the report which showed the Corporation was achieving above the Government's set targets and had determined 65% of its applications. Attention was also drawn to the potential housing and employment opportunities the Corporation would be generating within its area.

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

6. **S106 Planning Obligations Monitoring Quarterly Report** *LTGDC/10/PC25*

6.1 John Allen introduced the S106 Planning Obligations Monitoring quarterly report. Members' attention was drawn to para 1.2 in the report and the Committee noted that the Corporation had received more than £4.4m in contributions since the report was written.

6.2 It was also noted that since the report had been written the S106 Agreements for both the Rathbone Market and 150 High Street Stratford applications had now been completed. An error in the report was also noted: the Kwik Fit Euro Ltd, 1-4 Park Lane application was not listed on pg 6 under "Pooled Contributions – Lower Lea Valley".

6.3 It was asked if the S106 Agreement for the Olympian Tower application had been signed yet. It had been nearly four years since planning consent had been granted. The officer responded that the developer cannot be compelled to sign. A discussion then ensued as to what the Committee / Corporation could do to ensure S106 Agreements are signed in a timely manner, and what action could be taken if there are any unwarranted delays. It was advised that whilst the Committee could request that an application come back to the Committee there would be no reason to refuse the application unless there had been any changes to planning policy since the original consent was granted. However it was noted that some Planning Authorities do routinely set time limits for the completion of S106 Agreements.

6.4 The Committee **NOTED** the report and **REQUESTED** that;

- A time limit of a year for the completion of S106 Agreements be instituted as a matter of course for all applications.
- A time limit of a further 3 months for the completion of the S106 Agreement for the Olympian Tower application be conveyed to the applicant/developer.

The meeting concluded at 7.28pm.

Date of next meeting:

Thursday 10 June 2010, 6pm

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