

Addendum Planning Committee Report

London Thames Gateway Development Corporation

Planning Application LTGDC-09-032-REM Addendum Report

Report of the Director of Planning

1. Summary

- 1.1 This is an Officer's addendum to a report which considers an application by Easter Properties and London Development Agency (LDA), tabled as item number 4 for consideration by London Thames Gateway Development Corporation Planning Committee. It seeks to update Members regarding correspondence that has been received since that report was completed and also correct an error in the main officer report resulting in a revised recommendation.

2. Further representations received

- 2.1 LTGDC received drawing numbers PL2000 Rev C and PL2008 Rev A from the Applicant on 06 November. Those drawings illustrate the addition of four (4) cycle hoops to accommodate 8 cycles, located adjacent to the unit main entrance.
- 2.2 LTGDC officers have considered the proposed cycle parking provision against policy DC35 (Cycling) of Havering's Development Plan Document (adopted October 2008); policy 3C.22 (Improving conditions for cycling) of the London Plan (published February 2008); and TfL's Proposed Guidelines on Cycle Parking Standards. TfL's Guidelines require 1 cycle parking space per 250m² for Use Class B1 (with a minimum provision of 2 spaces), and 1 per 500 m² for Use Classes B2 and B8 (with a minimum provision of 2 spaces). The proposed 150m² of B1(a) would therefore require a minimum provision of 2 spaces, and the remaining 4772m² of B2 / B8 use would require a minimum of 10 spaces.
- 2.3 Officers conclude that the proposed 8 cycle parking spaces are insufficient. A total minimum of 12 cycle parking spaces is required for the proposal. As such, officers suggest that the following condition be attached to any grant of planning permission:

Prior to the occupation of the development hereby permitted, details of secure cycle parking accommodation for a minimum of twelve bicycles shall be submitted to and approved by the Local Planning Authority. The facilities are to be constructed prior to occupation of the development and shall be permanently maintained thereafter.

Reason: To ensure that adequate cycle parking is provided on the site and with regard to policy DC35 (Cycling) of Havering's Development Plan Document (adopted October 2008); policy 3C.22 (Improving conditions for cycling) of the London Plan (published February 2008); and Transport for London Proposed Guidelines on Cycle Parking Standards.

3. Correction to main report

- 3.1 Paragraph 1.3 of the main officer report states that the application is referable to the Mayor of London. In fact, the application would only be referable if the building were over 25 metres high in this location (being within the Thames Policy Area). The proposed building is 22.07m high. The application is therefore not referable to the Mayor of London.
- 3.2 Given that the application is not referable to the Mayor of London, Planning Committee is requested to delegate authority to the Director of Planning to approve the subject reserved matters application, including the updated ES chapters, subject to the conditions (and informatives) as set out in section 9 of the main officer report and the condition set out at paragraph 2.3 (above), together with any amendments or additions that he considers necessary.

CASE OFFICER: Amanda Reid for John Allen, Director of Planning

Date: 12 November 2009