

Meeting: 10 June 2010
Agenda Item: 5
Report No.: LTGDC/10/PC30



Addendum Planning Committee Report

London Thames Gateway Development Corporation

Planning Application LTGDC-10-038-REG3, LTGDC-10-039-REG3, LTGDC-10-040-REG3 & LTGDC-10-043-LBC

Report of the Director of Planning

1. Introduction

1.1 This is an addendum report to agenda item 5, being the proposals for the Lea River Park. The report points out areas of clarification in the main committee report and also updates further objections to the scheme.

2. Points of Clarification in the Main Report

2.1 The applicant has asked that the following paragraphs within the main report be clarified.

Para. 2.1. The river is under the control of the Port of London Authority who owns the river bed and is the navigation authority from Three Mills Lock to the Thames.

Para 9.42. states that the riverside park will be open 24 hours a day and all year. Although the park will not be gated and shut at night, it is not intended for use at night. Police advice was that the linear nature of the park may result in users becoming trapped if gates closed the park.

Para 9.44. Lighting will only be provided to the Twelvetrees Crescent lift and the A13 Connector to assist in CCTV operation. The un-lit areas will discourage night use (as advised by the Police) and will avoid an adverse impact upon the river ecology.

Para 9.52. In addition to Tower Hamlets and British Waterways, the applicant is also in discussions with Newham and Transport for London as to arrangements for ongoing maintenance.

3 Further Objections

3.1 Further discussions have taken place between officers and the agent for National Grid which have not resulted in any resolution to the issue. The latest positions is as follows:

"[National Grid's] position is very clear. The application proposals are unacceptable

in terms of conflict between pedestrians and HGVs accessing the site. It is not considered that this can be addressed within the site boundary irrespective of what road safety measures are proposed and therefore imposition of the condition you propose is unacceptable. The application should therefore be refused."

- 3.2 It is considered that condition 6 as recommended for the Poplar Reach full planning permission does adequately address National Grid's concern.
- 3.3 A new objection to the Twelvetrees Bridge proposal has been received, stating that the proposed lift and stair structure would have a detrimental impact upon the listed bridge and the Limehouse Cut conservation area.

RECOMMENDATION

Remains to approve the application, subject to the conditions set out in the main committee report

CASE OFFICER: Stephen Allen

Date: 10 June 2010