
London Thames Gateway Development Corporation

Planning Committee Meeting

Thursday 11 August 2011, 6.30pm

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

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

In Attendance: John Allen (Director of Planning)
Peter Minoletti (Planning Development Manager)
Will Steadman (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 Dru Vesty.
- 1.2 There were no declarations of interest.

2. Minutes of the Planning Committee Meeting 14 July 2011

LTGDC/11/PC22

- 2.1 The Committee **AGREED** the minutes of the Planning Committee on 14 July 2011.

3. Site C Twelvetrees Crescent, Bromley by Bow, London E3 3TT

LTGDC/11/PC23

- 3.1 Peter Minoletti introduced the application by Bow Village Limited, for a part 6, 7 and 8 storey 161 bed hotel on the above site. The site has several physical constraints arising from its creation following construction of a grade separated junction onto the A12; there are also level changes, and

the existing vehicular access would be challenging in terms of the level of traffic generation that any uses might create and related safety aspects given sight lines. Discussions have been ongoing for several years to identify a suitable permanent use given the constraints of the site. An Addendum report was tabled at the meeting which recommended the replacement of Condition C2 with two other conditions to comply with BRE's current assessment methodology for BREEAM rating.

- 3.2 Alan Clark asked if the concern raised by LB Tower Hamlets about the distance between the disabled parking bays and the pedestrian entrance and the absence of a dedicated route (page 6 of the Committee report) had been addressed. Will Steadman said the issue has been resolved, explaining the concern had been raised when the application was first submitted. The disabled parking bays had since been relocated as indicated in Appendix 3 attached to the Committee report and the submission and approval of the detailed design of the service area is subject to a planning condition.
- 3.3 Richard Turner complimented officers on the access details shown in Appendix 7.
- 3.4 Sylvie Pierce drew attention to paragraphs 9.19 to 9.21 and the requirement that the design of the buildings be of the highest architectural quality. She asked officers to provide more detail on the design proposed and whether other designs had been considered. Will Steadman said initially the scheme proposed a predominately panel clad elevation with a glass base. However given the nature of the surrounding environment the design had been revised in order to reinforce the local identity created by the nearby St Andrews hospital scheme. A simple building form, massing and palette of materials (predominantly brick) was proposed. This approach has been endorsed by Design for London. It was noted that there are areas for improvement; for example there is scope for improving the windows. Sylvie Pierce asked if the BREEAM requirements would provide an opportunity to revisit the size of the windows as currently they are small. Will Steadman responded that conditions could also be used to request that the detailed design of the building be agreed by the Local Planning Authority.
- 3.5 Neil Deely referred to the success of the St Andrews Hospital scheme and asked if there had been discussions about the elevation for the proposed hotel. Will Steadman confirmed that a Design and Access Statement had been included which provided details of reveal depths and window sizes. Neil Deely also enquired about the pedestrian route to the hotel. Will Steadman gave an overview of the pedestrian routes, explaining that the scheme was car free due to vehicular access constraints and that it was anticipated that most pedestrian movement would be from Bromley by Bow Underground Station using the existing subway (which is planned for improvement as part of the Tesco's scheme) to the north. He added that there were longer term aspirations to introduce pedestrian crossings along the A12; for example at the junction at Twelvetreves Crescent and Devas Street. However the Mayor for London has expressed concerns about

affecting smooth traffic flows along the A12. If the Corporation receives agreement to proceed with the planned CPO at the Tesco site, then an additional surface crossing could be considered. It was pointed out that the scheme proposed would provide an improved front onto the A12 than is currently the case.

- 3.6 Malcolm Chumbley questioned why there was no parking. Will Steadman advised there were access constraints to the site and any redevelopment other than car free would cause concerns for Transport for London.
- 3.7 The Committee **AGREED** to give delegated authority to the Director of Planning to **GRANT** planning permission, subject to
- the finalisation of the planning conditions set out in section 12 of the Committee report including the amendment to condition C2 as detailed in the addendum report and the inclusion of a condition for the requirement of larger plans showing revised window details
 - the completion of a S106 agreement securing the Heads of Terms as set out in Section 11 of the Committee report.

4. Planning Performance Monitoring Quarterly Report

- 1.1 The Committee **NOTED** the report which detailed the performance of the Corporation's development control function for the first quarter of 2011/12.

The meeting concluded at 6.49pm.

Date of next meeting:

Thursday 8 September 2011, 6pm

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