
London Thames Gateway Development Corporation

Planning Committee Meeting

Thursday 12 January 2012, 6pm

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

Present: Dru Vesty (Deputy Chair)
Malcolm Chumbley
Alan Clark
Neil Deely
Cllr Mick McCarthy
Sylvie Pierce
Richard Turner

In Attendance: John Allen (Director of Planning)
Peter Minoletti (Planning Development Manager)
Amanda Reid (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 and Cllr Kosru Uddin. (N.B. Cllr McAuley declared an interest in Item 3 as he also chairs the Canning Town Regeneration Programme Board, so therefore was not in attendance for the meeting. In his absence, the Deputy Chair, Dru Vesty, chaired the meeting.)

2. Minutes of the Planning Committee Meeting 08 December 2011

LTGDC/12/PC01

- 2.1 The Committee **AGREED** the minutes of the Planning Committee Meeting on 08 December 2011. There were no matters arising.

- 3. Land bounded by the A13 (Newham Way), Barking Road, Fox Road, Rathbone Street, Hallsville Road and Silvertown Way, Canning Town, London E16** *LTGDC/12/PC02*
- 3.1 Peter Minoletti introduced the hybrid application (from BY Development Ltd) for a significant regeneration project at Canning Town, involving what are known as areas 7 and 1c of the Canning Town and Custom House masterplan. The application was in outline as to most of the development with approval of full details for the first phase being sought. An Addendum Report and additional elevation drawings were tabled at the meeting. The Addendum Report provided corrections to some inaccuracies in the main report; a proposed amendment to Informative 18 and informed the Committee that the application would also need to be referred to the Secretary of State. The officer briefly summarised the key points in the main report.
- 3.2 Malcolm Chumbley queried the inclusion of funding for LB Newham as landowner in the financial viability assessment. Peter Minoletti responded stating that the sums associated with likely future site acquisition had been considered by the overall assessment which was considered to be sound by independent assessors.
- 3.3 Alan Clark drew attention to the provision of 12,000m² floor space for student accommodation detailed on pages 9 and 85 of the main report, noting that a condition had not been proposed to ensure the floor space would be used for this purpose. Nigel Hewitson advised that one of the Heads of Terms requires that student accommodation be occupied by students attending London higher or further educational establishments and in the event that the allocated floor space is not robustly secured for students then it would be subject to the requirements of affordable housing.
- 3.4 Sylvie Pierce raised concerns relating to the impact of the A13 and interconnectivity. Peter Minoletti responded that the Borough is aware of this issue and had created the Canning Town and Custom House Regeneration Team to work with the developers to ensure there is interconnectivity between the sites. The Team had worked with Bouygues to ensure that the first phase linked in with another scheme at Rathbone Market. With regard to the space under the A13 there are constraints as it falls within TfL's remit, but it is expected that a dialogue with TfL would take place with a view to agreeing reserved matters on that phase.
- 3.5 Sylvie Pierce sought assurance that monies were secured to ensure the proposed elevated garden would be completed and asked about the proposed maintenance arrangements. Peter Minoletti responded that he believed the funding was there; detailed funding had been agreed by LB Newham, as landowner, as part of the Development Agreement. He added that the RSL would maintain the gardens and it was in their interests to maintain them to a good standard.

- 3.6 Neil Deely thought the proposed planted screen facing the A13 was interesting and could be successful if the correct planting was chosen and asked what technical conversations there had been. Peter Minoletti acknowledged there were challenges to ensure the green wall was successful, but that discussions were ongoing and the architects and landscapers are very experienced.
- 3.7 Neil Deely sought clarification on the details on the elevation plans, noting that there was some imprecision in the quality of the proposed materials in that a range of materials was sometimes mentioned in relation to the same structural element on some of the drawings. If the lesser quality materials were chosen this could impact negatively on all the phases of the scheme. Peter Minoletti advised that Condition A5 required that full details of materials be submitted and that these would go to Newham's Design Panel for consideration. Amanda Reid added that officers shared this concern and were keen to ensure the quality of materials and therefore physical mock ups had been requested and if these were not satisfactory then the proposed materials would not be approved.
- 3.8 Richard Turner asked for his compliments to the officer/applicant for the high quality manoeuvring plans to be noted. He also noted that it was a major regeneration project and it would take over 10 years to build out the various phases. He had concerns that the later phases may not happen. Peter Minoletti responded that LB Newham, who are the freeholders, have a detailed agreement with the developers to ensure the phases proceed. Time, money and land had been invested, and recently the Mayor of Newham had confirmed that the Canning Town project was one of his top priority projects for the Borough.
- 3.9 Mick McCarthy referred to the basement parking figures and asked if the percentage of affordable housing would change the mix. Peter Minoletti said the proposed housing mix was indicative, but that the maximum number of units and the minimum number of affordable units were established figures i.e. in future phases the number of affordable units could increase not decrease.
- 3.10 Sylvie Pierce asked about the funds for the health centre/education facilities. Peter Minoletti advised that the health provision payment would cease to be payable upon completion of a health facility (2,000m²) which must be offered to Newham PCT or another consortium of GP's for occupation. The education payment would follow as the scheme builds out, likely after phase 2.
- 3.11 The Committee **AGREED** to **GRANT** full planning permission in respect of Phase 1 on Development Parcel 1/Plot A and outline planning permission in respect of the remaining Plots subject to
- a) the conditions as set out in section 11 of the main report (LTGDC/12/PC01) and amended in the Addendum Report;

- b) completion of a legal agreement under s106 of the Town and Country Planning Act 1990 (as amended) being delegated to the Director of Planning based on the Heads of Terms listed at section 9 in the main report (LTGDC/12/PC02);
- c) referral to the Mayor of London; and
- d) referral to the Secretary of State.

The meeting concluded at 6.30pm.

Date of next meeting:

Thursday 09 February 2012, 6pm

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