

Minutes

London Thames Gateway Development Corporation

Planning Committee Meeting

Thursday 08 December 2011, 6pm

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

Present: Dru Vesty (Deputy Chair)
Alan Clark
Neil Deely
Cllr Mick McCarthy
Richard Turner
Cllr Kosru Uddin

In Attendance: John Allen (Director of Planning)
Peter Minoletti (Planning Development Manager)
Angela Flanagan (Committee Clerk)

1. Apologies, Announcements and Declarations of Interest

1.1 Apologies were received from Cllr Conor McAuley, Malcolm Chumbley and Sylvie Pierce.

2. Minutes of the Planning Committee Meeting 10 November 2011

LTGDC/11/PC37

2.1 The Committee **AGREED** the minutes of the Planning Committee meeting on 10 November 2011. There were no matters arising.

3. Station Street, Stratford and New Town, London E15 1AJ

LTGDC/11/PC38

3.1 Peter Minoletti introduced the Section 73 application, from User Friendly Properties Ltd, to vary Condition 2 to reduce the number of residential units from 260 to 220 to the previously approved scheme. The scheme will retain its overall appearance and, whilst the reduction in units and revisions to the layout will mean less 1 bed units, it will enable more 2 bed units and some 3 bed units to be provided.

3.2 Richard Turner sought clarification on the servicing arrangements. The officer confirmed Condition 5 requires that a Site Management Plan, which

would include servicing arrangements, be submitted and approved by the Local Planning Authority.

- 3.3 Neil Deely noted the architects had changed since the scheme was first approved and that the images provided had also changed – original plans showed winter garden glazing whereas the new plans had external wall glazing. He asked for assurance that there would be no detrimental effect to the design due to the change of architects. Peter Minoletti acknowledged it was a valid point and suggested a condition be added to ensure the standard of the glazing and profiles.
- 3.4 The Committee **AGREED** to give delegated authority to the Director of Planning to **GRANT** Planning Permission, including any such changes that fall within the scheme of delegation, subject to:
- a) The planning conditions as set out in Section 12 of the report, including the additional condition to ensure the standard of the glazing and profiles, and;
 - b) The completion of S106 Agreement securing the Heads of Terms as set out in Section 11 b of the report.

4. **Consultation Response: Community Infrastructure Levy – Detailed proposals and draft regulations for reform** *LTGDC/11/PC39*

- 4.1 John Allen introduced the report which detailed the Corporation's suggested response to the above consultation. He briefly summarised the report and some of the key points included: LTGDC would not be a CIL charging authority and would continue its Tariff ; the Mayor of London would be a CIL charging authority and each Borough will also be able to raise their own CIL; the main purpose of CIL is to provide funding for infrastructure but there are also Government proposals for CIL funding to go towards local communities as well as discussion about affordable housing also being included; and that the GLA Crossrail CIL charges come into effect for any planning permissions granted from 1 April 2012.
- 4.2 In response to questions from the Committee, John Allen provided the following responses:
- Advised that there would still be a need for S106 Agreements as the inclusion of affordable housing funding via the CIL was just a suggestion at this stage. He added that CIL would be applicable to every development; whereas S106 Agreements are currently only applicable to strategic planning applications.
 - Advised that discussions at the GLA Crossrail CIL Examination in Public indicated the litmus test for the CIL rate would be if it rendered a development unviable and that the Borough's would need to take into account the London Crossrail CIL when setting their CIL rate.

Meeting: 12 January 2012
Agenda Item: 2
Report No.: LTGDC/12/PC01

- 4.3 The Committee **NOTED** the contents of the report and **AGREED** that the proposed response would form the Corporation's formal response to the consultation documents.

The Meeting concluded at 6.17pm.

Date of next meeting:

Thursday 12 January 2012, 6pm

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

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