

Addendum Planning Committee Report

London Thames Gateway Development Corporation

Planning Application LTGDC-11-039-FUL

Report of the Director of Planning

1. Summary

- 1.1 This is an Officer's addendum to the report which considers an application by BY Development Ltd. and is tabled as item 3 for consideration by London Thames Gateway Development Corporation Committee Members. It seeks to correct inaccuracies found in the main report and to update Members regarding proposed amendments and information relating to the subject application.

2. Correction of inaccuracies

- 2.1 Paragraph 2.23, last sentence – “assess” should state “**access**”.
- 2.2 Paragraph 2.57 – The figures, as provided by the Applicant, do not add up to 304. To confirm, the paragraph should state the following:
- A total of 304 cycle spaces will be provided within plot A, this is split **158** in cycle lockers and **104** covered cycle racks that are to be provided within the podium level courtyard garden and **42** within the gardens of the proposed duplex units and townhouses.*
- 2.3 Paragraph 9.4.24, first sentence – Amend to state, “The top floor of blocks **A1, A2 and A3 include parapets** to the roof...”.
- 2.4 Page 101, part f – after ‘or, for Option 4’, the following should be deleted because no payments are sought in respect of Phase 1:

Planning Obligations Community Benefit Strategy – Discounted Standard Charge of £1,790,000 @ £10,000 per unit (179 units) relating to Phase 1 only, comprising:

- *First Payment of £8,053 per unit (BC Indexed) (25% on implementation of a phase, and 75% due within 20 working days of the end of the quarter in which the unit is sold (legally completed sale)); and,*

- *TfL Contribution (Bus Network Improvements Payment) – A Contribution of £775,000 payable on prior to the commencement of Phase 4,*

3. Member update

- 3.1 As agreed by TfL, Informative number 18 is proposed to be amended to state the following:

To achieve the necessary highway approvals, it is advised that prior to the detail TMAN submission, the traffic modelling and outline design will need to be agreed with TfL and the London Borough of Newham.

- 3.2 The application needs to be referred to the Secretary of State for the following reason:

The criteria for Call In as set out in The Town and Country Planning (Consultation)(England) Direction 2009 (contained in Circular 02/2009) which apply to this application are

- it is a development outside a town centre. For the purpose of the Direction “development outside town centres” includes development carried out on land which is edge of centre,;
- it is not in accordance with one or more provisions of the development plan in force; and
- it includes the provision of buildings where the floor space to be created is more than 5,000 square metres.

Newham’s Core Strategy redefines the centre boundary. The UDP identifies the site as “edge of centre” and although the UDP is of diminishing weight it does remain the development plan in force. It is also clear that the new development will provide more than 5,000 square metres of new floor space. Therefore the application should be referred to the Secretary of State for consideration.

- 3.3 Noting 3.2 above, should Committee Members resolve to grant planning permission, Officers would carry out the referral to the Secretary of State concurrently with the reference to the Mayor of London.

CASE OFFICER: Amanda Reid

Date: 12 January 2012