

Meeting: 21 April 2010
Agenda Item: 5
Report No.: LTGDC/10/PC20



Addendum Planning Committee Report

London Thames Gateway Development Corporation

Planning Application LTGDC-09-064-FUL

Report of the Director of Planning

1. Introduction

1.1 This addendum report is to advise Members of the Newham Planning Committee resolution and clarifies a number of points in the main committee report. Further consultation responses are also included.

2 London Borough of Newham Committee Resolution

2.1 As stated in the consultation section of the main report, the officer report to Newham's Committee originally recommended that the application be refused due to the design of the tower. However, in response to the amendment to the tower by reverting to the previously approved design, the officer recommendation to Newham's Members was changed to support the application. Newham's Members endorsed the officer recommendation at their committee on the 14th of April and have recommended to the Corporation that the application be approved, subject to the resolution of outstanding noise and access concerns, agreement of the Section 106 Heads of Terms, completion of the Section 106 agreement, and agreement of planning conditions.

2.2 The other design changes were considered to represent a material improvement in comparison to the consented scheme and the design of the development was considered to be acceptable over all, subject to the proposed conditions.

2.3 The Council fully supports the positive amendments associated with the improved residential space standards, the removal of studio flats, the improved private and communal amenity space offer and the provision of the extra care units to meet an identified need.

2.4 Newham have expressed some concern regarding the changes in the dwelling mix within the private tenure to increase one bed units and decrease family housing. However, the Borough has also stated that this concern is outweighed by the package of improvements delivered in this scheme.

2.5 The Council have highlighted concerns regarding noise and access. In terms of noise, it is the opinion of officers that this has been addressed with the imposition of

condition 38 in section 12 of the main report. The applicant has responded to each of the specific access concerns, and each have been accepted with the exception of a non-residential WC arrangement issue in Building E. It is considered that this one internal alternation can be overcome as a Building Control matter.

3 Points of Clarification Within the Main Report

3.1 The applicant has asked that Members be aware of the following points within the main report:

- Section 2.10 should read 27 affordable workspace units and 31 private residential units in relation to Building B
- The unit and tenure mix shown in Section 2.15 is the pre-March amendment figures. The current mix is an additional private one bed unit (total 239) and one less private two bed unit (total 144).

3.2 The applicant has requested that condition 5 be amended to allow six months for the submission of details, rather than the three months recommended by officers. This change is considered reasonable and will be reflected in the decision notice.

4 Other Consultation Responses

4.1 Natural England and British Waterways have confirmed that they have no additional comments to make in light of the most recent scheme amendment.

RECOMMENDATION: Remains to grant planning permission

CASE OFFICER: Stephen Allen

Date: 21 April 2010