MINUTES OF
PLANNING COMMITTEE

Wednesday, 24 April 2019
(7:00 - 8:03 pm)

Present: Cllr Peter Chand (Chair), Cllr Muhammad Saleem (Deputy Chair),
Cllr Andrew Achilleos, Cllr Irma Freeborn, Cllr Cameron Geddes, Cllr Olawale
Martins, Cllr Simon Perry and Cllr Dominic Twomey

Also Present: Cllr Princess Bright, Cllr John Dulwich, Cllr Adegboyega
Oluwole and Cllr Tony Ramsay

Apologies: Cllr Kashif Haroon

51. Declaration of Members’ Interests

There were no declarations of interest.

52. Minutes (18 March 2019)

The minutes of the meeting held on 18 March 2019 were confirmed as correct.

53. Farmhouse Venue, 649 Dagenham Road, Dagenham, RM7 OQX-
18/01909/FUL

The Principal Development Management Officer (PDMO) introduced a report
concerning the Farmhouse Venue, 649 Dagenham Road, Dagenham. The
application sought the erection of a temporary marquee in the grounds (on a
seasonal basis for up to 16 weeks per year) for use as a function venue for up
to 400 guests, including the provision of additional car parking spaces on land
between the existing Farmhouse Venue and the Millennium Centre car park.

The Farmhouse Venue, a former public house, previously known as the
Farmhouse Tavern, is a locally listed building situated within the Green Belt at
the junction of Dagenham Road with The Chase. It is surrounded by
Eastbrookend Country Park. The site was in use as an events venue, and had
planning permission for such use, which is subject to a condition limiting the
maximum number of guests to 180.

The PDMO stated that the proposed development on a seasonal basis would
be inappropriate in the Green Belt and there were no very special
circumstances to justify an exception to the policy. Further harm to the Green
Belt would be caused by loss of openness and visual amenity resulting from
the erection of the marquee and the use of the overspill parking area and a loss
of tranquility for users of the Country Park resulting from increased noise and
activity.

The PDMO also stated officers’ views that the siting of the proposed marquee
would be harmful to the setting of the existing locally listed building.
The PDMO stated that the applicant had provided a statement, included in the report, which set out what the applicant considered were very special circumstances to agree the application; however, these were not accepted by officers. The PDMO stated that there had been a similar and previous application submitted to the former Development Control Board in November 2017 which sought the erection of a permanent marquee, which had been refused. The new application sought consent for the same marquee but on a seasonal basis. Therefore, the harm and impact would be the same as with the previous application when the marquee is erected.

The PDMO advised that the application would also have an adverse effect on the local highways and create additional congestion. Transport officers had objected to the proposed increase in venue capacity, which they believed would lead to a great deal of concentrated queuing on Dagenham Road.

Ms Anam Junaid was invited by the Chair to address the Committee and spoke in support of the application. She had been one of the first clients to use the marquee and considered that the venue was very good. She was disappointed that this application was not supported by officers and felt the marquee should not have to come down. In her view, it was in keeping with the local environment.

Ms A Qureshi, the applicant’s agent, was invited by the Chair to address the Committee. She considered that there were special circumstances that should allow the application to be agreed and referred to an example from the London Borough of Hounslow where the Local Planning Authority had allowed such a marquee in a similar case and considered that it would be consistent to allow the application. She also felt that the temporary marquee was in keeping with the Green Belt. Ms Qureshi added that the marquee would provide benefits, in particular to the locality, and the application would provide employment in a deprived area. She further stated that the development would help to address a shortage of large events venues in the local area. She also considered that the application was in line with the Council’s parks and open spaces strategy.

John Roe, the applicant’s transport consultant, was invited by the Chair to address the Committee. He considered that there was no evidence that there would be a detrimental effect on local highways and that any additional traffic and noise at the site would be insignificant. He also stated that the overspill car park would not usually be fully used, because although the development would enable a maximum capacity of 400 guests, not every event would be this large.

Members supported the officers’ recommendations and the previous Inspector’s views that the application would be harmful. They also took into account the draft London Plan which referred to the protection of the Green Belt and sought to avoid harm to it from developments such as that proposed in this application.

Members were also concerned about the ecological impact of the application and the detrimental impact on wildlife, including protected species.

Members made clear that they supported local businesses; however, they felt that the principle of protecting the Green Belt, as stated in the London Plan,
was the overriding issue in this case, and that there were no special circumstances to allow the application to be granted. They recognised that there was a shortage of wedding venues in the Borough but this should be addressed as part of the planning framework. In addition, they considered that the application did not fall in line with the Council’s Parks and Open Spaces Strategy, although it was noted that the applicant’s representative had felt it was.

The Committee refused planning permission for the following reasons:

1. The proposed development (on a seasonal basis) would be inappropriate in the Green Belt and there are no very special circumstances to justify an exception to policy; further harm to the Green Belt would be caused by the loss of openness and visual amenity resulting from the erection of the marquee and the use of the overspill parking area, and a loss of tranquillity for users of the adjacent Country Park resulting from the increase in noise and activity associated with the use of the marquee that would be sited in close proximity to the boundary, contrary to policy CM3 of the Core Strategy, policy BP11 of the Borough Wide Development Policies Development Plan Document, policy 7.16 of the London Plan (2016), policy G2 of the draft London Plan and the National Planning Policy Framework.

2. The marquee, when erected, would be harmful to the character and open setting of the Farmhouse Tavern, a locally listed building, contrary to policies BP2 and BP11 of the Borough Wide Development Policies Development Plan Document.

3. The site is located in an area of poor public transport accessibility and the proposed marquee would significantly intensify the existing use attracting a large number of concentrated traffic movements, which given the siting of the access/egress of the venue and the adjacent bend in the road, would be harmful to highway safety and contribute to additional queuing and traffic congestion on Dagenham Road contrary to policy BR10 of the Borough Wide Development Policies Development Plan Document.

54. Unit A, Baytree Way, Dagenham, RM10 7FS (Secret Cinema)-19/00199/FUL

The Principal Development Management Officer (PDMO) introduced a report concerning Unit A, Baytree Way, Dagenham. The proposal in the application related to an existing warehouse building (Use Class B8) located within the former Sanofi Aventis manufacturing plant on the eastern side of Rainham Road South, Dagenham. The application sought permission for temporary change of use (April 2019 to May 2022) from warehouse to leisure (Use Class D2):

- to provide a series of special event film screenings with associated theatrical and musical entertainment; and
- use the external area of the application site for ancillary purposes and car parking for staff and disabled patrons.

The PDMO stated that the application was recommended for approval as the
The proposed development would deliver sustainable growth in line with the Borough Manifesto, London and Local Plans. It would also provide new employment opportunities by delivering approximately 40 full time and 225 part time jobs in a growing sector of the economy. The building would be used during the daytime for community purposes (i.e. to provide training, development and employment in the creative industries).

The PDMO added that the key issues for consideration were the audience capacity, impact on Dagenham East Station and the management of arrivals and departures of audience members. Officers had assessed these matters in consultation with London Underground Ltd and Transport for London. It was considered that the audience capacity would be acceptable as the arrival and departures of audience members would be appropriately managed and there would be no material impact on the ability of Dagenham East station to accommodate this capacity.

The PDMO stated further that the greatest impact of the proposal was likely to be on the wider Sanofi site. The Council's Environmental Health Officer considered that any impact on neighbouring occupiers could be mitigated through the imposition of appropriately worded conditions to protect neighbouring amenities.

Members welcomed the application and considered that it would revitalise the local area and that this facility was needed.

In answer to questions, Rob Haworth, the agent for the applicant, stated that there would be close links with the local community to include engagement with schools, however, the type of films shown would remain secret until a few minutes before screening and they would be exciting and innovative.

Members asked about consultations that had been held with the Designing Out Crime Officer in relation to the application. Mr Haworth confirmed that the applicant had been and would be working in partnership with the Police in order to secure the venue and ensure adequate security at the site.

The Committee granted planning permission, subject to the conditions set out in the report (with any amendments that might be necessary up to the issue of the decision, including any other conditions). The conditions are:

1. The use hereby permitted shall be discontinued and all fixtures, fittings and equipment removed on or before 1st May 2022.

   Reason: The use of the building for leisure purposes is not considered acceptable on a permanent basis as it would prejudice the future development of the site.

**Drawing Numbers**

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

   P-SC-DE-19-002 004
   103 Show Demise Rev F
Reason: For the avoidance of doubt and in the interests of proper planning.

**Event Management Plan**

3. Prior to the commencement of each new series of shows, an Event Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Events Management Plan shall include details of a fire strategy for each new event, operational timings for the shows, details of any changes to measures to manage and control crowds, details of any changes to servicing and refuse strategies and any changes to the location of outside smoking areas. Where outside smoking areas include a structure the details of any such structure should be included within the Events Management Plan. The events shall be managed in accordance with the details approved and thereafter maintained as such unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of protecting neighbouring and residential amenities in accordance with Policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

**Hours of Use and Servicing**

4. The use of the building for evening events and associated entertainment shall only be operational between the hours of 17:00-23:30 Wednesday-Saturday and 16:00-22:00 on Sundays unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of protecting neighbouring and residential amenities in accordance with Policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

5. The handling of bottles and movement of bins and rubbish is not permitted to take place outside the premises between the hours of 22:00 on one day and 07:00 the following day.

Reason: In the interest of protecting neighbouring and residential amenities in accordance with Policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

6. The delivery/collection of goods is only permitted to take place between the hours of 07:00 and 21:00 on any day.

Reason: In the interest of protecting neighbouring and residential amenities in accordance with Policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.
Employment Strategy

7. The use hereby permitted shall be implemented in accordance with the submitted Employment Strategy (Local Employment Strategy – Dagenham East submitted 27th March 2019).

Reason: In order to contribute to the local economy and local residents in need of employment and in accordance with the principles within Policy CC3 of the Core Strategy.

Noise

8. Noise from entertainment, including live and amplified music associated with the licensable activities / use hereby permitted, shall be controlled so as not to exceed the following numerical limits outside residential dwellings:

The external free-field LAeq (EN) (30 minute) shall not exceed +5dB above the typical LA90 (WEN) for the corresponding period (daytime 07:00 – 19:00, evening 19:00 – 23:00 and night time 23:00 – 07:00) as set out in the approved Noise Management Plan; and

The external free-field Leq,lin (EN) (30 minutes) shall not exceed the limits corresponding to Noise Rating curve (NR) 25 at octave band centre 63Hz and 125Hz, when measured or predicted inside the closest habitable rooms with windows partially open for ventilation. For the avoidance of doubt, these values shall be taken to be 65dB Leq,30min (63Hz octave band) and 54dB Leq,30min (125Hz octave band).

Reason: In the interest of protecting neighbouring and residential amenities in accordance with Policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

9. Noise from entertainment, including live and amplified music associated with the licensable activities/use hereby permitted, shall be controlled so as to not exceed a level of 55 LAeq dB (30 minute) when measured at a point 1 metre from the window to any bedroom at the Travelodge Hotel situated approximately 200 metres west of Unit A Baytree Way, Dagenham, Essex RM10 7FS.

Reason: In the interest of protecting neighbouring and residential amenities in accordance with Policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

10. The combined rating level of the noise from any plant installed pursuant to this permission shall not exceed the existing background noise level outside the window to any noise sensitive room. Any assessment of compliance with this condition shall be made according to the methodology and procedures presented in BS4142:2014.

Reason: In the interest of protecting neighbouring and residential amenities in accordance with Policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.
Lighting

11. The lighting of the development hereby permitted, is to be designed, installed and maintained so as to fully comply with The Association of Chief Police Officers - Secured by Design publication “Lighting Against Crime – A Guide for Crime Reduction Professionals”, ACPO SPD, January 2011. The design shall satisfy criteria to limit obtrusive light presented in Table 1, p25 of the guide, relating to Environmental Zone E3 – Medium district brightness areas - small town centre or urban locations.

Reason: In the interests of security and safety, to avoid light pollution and safeguard neighbouring amenity and in accordance with Policy BP11 of the Borough Wide Development Policies Development Plan Document.

Demolition and Construction Work

12. ‘Noisy’ demolition and construction work and associated activities are only to be carried out between the hours of 08:00 and 18:00 Monday to Friday and 08:00 and 13:00 Saturday with no work on Sundays or public holidays. ‘Noisy’ works are those which can be heard outside the boundary of the property. ‘Quiet’ works – i.e. those which cannot be heard outside the boundary of the property can take place at any time.

Reason: In the interest of protecting neighbouring and residential amenities in accordance with Policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

13. Demolition and construction work and associated activities are to be carried out in accordance with the recommendations contained within British Standard 5228:2009, “Code of practice for noise and vibration control on construction and open sites”, Parts 1 and 2.

Reason: In the interest of protecting neighbouring and residential amenities in accordance with Policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

Dust

14. Measures to control the emission of dust, dirt and emissions to air during construction to accord with the guidance provided in the document “The Control of Dust and Emissions during construction and demolition”, Mayor of London, July 2014 are to be implemented throughout the construction of the building.

Reason: In the interest of reducing the environmental impact of the construction and the impact on the amenities of neighbouring residents in accordance with Policy BP8 of the Borough Wide Development Policies Development Plan Document.

Implementation of Car Parking Areas

15. The car parking areas indicated on drawing No. P-SC-D-19-006 122 Rev F shall be constructed and marked out prior to the occupation of the
development, and thereafter retained permanently for the accommodation of vehicles of staff and not used for any other purpose with the exception of the accessible car parking spaces which can be offered to audience members.

Reason: To ensure that sufficient off-street parking areas are provided and not to prejudice the free flow of traffic or conditions of general safety along the adjoining highway in accordance with Policy BR9 of the Borough Wide Development Policies Development Plan Document.

**Cycle Parking**

16. Notwithstanding the details submitted in the planning application, the development shall make provision for cycle parking in accordance with a scheme that shall have been previously submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the commencement of the first event and thereafter retained permanently for the accommodation of cycles of staff and visitors to the premises and not used for any other purpose.

Reason: In the interests of promoting cycling as a sustainable and non-polluting mode of transport and in accordance with Policy BR11 of the Borough Wide Development Policies Development Plan Document.

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55. **YMCA, Rush Green Road, Romford, RM7 OPH- 19/00095/FUL**

The Principal Development Management Officer (PDMO) introduced a report concerning the YMCA, Rush Green Road, Romford. The proposed development was a 3-storey block of 39 supported housing accommodation units, providing specialist ‘move on’ housing accommodation provided by the YMCA on part of their existing site in Rush Green Road, Dagenham. The residents would have the use of existing community facilities provided on site and receive support from staff based there.

The PDMO confirmed that the application was acceptable in principle and in conformity with the Development Plan. It would contribute to housing supply and specifically the need for ‘move on’ accommodation identified within the draft London Plan. Such accommodation was aimed at supporting vulnerable adults including those at risk of, or recovering from, homelessness.

The PDMO advised that the London Borough of Havering had registered an objection to the application in respect of the lack of car parking. In this regard, the PDMO recommended the imposition of an additional condition that would require the submission for approval of a Car Parking Management Strategy in respect of the existing car park at the site, in order to seek to address these concerns.

Members expressed concern about the fire safety standards for the application. Lorna Jackson, the applicant’s architect confirmed that these had all been addressed and this included the installation of sprinklers.

The Committee **granted** planning permission, subject to the conditions set out in the report (plus the additional condition (see no. 32 below)) and (with any amendments that might be necessary up to the issue of the decision, including
any other conditions) and the completion of a S106 legal agreement securing:

- 100% sub-market housing provided as ‘move on’ supported accommodation in association with the services provided onsite by the YMCA;
- A Local Labour and Business Agreement; and
- A carbon offset contribution estimated at £29,770.

The conditions to the planning permission are:

**Time limit**

1. The development permitted shall be begun before the expiration of three years from the date of this permission.

   **Reason:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

**Plan numbers**

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

   ROM-ACM-XX-XX-RP-ZZ-002
   ROM-ACM-XX-XX-RP-ZZ-005
   ROM-ACM-XX-XX-RP-ZZ-006
   ROM-RSH-XX-02-DR-AR-20013
   ROM-RSH-XX-EA-DR-AR-22030
   ROM-RSH-XX-EA-DR-AR-22130
   ROM-RSH-XX-NO-DR-AR-22010
   ROM-RSH-XX-NO-DR-AR-22110
   ROM-RSH-XX-RF-DR-AR-20014
   ROM-RSH-XX-RF-DR-AR-20100
   ROM-RSH-XX-RF-DR-AR-20101
   ROM-RSH-XX-RF-DR-AR-20110
   ROM-RSH-XX-RF-DR-AR-20111
   ROM-RSH-XX-RF-DR-AR-20112
   ROM-RSH-XX-SO-DR-AR-22020
   ROM-RSH-XX-SO-DR-AR-22120
   ROM-RSH-XX-WE-DR-AR-22040
   ROM-RSH-XX-WE-DR-AR-22140
   ROM-RSH-XX-XX-DR-AR-21010
   ROM-RSH-XX-XX-DR-AR-21050
   ROM-RSH-XX-XX-DR-AR-21110
   ROM-RSH-XX-XX-DR-AR-21150
   ROM-RSH-XX-XX-DR-AR-27100
   ROM-RSH-XX-XX-DR-AR-60100
   ROM-RSH-XX-00-DR-AR-20012
   ROM-RSH-XX-XX-RP-AR-00001

   **Reason:** For the avoidance of doubt and in the interests of proper planning.
Materials

3. No development above ground level shall take place until details/samples of all materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved materials.

Reason: To protect or enhance the character and amenity of the area in accordance with policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

Details of landscaping

4. No development above ground level shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping for the site which shall include indications of all existing trees, shrubs and hedgerows on the site and details of those to be retained.

Reason: To safeguard and improve the appearance of the area in accordance with policy BP11 of the Borough Wide Development Policies Development Plan Document and Section 197 of the Town and Country Planning Act 1990.

Landscaping implementation

5. The landscaping scheme as approved in accordance with condition No. 4 shall be carried out in the first planting and seeding seasons following the occupation of the building or completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To secure the provision and retention of the landscaping in the interests of the visual amenity of the area and in accordance with policy BP11 of the Borough Wide Development Policies Development Plan Document and Section 197 of the Town and Country Planning Act 1990.

Details of hard landscaping

6. No development above ground level shall take place until a scheme showing those areas to be hard landscaped and the details of that hard landscaping have been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be carried out prior to the occupation of the development and thereafter permanently retained.

Reason: To safeguard and improve the appearance of the area in accordance with policy BP11 of the Borough Wide Development Policies Development Plan Document.
Details of cycle parking

7. The approved development shall make provision for cycle parking in accordance with a scheme that shall have been previously submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the occupation of the development and thereafter retained permanently for the accommodation of cycles of occupiers and visitors to the premises and not used for any other purpose.

Reason: In the interests of promoting cycling as a sustainable and non-polluting mode of transport and in accordance with policy BR11 of the Borough Wide Development Policies Development Plan Document.

Refuse strategy

8. Prior to occupation of the development the Refuse Strategy set out at Section 4.7.5 of the submitted Design and Access Statement shall be implemented and the Strategy shall thereafter be maintained.

Reason: To provide satisfactory refuse storage provision in the interests of the appearance of the site and locality in accordance with policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

Contamination risk assessment

9. An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency’s ‘Model Procedures for the Management of Land Contamination, CLR 11’.
Remediation scheme

10. A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

11. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Verification report

12. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority.

Unexpected contamination

13. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 9, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 10, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 11.

14. Where indicated by the remediation strategy a monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority.

Reason for Conditions 9 to 14: Details and remediation is required prior to commencement in order to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with policy BR5 of the Borough Wide Development Policies Development Plan Document.
**Construction hours**

15. No deliveries, external running of plant and equipment or demolition works, other than internal works not audible outside the site boundary, shall take place on the site other than between the hours of 0800 to 1800 on Monday to Friday and 0800 to 1300 on Saturday and not at all on Sundays, Public or Bank Holidays without the prior written permission of the Local Planning Authority.

Reason: To ensure that the proposed construction work does not cause undue nuisance and disturbance to neighbouring properties at unreasonable hours and in accordance with policy BP8 of the Borough Wide Development Policies Development Plan Document.

**Dust control**

16. Measures to control the emission of dust, dirt and emissions to air during construction which are to accord with the guidance provided in the document “The Control of Dust and Emissions during construction and demolition”, Mayor of London, July 2014 are to be implemented throughout the works to which this permission relates.

Reasons: In the interests of preventing pollution and protecting residential amenity and in accordance with policies BR13, BR14, and BP8 of the Borough Wide Development Policies Development Plan Document.

**Noise and vibration control**

17. Construction work and associated activities are to be carried out in accordance with the recommendations contained within British Standard 5228:2009, "Code of practice for noise and vibration control on construction and open sites", Parts 1 and 2.

Reason: In order to minimise the environmental impact of the construction and the impact on the amenities of neighbouring residents in accordance with policy BP8 of the Borough Wide Development Policies Development Plan Document.

**Lighting details**

18. The external lighting of the development hereby permitted, is to be designed, installed and maintained so as to fully comply with The Association of Chief Police Officers - Secured by Design publication “Lighting Against Crime – A Guide for Crime Reduction Professionals”, ACPO SPD, January 2011. The design shall satisfy criteria to limit obtrusive light presented in Table 1, p25 of the guide, relating to Environmental Zone E3 – Medium district brightness areas - small town centre or urban locations. The scheme shall also be designed to minimise light spillage and shall be designed in accordance with the guidance of the advice note: ‘Bats and Lighting in the UK’ [https://www.bats.org.uk/about-bats/threats-to-bats/lighting](https://www.bats.org.uk/about-bats/threats-to-bats/lighting). Reason: In the interests of residential amenity, crime prevention and the protection of biodiversity and in accordance with policies BP8, BP11, BC7 and BR3 of the
No piling

19. No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: In the event that piling is proposed details are required prior to commencement in order to prevent damage to underground sewerage utility infrastructure located in the vicinity of the site and in accordance with policy BR4 of the Borough Wide Development Policies Development Plan Document.

Flood risk assessment

20. The development shall be carried out in accordance with the submitted Flood Risk Assessment and Drainage Strategies document, ref. ROM-ACM-XX-XX-RP-ZZ-004 Rev. 2, and the associated surface water attenuation measures including the construction of the swale shall be installed prior to the occupation of the approved accommodation and thereafter maintained.

Reason: In order to minimise the risk of flooding and in accordance with policy BR4 of the Borough Wide Development Policies Development Plan Document.

Accessible housing

21. Before occupation 4 of the residential units provided shall be constructed to, or capable of easy adaptation to, Building Regulations Optional Requirement Approved Document M4(3) Category 3: (Wheelchair user dwellings) and the remaining 35 residential units shall comply with Building Regulations Optional Requirement Approved Document M4(2) Category 2: Accessible and adaptable dwellings (2015 edition), with the exception that lift access is not required to the upper floors. Evidence of compliance shall be notified to the building control body appointed for the development in the appropriate Full Plans Application, or Building Notice, or Initial Notice to enable the building control body to check compliance.

Reason: To ensure that accessible housing is provided in accordance with policy 3.8 of the London Plan.

Tree protection

22. Tree protection measures shall be put in place for the duration of the construction of the development hereby permitted in accordance with the details set out within Appendix E of the submitted Arboricultural Impact Assessment Report ref. ROM-ACM-XX-XXRP-ZZ-005 Rev. 1.

Reason: To ensure that retained trees are adequately protected during the
construction phase in accordance with policy CR2 of the Core Strategy and policies BR3 and BP11 of the Borough Wide Development Policies Development Plan Document and Section 197 of the Town and Country Planning Act 1990

Landscape and ecological management plan

23. A landscape and ecological management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas shall be submitted to and approved in writing by the Local Planning Authority. The landscape and ecological management plan shall be carried out as approved in the first planting season following the occupation of the development, and any subsequent variations shall be agreed in writing by the Local Planning Authority. The scheme shall include the following elements:

- Details of planting plans;
- Detailed plans for the new landscape e.g. cross sections and plan layouts;
- Details of maintenance regimes;
- Details of any new habitat created on site; and
- Details of management responsibilities.

Reason: To ensure the protection of wildlife and supporting habitat, also to secure opportunities for enhancing the site’s nature conservation value in accordance with paragraph 170 and 175 of the National Planning Policy Framework and policy BR3 of the Borough Wide Development Policies Development Plan Document.

Travel Plan

24. Prior to the occupation of the development a Travel Plan for the accommodation shall be implemented in accordance with the details set out within the Framework Travel Plan at Section 6 of the submitted Travel Statement ref. ROM-ACM-XX-XX-RP-ZZ-009. The Travel Plan shall thereafter be monitored and maintained.

Reason: In order to encourage the use of sustainable transport and in accordance with policy BR10 of the Borough Wide Development Policies Development Plan Document.

Water efficiency

25. Before occupation the proposed dwellings shall comply with the water efficiency optional requirement in paragraphs 2.8 to 2.12 of the Building Regulations Approved Document G. Evidence of compliance shall be notified to the building control body appointed for the development in the appropriate Full Plans Application, or Building Notice, or Initial Notice to enable the building control body to check compliance.

Reason: In order to conserve water and to reduce the demand on the mains drainage system and in accordance with policy BR4 of the Borough Wide Development Policies Development Plan Document and policy 5.15 of the
London Plan.

Energy Strategy

26. The development shall be carried out in accordance with the submitted Energy Strategy ref. ROM-ACM-XX-DD-RP-ZZ-002 and the renewable energy generating equipment shall thereafter be maintained.

Reason: To ensure compliance with the proposed energy strategy in accordance with policy 5.2 of the London Plan and policy BR2 of the Borough Wide Development Policies Development Plan Document.

Bird/bat boxes

27. The development shall not be occupied until bird nesting and bat roosting boxes have been installed on the building or in any trees on the site in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority. The details shall accord with the advice set out in “Biodiversity for Low and Zero Carbon Buildings: A Technical Guide for New Build” (Published by RIBA, March 2010) or similar advice from the RSPB and the Bat Conservation Trust.

Reason: In order to preserve and enhance the Borough’s natural environment and to comply with policy CR2 of the Core Strategy, policy BR3 of the Borough Wide Development Policies Development Plan Document and policy 7.19 of the London Plan.

Vegetation clearance - birds

28. There shall be no vegetation clearance or tree works during the bird breeding season (February to September). If this is not possible, a nesting bird survey should be carried out by a qualified ecologist no more than 2 days prior to the works. If nesting birds are found:

i. works to that part of the site shall be delayed until the nesting season is over and the fledglings have left the area and a qualified ecologist’s report has been submitted to the Local Planning Authority to confirm this;
ii. a strategy shall be submitted to and approved in writing by the Local Planning Authority to ensure the nesting birds are not disturbed by any other works taking place on the site.

Reason: In order to prevent harm to wildlife habitats and in accordance with policy BR3 of the Borough Wide Development Policies Development Plan Document.

Vegetation clearance - reptiles

29. There shall be no vegetation clearance until the submission to and approval in writing by the Local Planning Authority of a strategy to avoid harm to reptiles, which shall be in accordance with the details set out within the submitted Preliminary Ecological Appraisal. Any vegetation clearance shall be carried out in accordance with the approved strategy.
Crime prevention

30. No development above ground level shall take place until a scheme showing the provisions to be made for external lighting, CCTV coverage, access control, and any other measures to reduce the risk of crime, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been implemented. Thereafter the approved measures shall be permanently retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to provide a good standard of security to future occupants and visitors to the site and to reduce the risk of crime in accordance with policy BP11 of the Borough Wide Development Policies Development Plan Document.

Fire Statement

31. No development above ground level shall commence until a Fire Statement has been submitted to and approved in writing by the Local Planning Authority. The Fire Statement shall be produced by an independent third party suitably qualified assessor which shall detail the building’s construction, methods, products and materials used; the means of escape for all building users including those who are disabled or require level access together with the associated management plan; access for fire service personnel and equipment; ongoing maintenance and monitoring and how provision will be made within the site to enable fire appliances to gain access to the building. The development shall be carried out in accordance with the approved details.

Reason: In order to provide a safe and secure development in accordance with policy CP3 of the Core Strategy and policy D11 of the Draft London Plan.

32. The development shall not be occupied until the implementation of a Car Parking Management Strategy for the onsite car park which shall have been submitted to and approved in writing by the Local Planning Authority. The Strategy shall demonstrate the proposed level of provision of parking for residents of the development hereby approved, taking account of the existing parking demand at the site. The Strategy shall thereafter be maintained.

Reason: In order to ensure that the development does not result in an increase in parking demand within surrounding streets in the interests of highway safety and the amenity of neighbouring residents and in accordance with policies BR9, BR10 and BP8 of the Borough Wide Development Policies Development Plan Document.

56. Town Planning Appeals

The Committee noted details of appeals lodged and determined in the period.
57. **Delegated Decisions**

The Committee noted details of delegated decisions for the period 1-29 March 2019.