Present: Cllr Muhammad Saleem (Chair), Cllr John Dulwich (Deputy Chair), Cllr Faruk Choudhury, Cllr Edna Fergus, Cllr Cameron Geddes, Cllr Simon Perry and Cllr Dominic Twomey.

Apologies: Cllr Andrew Achilleos, Cllr Mick McCarthy and Cllr Foyzur Rahman.

32. Declaration of Members' Interests

There were no declarations of interest.

33. Minutes (11 November 2019)

The minutes of the meeting held on 11 November 2019 were confirmed as correct.

34. Samuel Garside House & Ernest Websdale House, 2 De Pass Gardens, Harlequin Close, Barking Riverside, Essex IG11 0FQ - 19/01571/FUL

The Principle Planning Officer (PPO) introduced a report on an application from Bellway Homes Limited which following a fire in June 2019, sought permission for the removal of all the timber balustrading, screening, decking, soffits and facias from the balconies of Samuel Garside House and Ernest Websdale House, 2 De Pass Gardens, Harlequin Close, Barking Riverside, Barking and their replacement with suitable non-combustible materials.

The PPO explained that given the background to this matter two public meetings were arranged during the Summer by the applicant to discuss the design options, from which as a result of feedback, residents favoured an option of like for like metal replacement.

The application was subject to a consultation which involved over 400 letters being sent to surrounding properties with requisite site notices being placed around the site. This resulted in three responses, one of which objected to the proposed design in favour of an alternative option.

The Committee heard from a local resident on behalf of a registered speaker who objected to the colour of the materials suggesting that it differed from that indicated at the public meetings.

The Committee then heard from the Technical Director of Bellway Homes who provided a summary of the company’s response to the fire, the options explored for the replacement of the balconies and the outcomes of the public meetings, which included the residents’ preference of replacement including materials and colour.
The Technical Director concluded his presentation by outlining the timetable for the works, which subject to approval, would commence on 16 January 2020 with an expected completion by May 2020.

In response to a question regarding the expected completion of the works, the Technical Director explained that the Company were aiming to reduce the level of disruption to residents by minimising the amount of scaffolding necessary across the two blocks. Due to the design of the structures, the balconies needed to be removed and replaced in vertical stacks which would take longer to complete. Once the contractors were on site, it was anticipated that the completion date could be sooner although this would be partly reliant on the cooperation of residents clearing their balconies. A dedicated project officer to liaise/communicate with residents regarding the works had been appointed by Southern Housing Association and the Residential Management Group who owned/managed the blocks. Reference was made to the project execution plan which detailed the programme and sequence of works.

In response to the presentation the Committee asked a series of questions about exploratory works that had already commenced on a number of void properties as well as the opportunities to accelerate the programme of the works prior to Christmas which Bellway were prepared to consider subject to consultation with residents. Accordingly,

The Committee **resolved to grant** planning permission subject to the conditions set out in full at section 10 of the report as amended by a subsequent supplementary report circulated at the meeting and summarised below:

**Summary of Conditions**

1. Period of compliance
2. In accordance with approved plans
3. Compliance with materials
4. In accordance with the Project Execution Plan dated December 2019, and
5. Landscaping details

35. **Former Grays Court Community Hospital, John Parker Close, Dagenham - 19/01486/FUL**

The Graduate Development Management Officer (GDMO) introduced a report regarding an application from London Borough of Barking & Dagenham seeking a change of use from a community hospital (Use Class D1) to temporary accommodation (sui generis) with retention of existing GP out-of-hours service (Use Class D1) and associated internal refurbishment to provide a maximum of 62 temporary accommodation rooms; ancillary office space for on-site staff and ongoing GP out-of-hours service; minor external alterations and ancillary works on the site of the former Grays Court Community Hospital, John Parker Close, Dagenham.

No comments were received in response to the standard public consultation exercise which involved a total of 269 letters being sent to neighbouring properties along with requisite site notices being placed around the site.
In response to an observation in respect to the application it was confirmed that the planned management approach to the development would ensure that there was no overcrowding of the rooms thereby providing adequate facilities to support the number of proposed tenants in the temporary accommodation.

The Committee **resolved to grant** planning permission subject to completion of a S106 Agreement securing the obligations set out in full at section 7.5 of the report and summarised below, with any amendments that might be necessary up to the issue of the decision:

**Summary of S106 Obligations**

a) Secure and maintain rent levels no higher than Local Housing Allowance or such proportion of the Local Housing Allowance as may be set by the Council, whichever is the lower; and

b) Secure an Employment, Skills and Suppliers Plan ensuring that a minimum of 25% of labour and suppliers required for the construction of the development are drawn from within the Borough.

**Summary of Conditions**

1. Time Limit
2. Plan Numbers
3. Boundary Treatment Details
5. Cycle Parking (compliance)
6. Refuse Storage (compliance)
7. Security Strategy
8. Energy Strategy (compliance)
9. Unexpected Contamination
   Construction Management (compliance)

36. **Local Plan Update Report**

The Chief Planning Director (CPD), Be First presented a report informing the Committee on the progress with the development of the Local Plan, which the Council had a statutory duty to update. This included:

- an outline of the proposed approach to key planning policies,
- the proposed direction of travel,
- the regeneration visions across the Borough over the Plan period to 2034, and
- details of the engagement strategy for internal and external stakeholders.

The public consultation around the engagement strategy was due to run until the end of February 2020 in conjunction with the Council’s ‘Borough and Me’ Campaign which was due to commence post-Christmas.
In line with national guidance the Local Plan must have regard to the emerging London Plan which is itself being finalised and is expected to be adopted in March 2020, and which is subject to an update report under minute 37. Consequently, in the light of the publication of the London Plan it might prove necessary to make some minor adjustments to the Local Plan, a further report on which would be presented to the Committee in March 2020.

A link to the Local Plan including the diagram summarising the emerging Local Plan evidence base would be sent to all Members of the Council.

37. Emerging London Plan Update Report

The Chief Planning Director (CPD) updated the Committee on the emerging London Plan which is expected to be adopted in March 2020 ahead of the Mayoral elections in May 2020. The Plan was subject to an independent examination by a Panel of Planning Inspectors earlier in the year which resulted in the publication of a report in October 2019.

The update included a summary of the direction of travel for key planning policies relevant to LBBD, as well as those relevant recommendations from the Panel report and speculation on their implications for the Borough. Those areas covered housing delivery targets, specifically on smaller sites, the re-designation and management of land for industrial use, review of the Green Belt, sustainability and the environment, minimum car and cycle parking standards and an assessment of gypsy and travellers’ accommodation needs.

A number of comments were expressed by Members in the context of the Borough’s local plan including emphasising the importance of adhering to secure by design principles in local developments, the principal of which was recognised by the CPD, the priority given to Barking Riverside in relation to helping to meet London’s overall housing target, and the plans for the development of Barking Town Centre over the next 15 years. In response to the latter the CPD explained that the Local Plan provides for three masterplans for BTC building on the growing vibrancy of the area.

The report was noted.