MINUTES OF
DEVELOPMENT CONTROL BOARD

Monday, 7 November 2016
(7:00 - 9:22 pm)

Present: Cllr Sanchia Alasia (Chair), Cllr Faraaz Shaukat (Deputy Chair), Cllr Abdul Aziz, Cllr Peter Chand, Cllr Faruk Choudhury, Cllr Irma Freeborn, Cllr Cameron Geddes, Cllr Syed Ghani, Cllr Rocky Gill, Cllr Kashif Haroon, Cllr Giasuddin Miah, Cllr Margaret Mullane, Cllr Chris Rice, Cllr Dominic Twomey and Cllr Jeff Wade

Also Present: Cllr Mick McCarthy, Cllr Tony Ramsay and Cllr Phil Waker

Apologies: Cllr Edna Fergus and Cllr Bill Turner

37. Declaration of Members’ Interests

There were no declarations of interest.

38. Minutes (10 October 2016)

The minutes of the meeting held on 10 October 2016 were confirmed as correct.

39. Barking and Dagenham College of Technology, Dagenham Road, Rush Green- 15/00887/FUL

At the commencement of this agenda item, the Chair proposed to the Board that the application should be deferred to the next meeting on 12 December 2016, pending a visit by the Development Control Board Visiting Sub-Committee to the College. However, following discussion and a vote, the Board agreed to hear this application as scheduled.

The Chair highlighted that Barking and Dagenham College had written to Board members. They were very concerned about this and the Chair asked them to ignore it as part of their decision making process.

The Development Management Manager introduced a report on an outline application relating to the development of up to 125 houses and flats on land adjacent to Barking and Dagenham College campus at Rush Green. The site lay to the south of the College buildings and included the main College car park, together with a substantial area of landscaped open space to the south and west of the car park. The site bordered Eastbrookend Country park to the south and Central Park to the west. The purpose of the development was as an enabling development that was to produce funds for the purpose of the College to refurbish part of its estate being known as ‘Block D.’

The whole of the proposed development site lay within the Green Belt, and according to the statutory guidance, ‘National Planning Policy Framework’ (NPPF) such development would be ‘inappropriate’ within the Green Belt by
definition. The guidance stated that such inappropriate development should not be approved unless there were ‘very special circumstances’ that clearly outweighed the harm by reason of inappropriateness, and any other harm caused by the proposed development.

It was the College’s view that the refurbishment of its D Block could not be funded in any other way than to submit this application for housing development. The college further considered that failure to generate funds in this way would threaten its long term capability.

It was concluded in the report that there are not very special circumstances that would clearly outweigh the harm to the Green Belt that would be caused by the proposed residential development. It was therefore recommended that planning permission be refused.

The Chair invited Laurence Clarke, an Objector to the application, to address the Board. He expressed concern about severe parking issues in the vicinity to the College and considered that these would considerably worsen if the application were approved particularly in relation to new housing which would exacerbate the problems and impact upon the local environment. He said the College claimed they had no alternative to this application however he urged them to consider other ways of reducing costs such as lend-lease projects and raising funds e.g. letting out the premises for catering, gym and other events such as concerts or dances. He asked the Board to reject the application owing to its negative impact upon the local environment.

The Chair invited Marcus Krebsz, an objector to the application, to address the Board. He advised that he had been the initiator of the earlier Safer Green Belt petition and he had 200 comments on this, all against the application. He lived in the locality and agreed with officers’ recommendation to refuse the application. Currently traffic was very bad and would worsen considerably if the application were agreed. Economic benefits should be for the whole community and not just the College and considered that if the application were approved, it would be called in by the GLA. He felt that the housing development proposed would be for private ownership and not affordable and that it was contrary to the Council’s priorities and asked the Board to refuse the application.

The Chair asked Councillor Mick McCarthy, Eastbrook Ward Member and an objector to the application, to address the Board. He stated that he had been a Governor at the College for a number of years and felt that it had gone on a spending spree and now had tight budgets. He added that he had lived in the locality all his life and this application had been submitted over 1 year ago and local residents were very unhappy with this application and no letter of supporting this application had been made. In terms of the need for Block D refurbishment, he referred to Elutec and the forthcoming Coventry University which was nearby. The development was very unfavourable and detrimental to the area. He was particularly concerned to ensure the preservation of Eastbrookend Country Park and the green belt and urged the Board to reject the application, in line with officers’ recommendation.

The Chair asked Councillor Tony Ramsay, Eastbrook Ward Member and an objector to the application, to address the Board. He considered that the application and proposed development would have a negative impact upon the
The local community and the Green Belt should be preserved. In addition, he felt that Eastbrookend Country Park was the jewel in the borough’s crown. There were a wide number of objectors in the locality and the College needed to develop a viable financial local plan and rebuild its relationship with the local people. He asked the Board to reject the application.

The Chair asked Councillor Evelyn Carpenter to address the Board. She felt that the transport issues identified could be resolved and stated that the Green Belt land adjacent to the College was not used as there was no public access as such and in any case initiatives such as green roofs and screening could be used to shield the development. She asked the Board to agree the application and asked them to consider that the College was under threat from continuing funding cuts. She considered that the College was an excellent further education resource and the local community would want it to survive. She added that there were a large number of borough students attending the college and this included 200 from Eastbrook and River Wards.

The Chair asked Yvonne Kelly, Chief Executive of Barking and Dagenham College, to address the Board. She highlighted the important role that the College played in the borough by skilling students and building a good reputation and also referred to the Technical Skills Academy. She wanted the College to provide cutting edge facilities at the Rush Green campus and stated that the GLA had welcomed these proposals. The College had given very careful consideration to developing block D and had exhausted all other financial options in financing its refurbishment. She accepted that officers had recommended refusal but asked the Board to consider that there were special circumstances to build on the Green Belt and approve the application. The new D Block referred to in the application was pivotal to the college and the College could not finance its expansion plans without selling off some land for housing. This was about enhancing educational opportunities for young people and she asked the Board to agree the application.

Members felt that the provision of educational opportunities at the college was important but were mindful that the Green Belt should be protected and took into account the views of Eastbrook ward members who had spoken against the application. They felt that to agree the application would also set a precedent across the borough.

(Councillor Aziz arrived during the discussion on this item and in accordance with the Council Constitution (Part 5, Chapter 2, paragraph 7.1) was not permitted to take part in the discussion or vote on the item as he had not been present through the entire discussion.)

(At the conclusion of this item, the Board adjourned from 8.10-8.20 pm)

The Board refused planning permission for the following reasons:

1. The proposed residential enabling development would be inappropriate in the Green Belt, would conflict with the purposes of the Green Belt, and would harm its openness and visual appearance, and the harm that would be caused to the Green Belt is not clearly outweighed by other considerations. Planning permission should therefore be refused in accordance with policy CM3 of the
Core Strategy, policy 7.16 of the London Plan, and paragraphs 87 and 88 of the NPPF.

2. The proposed access arrangement, utilising the existing College access to serve both the residential development and the College car park, would result in increased usage, and an increase in conflicting right turn vehicle movements at the junction with Dagenham Road that would be detrimental to highway safety and the free flow of traffic, contrary to policy BR10 of the Borough Wide Development Policies Development Plan Document.

40. **Civic Centre, Rainham Road North, Dagenham-16/01390/FUL and 16/01391/LBC**

The Development Management Manager introduced a report on the application relating to the Civic Centre, Rainham Road North, Dagenham. The planning and listed building consent applications related to a change of use of the Civic Centre from Class B1 (local government offices) to D1 (higher education institution) in order to accommodate a new campus for Coventry University London. In order to accommodate the new use it would be necessary to undertake refurbishment of the building which included the demolition of walls, improvements to circulation and fire access and egress, additional or replacement power points, and new flooring and ceilings. It was anticipated that the new campus would be fully operational by 2021/22 and that the application would provide a new lease of life for the building once council staff vacated it in 2017.

The Chair invited John Ditchman, on behalf of Coventry University (the applicant) to address the Board. He advised that the University would be bringing higher education courses to the borough and the Civic Centre conversion would be compatible and a wonderful building which the University wished to preserve. At present, the Civic Centre was a council office but he wanted the new University Campus to be accessible to the local community with courses led by local demand. The University were keen to find other community use for the campus and this would include working with other educational providers such as schools and higher education bodies. He added that the alterations to the building would be minimal and it was intended to work with the community to maintain the University as part of the civic life of the borough.

The Chair invited Councillor Phil Waker to address the Board. Although he did not disagree with the tenet of the report allowing for public access for the proposed new University site, he considered that it was too vague. He felt that the application should include a firm commitment for rooms to be available for local people to consult their elected representatives. He added that local residents would find it hard to travel to Barking to consult their councillors and it could lead to discontent. He asked the Board to refuse the application pending greater thought on its future community usage.

Members requested that when an application is submitted to discharge condition 14, which stated “prior to the occupation of the development hereby permitted a Community Use Scheme for the Civic Centre shall be submitted to and approved in writing by the Local Planning Authority”, that it shall be presented to the Board for determination.
The Board **granted** planning permission and listed building consent subject to the conditions listed in this report (with any amendments that might be necessary up to the issue of the decision notices).

**Planning Application Conditions:**

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).

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

   - 02-00-DR-A-0001 P6
   - 02-00-DR-A-1001 P3
   - 02-00-DR-A-1002 P3
   - 03-ZZ-DR-A-0001 P5
   - 03-ZZ-DR-A-1001 S3-3
   - 04-XX-DR-A-0001 S3-1
   - 04-XX-DR-A-1001 S3-1
   - 05-XX-DR-A-0001 S3-2
   - 05-XX-DR-A-0002 S3-2
   - 05-XX-DR-A-1001 S3-1
   - 05-XX-DR-A-1002 S3-1
   - C6-ZZ-DR-A-0001 P4
   - 22-ZZ-DR-A-0001 P4
   - 32-ZZ-DR-A-0001 P4
   - 35-ZZ-DR-A-0001 P4
   - 40-ZZ-DR-A-0001 P4
   - 40-ZZ-DR-I-0002 P3

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

3. The use hereby permitted shall be carried on by Coventry University London only and no other party, person or company.

   **Reason:** In order to ensure that any alternative use or occupier of the building is compatible with the special architectural and historic nature of the building, and in accordance with policy CP2 of the Core Strategy and policy BP2 of the Borough Wide Development Policies Development Plan Document.

4. Demolition and construction work and associated activities shall be carried out in accordance with the submitted Construction Method Statement prepared by Willmott Dixon Interiors. Minor amendments may be agreed in writing from time to time by the Local Planning Authority.

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

5. Demolition and construction work and associated activities are to be carried out in accordance with the following:

- British Standard 5228:2009, “Code of Practice for Noise and Vibration Control on Construction and Open Sites”, Parts 1 and 2; and

- Measures to control the emission of dust, dirt and emissions to air provided in the document “The Control of Dust and Emissions During Construction and Demolition”, Mayor of London, July 2014; including but not confined to, non road mobile machinery (NRMM) requirements.

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

6. Demolition and construction work and associated activities shall be carried out in accordance with the submitted Construction Logistics Plan prepared by Willmott Dixon Interiors. Minor amendments may be agreed in writing from time to time by the Local Planning Authority.

Reason: In order to minimise the impact of construction on the free flow of traffic on the local highway network and in the interests of highway safety, and in accordance with policy BR10 of the Borough Wide Development Policies Development Plan Document and policy 6.3 of the London Plan.

7. Demolition and construction work and associated activities, other than internal works not audible outside the site boundary, 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 without the prior written permission of the Local Planning Authority. Any works which are associated with the generation of ground borne vibration are only to be carried out between the hours of 08:00 and 18:00 Monday to Friday.

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

8. The car parking areas indicated on drawing No. 02-00-DR-A-0001 Rev P6 shall be constructed and marked out prior to the occupation of the development, and thereafter retained permanently for the accommodation of vehicles of students, staff and visitors to the premises and not used for any other purpose.

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.
9. The 12 car parking spaces indicated on drawing No. 02-00-DR-A-0001 Rev P6 shall be constructed and marked out prior to the occupation of the development as accessible parking bays (to be clearly marked with a British Standard disabled symbol). 16 of the car parking spaces shall include electric vehicle charging points with an additional 16 of the car parking spaces to be provided with the infrastructure in place to allow for future installation. The car parking spaces and charging points shall thereafter be retained permanently for students, staff and visitors to the premises and not used for any other purpose.

Reason: To ensure and promote easier access for disabled persons and to encourage the use of electric cars in order to reduce carbon emissions, in accordance with policies BC2, BR9 and BR10 of the Borough Wide Development Policies Development Plan Document and policy 6.13 of the London Plan.

10. The 330 cycle parking spaces indicated on drawing No. 02-00-DR-A-0001 Rev P6 shall be implemented prior to occupation of Phase 1 of the development as indicated on drawing No. C6-ZZ-DR-A-0001 Rev P4, with the exception of those spaces affected by construction works to the rear of the building under Phase 2 of the development, as indicated on drawing No. C6-ZZ-DR-A-0001 Rev P4, which shall be provided prior to occupation of Phase 2 of the development. Thereafter the cycle parking spaces shall be retained permanently for the accommodation of bicycles of students, 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.

11. All new external works and finishes and works of making good to the retained fabric, shall match the existing original adjacent work with regard to the methods used and to the material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by condition attached to this consent.

Reason: To preserve the character of the building and locality and in accordance with policies CP2 and CP3 of the Core Strategy and policies BP2, BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

12. Detailed scale drawings and material specifications/samples in respect of the following works shall be submitted to and approved in writing by the Local Planning Authority prior to the relevant work commencing:

a) replacement external steps and railings to the rear entrance of the building and associated stair lift;

b) additional fire escape stair and exit from the ground floor north corridor to the rear of the building; and

c) new cycle store and bin store.

The relevant work shall be carried out in accordance with the approved details.
Reason: To preserve the character of the building and locality and in accordance with policies CP2 and CP3 of the Core Strategy and policies BP2, BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

13. Prior to occupation of the development hereby permitted a full Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include proposals for minimising car-borne travel and encouraging walking, cycling and the use of public transport. The Travel Plan shall include details of funding, implementation, monitoring and review. The approved Travel Plan shall be implemented and monitored in accordance with the approved scheme.

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 and policy 6.3 of the London Plan.

14. Prior to occupation of the development hereby permitted a Community Use Scheme for the Civic Centre shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To secure well-managed community access to the Civic Centre in accordance with policy CC2 of the Core Strategy and policy 3.18 of the London Plan.

15. No part of the development hereby permitted shall be occupied until a Car Parking Management Plan has been submitted to the Local Planning Authority for approval in writing. The Car Parking Management Plan is to develop a parking strategy which details the rationale behind car parking allocation to staff, students and visitors. The development shall only be implemented in accordance with the details approved and the approved Plan shall be permanently retained for the lifetime of the development.

Reason: To ensure that off-street car parking spaces are effectively managed and so as not to prejudice the free flow of traffic on the local highway network, in accordance with policies BR9 and BR10 of the Borough Wide Development Policies Development Plan Document and policy 6.13 of the London Plan.

16. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development falling within Class N in Part 7 of Schedule 2 to that Order shall be carried out without the prior written permission of the Local Planning Authority.

Reason: To protect the setting of the listed building, and in accordance with policy CP2 of the Core Strategy and policy BP2 of the Borough Wide Development Policies Development Plan Document.

**Listed Building Consent Conditions**

1. The works must be begun not later than the expiration of three years beginning with the date on which consent is hereby granted.
Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

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

02-00-DR-A-0001 P6
02-00-DR-A-1001 P3
02-00-DR-A-1002 P3
03-ZZ-DR-A-0001 P5
03-ZZ-DR-A-1001 S3-3
04-XX-DR-A-0001 S3-1
04-XX-DR-A-1001 S3-1
05-XX-DR-A-0001 S3-2
05-XX-DR-A-0002 S3-2
05-XX-DR-A-1001 S3-1
05-XX-DR-A-1002 S3-1
C6-ZZ-DR-A-0001 P4
22-ZZ-DR-A-0001 P4
32-ZZ-DR-A-0001 P4
35-ZZ-DR-A-0001 P4
40-ZZ-DR-A-0001 P4
40-ZZ-DR-I-0002 P3

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

3. All new internal and external works and finishes and works of making good to the retained fabric, shall match the existing original adjacent work with regard to the methods used and to the material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by condition attached to this consent.

Reason: To preserve the character of the building and locality and in accordance with policies CP2 and CP3 of the Core Strategy and policies BP2, BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

4. Detailed scale drawings and material specifications/samples in respect of the following works shall be submitted to and approved in writing by the Local Planning Authority prior to the relevant work commencing:

a) replacement external steps and railings to the rear entrance of the building and associated stair lift;
b) additional fire escape stair and exit from the ground floor north corridor to the rear of the building; and
c) details of the new reception desk.

The relevant work shall be carried out in accordance with the approved details.

Reason: To preserve the character of the building and locality and in accordance with policies CP2 and CP3 of the Core Strategy and policies BP2,
41. Land south of Cemetery, Whalebone Lane North, Romford-16/01025/FUL

The Development Management Manager introduced a report on the application relating to Land south of Cemetery, Whalebone Lane North, Romford, also known as Bagleys Spring. It was an open field that was formerly used as pasture. The application involved the erection of 55 dwellings comprising 26 two bedroom flats, 4 two bedroom houses and 25 three bedroom houses in 2 and 3 storey buildings together with new vehicular access from Whalebone Lane North and associated car parking, landscaping, cycle and refuse stores.

In answer to a question from Members, it was noted that ward councillors had been consulted on the proposed development and that the applicant would need to pay up to £5,000 for clearing of the allotment gardens.

Members asked why there was no affordable housing on the proposed development. In response the Development Management Manager advised that in this instance it was considered satisfactory to provide a contribution towards the provision of off-site affordable housing to enable a more mixed tenure of the Marks Gate Estate, which predominantly comprises affordable housing. The S106 contribution for affordable housing was not confined to the ward.

In answer to a question, it was confirmed that the proposed development would be liable for the Mayoral Community Infrastructure Levy (CIL) and the Borough CIL.

Standing Orders were suspended at this juncture, to allow the meeting to continue beyond 9.00 pm.

The Board granted planning permission subject to a Section 106 agreement securing a £1 million contribution towards the provision of off-site affordable housing and the following conditions:

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).

2. No development shall commence until the completion of a Section 278 highways agreement that secures the provision of a new vehicular access from Whalebone Lane North together with associated highway works, and which secures an extension to the footway within Thatches Grove in order to link to the footway within the development site. The development shall not be occupied until completion of the approved scheme.

Reason: Completion of the agreement is required prior to commencement in order to ensure the provision of a satisfactory access to the development in the
3. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

i. the parking of vehicles of site operatives and visitors;
ii. details of access to the site;
iii. loading and unloading and the storage of plant and materials used in constructing the development;
iv. the erection and maintenance of security hoardings including decorative displays;
v. wheel washing facilities;
vi. measures to control the emission of noise, dust and dirt during construction;
vii. measures to control the emission of dust, dirt and emissions to air during construction; such measures to accord with the guidance provided in the document “The Control of Dust and Emissions during construction and demolition”, Mayor of London, July 2014; including but not confined to, non road mobile machinery (NRMM) requirements.
viii. a scheme for recycling/disposing of waste resulting from demolition and construction works; and
ix. details of a nominated developer/resident liaison representative with an address and contact telephone number to be circulated to those residents consulted on the application by the developer's representatives. This person will act as first point of contact for residents who have any problems or questions related to the ongoing development.

Reason: The construction method statement is required prior to commencement of development in order to reduce the environmental impact of the construction and the impact on the amenities of neighbouring residents, and in accordance with policy BP8 of the Borough Wide Development Policies Development Plan Document.

4. No deliveries, external running of plant and equipment or construction 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.

5. No demolition or development shall take place until an archaeological written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and
research objectives, and

A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. Part B shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason: Archaeology must be identified prior to the commencement of development to ensure that archaeological investigation is initiated at an appropriate point in the development process and that any areas of archaeological preservation are identified and appropriately recorded/preserved and the results published in accordance with policies BP2 and BP3 of the Borough Wide Development Policies Development Plan Document and section 12 of the National Planning Policy Framework.

6. No development shall commence, including any works of demolition, until an Employment and Skills Strategy applicable to the development has been submitted to the Local Planning Authority for approval in writing. The Strategy shall promote employment opportunities for, and encourage job applications from, local people and businesses. In particular, work experience opportunities for young people 18-24 years should be included in the Strategy. Any skills training opportunities should also be considered and incorporated if possible. The approved Strategy shall be implemented in partnership with the Council’s Employment and Skills Team.

Reason: Details are required prior to commencement 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.

7. 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.

8. 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. The details shall incorporate a landscaped scrub grassland buffer to the north boundary with the cemetery, and shall seek to maximise the use of native species, and incorporate hedgerow planting.

Reason: To safeguard and improve the appearance of the area, and protect bio-diversity in accordance with policies BR3 and BP11 of the Borough Wide Development Policies Development Plan Document and Section 197 of the

9. The landscaping scheme as approved in accordance with condition No. 8; shall be carried out in the first planting and seeding seasons following the occupation of the buildings 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.

10. No development above ground level shall take place until a scheme showing those areas to be hard landscaped, including details of the design of the proposed play space, and the details of that hard landscaping have been submitted to and approved in writing by the Local Planning Authority. The scheme, including the play space, 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.

11. No development above ground level shall take place until a scheme showing the provisions to be made for street and 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 lighting details must demonstrate measures to minimise light spillage and glare in order to limit its impact on wildlife habitat. No part of the development shall be occupied until the approved scheme has been implemented for that part. 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, to reduce the risk of crime, and to prevent harm to wildlife habitat in accordance with policies BR3 and BP11 of the Borough Wide Development Policies Development Plan Document.

12. No development above ground level shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the position, design, materials and type of boundary treatment to be erected. The design for garden fences shall incorporate gaps at ground level to enable the passage of small mammals between gardens. No part of the development shall be occupied until the approved boundary treatment for that part has been provided. The approved boundary treatment shall be retained unless the Local Planning Authority gives prior written approval for its removal.

Reason: To ensure the boundary treatment protects or enhances the character
and amenity of the area and protects wildlife habitat and in accordance with policies BR3 and BP11 of the Borough Wide Development Policies Development Plan Document.

13. The refuse enclosures indicated on drawing Nos. 1531/P/30-01 Rev. A; 1531/P/30-07 Rev. A; and 1531/P/30-14 Rev. A shall be constructed in accordance with the approved plans prior to the occupation of the development hereby approved and thereafter permanently retained for the use of the occupiers of the premises.

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.

14. Cycle stores to serve the flat blocks shall be completed in accordance with the details shown on drawings Nos. 1531/P/50-02; 1531/P/10-02 Rev. A; and 1531/P/30-14 Rev. A prior to the occupation of the block served, and shall thereafter be maintained and kept available for the use of occupiers and visitors to the site.

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.

15. No development above ground level shall take place until details of the parking layout, including the provision of accessible parking bays to serve the wheelchair accessible housing approved under condition 17, has been submitted to and approved by the Local Planning Authority. Each parking space or parking area shall be completed prior to the occupation of the part of the development it serves.

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, and to ensure and promote easier access for disabled persons to the development in accordance with policy BP11 of the Borough Wide Development Policies Development Plan Document and policy 6.13 of the London Plan.

16. Before occupation 90% of the dwellings shall comply with Building Regulations Optional Requirement Approved Document M4(2) Category 2: Accessible and adaptable dwellings (2015 edition). 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.

17. A minimum of 10% 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) (2015 edition). The locations of these units and the mix of unit types to be provided shall have been submitted to and approved in writing by the Local Planning Authority. 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 sufficient accessible housing is provided in accordance with policy 3.8 of the London Plan.

18. The development hereby permitted shall be carried out in accordance with the submitted Energy Report dated 14 July 2016 and shall achieve as a minimum a 35% reduction in carbon dioxide emissions over Part L of the Building Regulations (2013).

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.

19. The development shall be carried out in accordance with the drainage strategy set out within the submitted Drainage Strategy Report ref. 216495 and drawing no. 216495/2.

Reason: In order to minimise flood risk and regulate the flow of surface water into the surface water sewer and in accordance with policy BR4 of the Borough Wide Development Policies Development Plan Document.

20. In the event that the planning permission is not implemented by 1 April 2017, prior to the commencement of the development a reptile survey of the site shall be carried out and the results submitted to the Local Planning Authority. If reptiles are present a species protection and habitat mitigation strategy shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development, and no development shall be carried out except in accordance with the approved details.

Reason: In order to ensure that an up to date reptile survey is undertaken prior to the commencement of the development and to protect habitat if present and in accordance with policy BR3 of the Borough Wide Development Policies Development Plan Document.

21. No vegetation, scrub, tree clearance, or tree works may take place between 15 February and 30 September unless approved in writing by the Local Planning Authority, whereby in accordance with a bird nesting survey strategy approved by the Local Planning Authority a survey shall be carried out by a qualified ecologist no more than 2 days prior to the clearance work, and if any nesting birds are found, the works will be delayed until the nests are no longer being used and the fledglings have left the area.

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

22. The development shall not be occupied until bird nesting and bat roosting boxes have been installed on, or integrated into the design of the buildings, and installed on trees within 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.

23. Before any works hereby permitted are commenced and until all such works are completed:

a) all trees to be retained shall be protected by secure, stout exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and in accordance with BS.5837;

b) any works connected with the approved scheme within the branch spread of the trees shall be by hand only. No materials, supplies, plant or machinery shall be stored, parked or allowed access beneath the branch spread or within the exclusion fencing. Any trees that are damaged or felled during construction work must be replaced with semi mature trees of the same or similar species.

Reason: To ensure that retained trees are identified prior to the commencement of development and 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.

24. No development shall be carried out until a method statement giving details of any works to be carried out within the root protection areas (RPA) of retained trees and the method to avoid damage to the trees, plus details of root protection measures where hard surfaces are introduced within the RPA, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: Details are required prior to commencement to ensure that retained trees are adequately protected during and post construction 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

25. No above ground development shall take place until a method statement for the remedial pruning of retained trees within the development site, and for the maintenance of the health of tree T6, has been submitted to and approved by the Local Planning Authority. The approved scheme of remediation and maintenance shall be completed prior to the occupation of the development.

Reason: In order to cut back tree branches to accommodate the development, and ensure that this is carried out in a manner that protects the visual appearance and health of the trees, and in order to improve the existing ivy covered condition of T6 in accordance with policies BR3, BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.
26. With the exception of any roof mounted antennae or satellite dish designed for communal use by the occupiers of each flat block, no antennae or satellite dishes shall be placed on any elevation of the flats hereby approved unless previously approved in writing by the Local Planning Authority.

Reason: To safeguard the external appearance of the buildings in accordance with policy BP11 of the Borough Wide Development Policies Development Plan Document.

27. In respect of approved house plot nos. 32 and 43 only, (as shown on drawing no. 1531/P/10-02 Rev. A) notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order), no development within Class B; in Part 1 of Schedule 2 to that Order shall be carried out without the prior written permission of the Local Planning Authority.

Reason: To prevent the construction of a hip to gable extension that may appear overbearing in relation to the cemetery or the rear gardens of nos. 56a and 56b Thatches Grove in accordance with policy BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

28. 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:
   (a) a survey of the extent, scale and nature of contamination;
   (b) an assessment of the potential risks to:
      i. human health,
      ii. property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
      iii. adjoining land,
      iv. groundwaters and surface waters,
      v. ecological systems,
      vi. archaeological sites and ancient monuments;
   (c) an appraisal of remedial options, and proposal of the preferred option(s).
   (d) This must be conducted in accordance with DEFRA and the Environment Agency’s ‘Model Procedures for the Management of Land Contamination, CLR 11’.

29. 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.

30. 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.

31. 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.

32. 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 28, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 29, which is subject to the approval in writing of the Local Planning Authority.

33. 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.

Reason 28 – 33: Contamination must be identified prior to commencement of development 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 and policy 5.21 of the London Plan.

34. The development hereby permitted shall be carried out in accordance with the following approved plans:
   1531/P/10.02 Rev. A
   1531/P/20.01 to 1531/P/20.13 (consecutive)
   1531/P/30.01 Rev. A to 1531/P/30.18 Rev. A (consecutive, all Rev. A)
   1531/P/40.01 Rev. A
   1531/P/50.01
   1531/P/50.03

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

35. No development shall take place until details of existing and finished site levels, finished floor and ridge levels of the buildings to be erected, and finished external surface levels have been submitted to and approved in writing by the Local Planning Authority.

Reason: The proposed levels of the development are required prior to
commencement in order to ensure that any works in connection with the
development hereby permitted respect the height of adjacent properties and in
accordance with policies BP8 and BP11 of the Borough Wide Development

42. 16-48 Cambridge Road, Barking- 16/01183/FUL

The Development Management Manager introduced a report on the application
relating to 16-48 Cambridge Road, Barking.

Planning permission 15/01252/FUL was granted for 16-48 Cambridge Road,
Barking on 24 March 2016 for “Demolition of existing building and
redevelopment of site to provide 274 residential units within four interlinked
buildings (10, 16, 19 and 26-storeys), with ancillary car and cycle parking,
refuse storage areas and plant space; together with 485 square metres of
flexible commercial floorspace (Classes A1, A2, A3, A4, B1, D1, D2),
landscaping including roof gardens, and other associated works”.

This application sought to vary conditions 2 (drawing numbers), 3 and 4
(contamination), 7 (construction logistics plan), 8 (archaeology), 9 (surface
water drainage), 18 (cycle parking facilities), 22 (car parking spaces), 23
(energy statement), 34 (wheelchair adaptable units), 36B (method statement
for site investigations - High Speed 1) and 41 (bat emergence report) in respect
of planning permission 15/01252/FUL. This was essentially an application
under S73 of the Town and Country Planning Act 1990 (as amended) for minor
material amendments to the development approved under planning permission
15/01252/FUL and should be considered in the context of the approved
planning permission for the site.

The application proposed an increase in the total number of residential units
from 274 units as previously approved to 291 units. This was facilitated by
reducing the slab thickness between the existing floors. The previously
approved storey heights of 10, 16, 19 and 26-storeys would be amended to 10,
17, 20 and 28-storeys. The overall height and massing of the buildings as
previously approved remain unaltered by the proposals. In addition this
application sought an increase in affordable housing units to 33% of the total.

The Chair invited Paul Scott, an objector to the application, to address the
Board. Mr Scott expressed concern that more residential units including high
rise developments would involve increased noise, disturbance and congestion
and additionally reduction of daylight from the high rise buildings. The proposed
development was also only 33% affordable housing and lot less than the GLA’s
aim of 50%.

The Chair invited Danielle St. Pierre, the applicant’s agent, to address the
Board. She stated that the Board had agreed planning permission previously
and that it had been welcomed by them. In particular, this landmark
development had won a national planning award. She stated that the
seventeen additional units would have no further impact on the existing
development previously agreed with no change of height overall. Furthermore,
the new application would increase the amount of affordable homes from 18%
to 33% overall. The application and overall development greatly contributed to
the Barking Town Centre’s economic regeneration.
The Board granted planning permission subject to the completion of a Deed of Variation to the original S106 Agreement dated 24 March 2016 relating to Planning Permission 15/01252/FUL to secure a revised definition of ‘Development’ and revised definitions of ‘Housing Units’ and ‘Subsidised Housing Unit Mix’ as detailed in Section 5.7 of this report, and payment of the Council’s legal costs for the preparation and completion of the Deed of Variation; and the conditions listed in this report (with any amendments that might be necessary up to the issue of the decision).

**Conditions**

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).

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


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

3. Development shall take place in accordance with the Desk Study & Ground Investigation Report prepared by Geotechnical & Environmental Associates and dated 18 May 2016, as approved under planning application 16/00807/CDN. Minor amendments may be agreed in writing from time to time by the Local Planning Authority.

4. 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.

   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.

5. 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, and where remediation is necessary a remediation scheme must be prepared, 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.

Reason for Conditions 3 to 5: Contamination must be identified prior to commencement of development 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 and policy 5.21 of the London Plan.

6. Development shall take place in accordance with the Construction Environmental, Logistics & Management Plan (Rev B) prepared by Swan and dated 12 April 2016, as approved under planning application 16/00807/CDN. Minor amendments may be agreed in writing from time to time by the Local Planning Authority.

Reason: In order to minimise the impact of construction on the free flow of traffic on the local highway network and in the interests of highway safety, and in accordance with policy BR10 of the Borough Wide Development Policies Development Plan Document and policy 6.3 of the London Plan.

7. Development shall take place in accordance with A Written Scheme of Investigation for an Archaeological Evaluation dated April 2016 and An Archaeological Evaluation Report dated July 2016, both prepared by AOC Archaeology Group, as approved under planning application 16/00807/CDN. Minor amendments may be agreed in writing from time to time by the Local Planning Authority.

Reason: Heritage assets of archaeological interest may survive on the site, and in accordance with policies BP2 and BP3 of the Borough Wide Development Policies Development Plan Document.

8. The Surface Water Drainage Scheme for the site shall be implemented before the development is completed in accordance with the Surface Water Management Plan (Rev D) prepared by Heyne, Tillett, Steel dated 9 August 2016, as approved under planning application 16/00807/CDN. Minor amendments may be agreed in writing from time to time by the Local Planning Authority.

Reason: In order to reduce the risk of flooding and in accordance with policy BR4 of the Borough Wide Development Policies Development Plan Document and policy 5.13 of the London Plan.

9. Demolition and construction work and associated activities shall be carried out in accordance with the submitted Construction Environmental Management Plan prepared by Swan and dated 12 July 2015; 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; and the recommendations contained within Table 21 of the Air Quality Assessment (Reference Y310-01 dated October 2015).
Reason: In order to reduce the environmental impact of the construction and the impact on the amenities of neighbouring residents, and in accordance with policy BP8 of the Borough Wide Development Policies Development Plan Document.

10. Demolition and construction work and associated activities, other than internal works not audible outside the site boundary, 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 without the prior written permission of the Local Planning Authority. Other than with the prior written approval of the Local Planning Authority, piling is to be carried out between the hours of 08:00 and 18:00 Monday to Friday only.

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

11. The developer shall enter into detailed discussions with the Local Planning Authority around the external facing materials for the development, including on-site sample boards, within 6 months of commencing above ground works. Full details, including samples, specifications and annotated plans, of all external facing materials shall then be submitted to the Local Planning Authority for approval in writing. The development shall only be implemented in accordance with the approved details and to the satisfaction of the Local Planning Authority.

Reason: To protect or enhance the character and amenity of the area and to ensure an exemplar finish to the building in accordance with policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document and policies 7.1, 7.4 and 7.6 of the London Plan.

12. A scheme showing the provisions to be made for interconnecting pipework to link with any future District Heating Network shall be submitted to the Local Planning Authority for approval in writing within 6 months of commencing above ground works. The development shall not be occupied until the approved scheme has been installed. As, and when, the proposed District Heating Network is operable, the scheme shall be linked into it.

Reason: To ensure that the development is satisfactorily designed in accordance with policy CP3 of the Core Strategy, policy BP11 of the Borough Wide Development Policies Development Plan Document and policies 7.1, 7.4 and 7.6 of the London Plan and in the interests of promoting heating networks in accordance with policies 5.5 and 5.6 of the London Plan.

13. The development hereby permitted shall not be occupied until full details of the hard landscaping have been submitted to and approved in writing by the Local Planning Authority. The hard landscaping scheme shall include, but not be limited to, details of the following:

a) surface materials;
b) communal roof terraces, including details of balustrading and screening to ensure a secure and sheltered environment;
c) play spaces and any related equipment;
d) boundary treatment; and
e) management and maintenance.

The hard landscaping scheme shall be implemented prior to occupation of the development in accordance with the approved details and thereafter permanently maintained, to the satisfaction of the Local Planning Authority.

Reason: In the interests of design quality, residential amenity, walking, accessibility and public safety, in accordance with policy CP3 of the Core Strategy and policy BP11 of the Borough Wide Development Policies Development Plan Document.

14. The development hereby permitted shall not be occupied until a detailed scheme of soft landscaping for the site has been submitted to and approved in writing by the Local Planning Authority. All trees, shrubs, plants and seeds introduced to the site should generally be native (except for fruit trees) and of local provenance, unless otherwise agreed. The approved landscaping scheme shall be carried out in the first planting and seeding seasons following the occupation 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 of the landscaping in the interests of the visual amenity of the area and in accordance with policy CP3 of the Core Strategy and policies BR3 and BP11 of the Borough Wide Development Policies Development Plan Document.

15. The development hereby permitted shall not be occupied 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, has been submitted to and approved in writing by the Local Planning Authority. The external lighting of the development 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 E4 - high district brightness areas. The development shall not be occupied until the approved scheme has been installed. Thereafter the approved measures shall be permanently retained.

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.

16. Within 3 months of commencing above ground works a detailed residential and commercial refuse strategy, including the design and location of the refuse stores, shall be submitted to the Local Planning Authority for approval in writing. The approved refuse stores shall be provided before the occupation of the development and thereafter permanently retained.
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.

17. Within 6 months of commencing above ground works details of the cycle parking facilities shown on drawing No. 3360_PL(20)100_PL1 shall be submitted to the Local Planning Authority for approval in writing. The submission should include details of the security, monitoring and access arrangements for the cycle parking facilities. The development shall not be occupied until the approved details have been implemented. Thereafter, the cycle parking facilities shall be permanently retained.

Reason: In the interests of promoting cycling as a safe, efficient and non-polluting mode of transport and in accordance with policy BR11 of the Borough Wide Development Policies Development Plan Document and policy 6.9 of the London Plan.

18. Within 6 months of commencing above ground works a scheme of noise insulation of party construction between the proposed residential accommodation and the proposed new commercial unit(s) hereby permitted shall be submitted to the Local Planning Authority for approval in writing. The approved scheme is to be fully implemented before the first occupation of the commercial/residential unit(s) to which it relates.

Reason: To ensure that the proposed residential units are adequately protected from noise and in accordance with policy BR13 of the Borough Wide Development Policies Development Plan Document and policy 7.15 of the London Plan.

19. Within 6 months of commencing above ground works full details of a scheme of acoustic protection of habitable rooms against road traffic/railway noise shall be submitted to the Local Planning Authority for approval in writing. The scheme of acoustic protection shall be sufficient to secure internal noise levels no greater than 35 dB LAeq in living rooms and bedrooms (07.00 hrs to 23.00 hrs) with windows closed; and 30 dB LAeq in bedrooms (23.00 hrs to 07.00 hrs) with windows closed. Additionally, where the internal noise levels will exceed 40 dB LAeq in living rooms and bedrooms (07.00 hrs to 23.00 hrs) or 35dB LAeq in bedrooms (23:00 hrs to 07.00 hrs) with windows open the scheme of acoustic protection shall incorporate a ventilator system which is commensurate with the performance specification set out in Schedule 1 (paragraphs 6 and 7) of The Noise Insulation Regulations 1975 (as amended). The approved scheme shall be fully implemented before the first occupation of the residential unit to which it relates and shall be maintained at all times thereafter.

Reason: To ensure that the proposed residential units are adequately protected from noise and in accordance with policy BR13 of the Borough Wide Development Policies Development Plan Document and policy 7.15 of the London Plan.

20. The combined heat and power plant (CHP) to be installed at the premises is to comply with the emission standards for CHP plant for Band A locations set

Reason: To ensure that products of combustion emitted from the plant will not be prejudicial to health or a nuisance and in accordance with policies BR14 and BP8 of the Borough Wide Development Policies Development Plan Document and policy 7.14 of the London Plan.

21. The 11 car parking spaces indicated on drawing No. 3360_PL(20)100_PL1 shall be constructed and marked out prior to the occupation of the development as accessible parking bays (to be clearly marked with a British Standard disabled symbol). 2 of the car parking spaces shall include electric vehicle charging points with an additional 2 of the car parking spaces to be provided with the infrastructure in place to allow for future installation. The car parking spaces and charging points shall thereafter be retained permanently for occupiers and visitors to the premises and not used for any other purpose.

Reason: To ensure and promote easier access for disabled persons, to ensure sufficient off-street parking, and to encourage the use of electric cars in order to reduce carbon emissions, in accordance with policies BC2, BR9 and BR10 of the Borough Wide Development Policies Development Plan Document and policy 6.13 of the London Plan.

22. The development hereby permitted shall be carried out in accordance with the submitted Amendment of the Original Energy Strategy Report prepared by Mendick Waring Ltd (Document Reference: J2107, dated 20 July 2016). Details of the location and quantum of photovoltaic panels shall be submitted to the Local Planning Authority for approval in writing within 6 months of commencing above ground works. The photovoltaic panels shall be implemented in accordance with the approved details prior to occupation of the development.

Reason: In the interests of safeguarding the environment and providing sustainable development in accordance with policies BR1 and BR2 of the Borough Wide Development Policies Development Plan Document and policies 5.2, 5.3, 5.5, 5.6 and 5.7 of the London Plan.

23. The development hereby permitted shall not be occupied until bird nesting and bat roosting bricks/boxes have been installed 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.


24. 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: To ensure that noise-sensitive rooms within the proposed development and neighbouring developments are adequately protected from noise and in accordance with policy BR13 of the Borough Wide Development Policies Development Plan Document and policy 7.15 of the London Plan.

25. In the event that during construction, cranage or scaffolding is required at a higher elevation than that of the planned development, then their use must be subject to separate consultation with London City Airport. Any proposed changes to the height or exact location of the development must also be re-submitted to London City Airport for re-assessment.

Reason: To ensure that construction activities and the built form of the development will not adversely affect the operation of London City Airport.

26. Following the occupation of the ground floor commercial space any further change of use to another use specifically permitted by this permission must be carried out within a period of 10 years from the date of this permission.

Reason: To accord with the provisions of Class E, Part 3 of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015.

27. The proposed new commercial unit(s) hereby permitted shall be permitted to trade between the hours of 07:00 hrs and 23:00 hrs on any day and at no other time, with the exception of the deposit of cycles which shall be permitted from 05:00 hrs.

Reason: To prevent any undue disturbance to residential occupiers and occupants of neighbouring properties at unreasonable hours and in accordance with policy BP8 of the Borough Wide Development Policies Development Plan Document.

28. The delivery/collection of goods associated with the proposed new commercial unit(s) is only permitted to take place between the hours of 07:00 hrs and 21:00 hrs on any day.

Reason: To prevent any undue disturbance to residential occupiers and occupants of neighbouring properties at unreasonable hours and in accordance with policy BP8 of the Borough Wide Development Policies Development Plan Document.

29. The movement of bins and rubbish associated with the proposed new commercial unit(s) are not permitted to take place outside the premises between the hours of 23:00 hrs on one day and 07:00 hrs the following day.

Reason: To prevent any undue disturbance to residential occupiers and occupants of neighbouring properties at unreasonable hours and in accordance with policy BP8 of the Borough Wide Development Policies Development Plan Document.
30. The commercial unit(s) hereby permitted shall not be occupied until details of the appearance of any kitchen extract ventilation system and associated equipment (which shall include measures to alleviate fumes and odour and incorporating activated carbon filters where necessary), and any other plant or equipment on the roof, has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented before the first use of the relevant commercial unit and shall thereafter be permanently retained in an efficient manner.

Reason: To safeguard the appearance of the premises and minimise the impact of cooking smells and odours in accordance with policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

31. Any kitchen extract ventilation system for the proposed new commercial unit(s) shall be designed to ensure that structure borne (re-radiated) noise emissions from the kitchen ventilation system do not exceed 35 LAeq dB (5 min) when measured in any habitable room in adjoining residential premises.

Reason: To ensure that the proposed residential units are adequately protected from noise and in accordance with policy BR13 of the Borough Wide Development Policies Development Plan Document and policy 7.15 of the London Plan.

32. Ninety percent (90%) of the residential units hereby permitted shall meet Building Regulations Approved Document M Volume 1 (2015 Edition) M4 (2) 'accessible and adaptable dwellings'.

Reason: To ensure that accessible housing is provided in accordance policy BC2 of the Borough Wide Development Policies Development Plan Document and policy 3.8 of the London Plan.

33. The 34 wheelchair units proposed shall meet Building Regulations Approved Document M Volume 1 (2015 Edition) M4 (3) 'wheelchair adaptable dwellings' and, notwithstanding the submitted drawings, these shall be distributed across all tenures in accordance with details to be submitted to the Local Planning Authority for approval in writing within 6 months of commencing above ground works.

Reason: To ensure that sufficient accessible housing is provided in accordance with policy BC2 of the Borough Wide Development Policies DPD and policy 3.8 of the London Plan.

34. The development hereby permitted shall not be occupied until details of a communal television and satellite system have been submitted to and approved in writing by the Local Planning Authority. The approved system shall be provided prior to occupation of the development and be made available to each residential unit. No antennae or satellite dishes may be installed on the exterior of the building, with the exception of a single antennae or satellite dish per building to support the communal television and satellite system. The proposed antennae or satellite dishes shall be designed to minimise their visual impact and shall not be mounted on any publicly visible façade.
Reason: To safeguard the external appearance of the buildings in accordance with policy CP2 of the Core Strategy and policies BP2 and BP11 of the Borough Wide Development Policies Development Plan Document.

35. A) The developer shall enter into discussions with High Speed 1 (HS1) and their engineer, Network Rail (High Speed), as soon as practicable to assist in identifying the likely effect of the development on HS1 or HS1 Property.

B) Any below ground site investigations involving boreholes or trial pits deeper than one metre shall be carried out in accordance with the details approved under planning permission 16/00807/CDN, namely MS01: Method Statement for Shell and Auger Drilling; RA01: Risk Assessment for Cable Percussion Drilling; MS02: Method Statement for Machine Dug Trial Pitting; RA02: Risk Assessment for Machine Dug Trial Pitting; MS04: Method Statement for Hand Dug Trial Pitting; RA04: Risk Assessment for Hand Dug Trial Pitting; MS05: Method Statement for Window Sampling; RA05: Risk Assessment for Window Sampling; and related e-mail correspondence dated 7 and 9 March 2016.

C) No demolition activity shall take place until the proposed methodology has been submitted to and approved in writing by the Local Planning Authority in consultation with HS1.

D) Prior to the start of construction the following details shall be submitted to and approved in writing by the Local Planning Authority in consultation with HS1:

i) drawings showing the vertical and horizontal distance of HS1 tunnels from the site;

ii) a site layout plan showing proximity of the development and its services to HS1 infrastructure;

iii) details of the design of the foundations and other works proposed below existing ground level;

iv) engineering details of the size, depth and proximity to HS1 of any excavations;

v) details of the size, loading and proximity to HS1 of additional ground loads such as stockpiles; and

vi) details of the plant and equipment proposed which are likely to give rise to vibration (such as pile driving, demolition and vibro-compaction of the ground) together with predicted vibration levels. Activities likely to cause vibration in the vicinity of HS1 infrastructure such that a peak particle velocity (PPV) of 5mm/s may be exceeded at the railway boundary will be subject to agreement in advance. Where activities could give rise to PPV of 5mm/s or greater, a vibration and settlement monitoring regime shall be submitted to and approved in writing by the Local Planning Authority in consultation with HS1. It shall be put in place prior to the start of works and HS1 shall be provided reasonable access to the results of monitoring.

Site investigations, demolition, excavations, construction activity and works shall be carried out in accordance with the approved details unless the Local Planning Authority in consultation with HS1 has previously agreed in writing to any change.
Reason: Details are to be approved prior to commencement of development in order to ensure that the development does not compromise the integrity, safety, security, operation, maintenance and liabilities of HS1; to ensure that loads on, and settlement of, HS1 tunnels, structures, track and other infrastructure do not prejudice the safety or operation of HS1; to ensure that the stability HS1 tunnels, structures, track and other infrastructure is not prejudiced; and to ensure that vibration does not prejudice the safety, operation and structural integrity of HS1.

36. Prior to the occupation of the development a Delivery and Servicing Plan shall be submitted to and approved in writing by the Local Planning Authority in conjunction with Transport for London. The Plan shall identify efficiencies and sustainability measures to be undertaken once the development is operational, and should incorporate details of deliveries to the site and servicing arrangements, including the size of vehicles, routing and tracking of vehicles and times of deliveries and servicing. The Plan shall be adhered to thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to minimise the impact of the development on the local highway network and traffic congestion and in accordance with policy BR10 of the Borough Wide Development Policies Development Plan Document and policy 6.3 of the London Plan.

37. No above ground new development shall commence until the developer has submitted to the Local Planning Authority for approval in writing, in consultation with the Local Highway Authority, a scheme of highway works associated with the development. The approved works shall be carried out prior to the final occupation of the development, or as otherwise agreed in writing with the Local Planning Authority, in consultation with the Local Highway Authority.

Reason: In the interests of highway safety and in accordance with policies BR9 and BR10 of the Borough Wide Development Policies Development Plan Document.

38. There shall be no vegetation clearance or tree works during the bird breeding season (February to September). If this is not possible the vegetation should be surveyed immediately prior to removal by a suitably qualified ecologist. If nests/nesting birds are present, the relevant works must be delayed until the nesting season is over and the fledglings have left the surrounding area.

Reason: To protect the ecology of the area in accordance with policy CR2 of the Core Strategy.

39. No part of the development hereby permitted shall be occupied until a Car Parking Management Plan has been submitted to the Local Planning Authority for approval in writing. The Car Parking Management Plan is to develop a parking strategy which details the rationale behind car parking allocation to residents. The development shall only be implemented in accordance with the details approved and the approved Plan shall be permanently retained for the lifetime of the development.
Reason: To ensure that off-street car parking spaces are effectively managed and so as not to prejudice the free flow of traffic on the local highway network, in accordance with policies BR9 and BR10 of the Borough Wide Development Policies Development Plan Document and policy 6.13 of the London Plan.

40. In the event that the existing building on site is not demolished by 1 May 2017 the Bat Survey Report dated July 2016 prepared by RSK Environment and approved under planning permission 16/00807/CDN shall be repeated to establish whether bats are using the building.

Reason: To protect the ecology of the area in accordance with policy CR2 of the Core Strategy.

41. Within 6 months of commencing above ground works monthly demand profiles for heating, cooling and electrical loads shall be submitted to the Local Planning Authority for approval in writing in consultation with Greater London Authority (GLA) Officers. The development shall only be implemented in accordance with the approved details.

Reason: In the interests of safeguarding the environment and providing sustainable development in accordance with policies BR1 and BR2 of the Borough Wide Development Policies Development Plan Document and policies 5.2, 5.3, 5.5, 5.6 and 5.7 of the London Plan.

42. The proposed commercial unit(s) hereby permitted shall not be occupied until cycle parking provision for visitors and staff in accordance with London Plan standards; and staff showers, lockers and on-site changing facilities have been provided. Thereafter, these facilities shall be permanently retained.


43. No above ground new development shall commence until dynamic overheating modelling in accordance with CIBSE Guidance TM52 and TM49 to identify the risk of overheating has been submitted to and approved in writing by the Local Planning Authority (in consultation with the Greater London Authority). This should also include mitigation measures for any restrictions proposed, for example, by local air quality issues, ground floor apartments and single aspect units. Once approved, the agreed measures must be implemented prior to occupation of the development.

Reason: In order to avoid overheating and minimise cooling demand in accordance with policy 5.9 of the London Plan.

43. **Town Planning Appeals**

The Board noted details of the following appeals:

**Appeals Lodged**

The following appeals have been lodged
a) Conversion of existing dwelling into 2 self-contained flats – 24 Salisbury Avenue, Barking (Ref: 16/00074/FUL)

Application refused under delegated powers 4 April 2016 (Abbey Ward).

b) Subdivision of house into 1 two bedroom and 1 three bedroom houses - 2 St Erkenwald Road, Barking (Ref: 16/00431/FUL)

Application refused under delegated powers 17 May 2016 (Abbey Ward).

c) Change of use of part of existing warehousing/storage floor space to banqueting facility with ancillary storage – 6-8 Thames Road (Ref: 14/00464/FUL)

Application refused under delegated powers 29 February 2016 (Thames Ward).

d) Erection of two storey side extension to provide new dwelling – 18 Martin Road, Dagenham (Ref: 16/00389/FUL)

Application refused under delegated powers 25 May 2016 (Mayesbrook Ward).

e) Erection of two storey two bedroom house - Land adjacent to 33 Braintree Road, Dagenham (Ref: 16/00751/FUL)

Application refused under delegated powers 27 July 2016 (Heath Ward).

f) Conversion of house into 2 two bedroom flats – 16 Gordon Road, Chadwell Heath (Ref: 16/00858/FUL)

Application refused under delegated powers 1 August 2016 (Whalebone Ward).

g) Conversion of single dwelling into 6 bedroom house in multiple occupation (retrospective) - 259 Valence Wood Road, Dagenham (Ref: 16/00028/FUL)

Application refused under delegated powers 29 March 2016 (Heath Ward).

Appeals Determined

The following appeals have been determined by the Planning Inspectorate:

a) Erection of two storey side and single storey rear extension - 166 Canonsleigh Road, Dagenham (Ref: 16/00574/FUL – Eastbury Ward)

Application refused under delegated powers 16 June 2016 for the following reason:

Planning Inspectorate’s Decision: Appeal dismissed 3 October 2016.

b) Application for prior approval: Notification of a proposed change of use of ground to third floor Class B1 (offices) to Class C3 (residential) (9 studio flats, 11 one bedroom flats and 4 two bedroom flats) - Quayside House, 13 Town Quay Wharf, Abbey Road, Barking (Ref: 16/00407/PRIOFF – Gascoigne Ward).

Application refused under delegated powers 6 May 2016 for the following reason:

1. The application fails to meet the requirements of Schedule 2, Part 3, Class O of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) by reason that prior approval was not applied for and obtained before beginning the development.

Planning Inspectorate’s Decision: Appeal dismissed 17 October 2016.

c) Erection of two storey side extension and a two storey rear extension and a part single storey side/rear extension – 113 Hunters Hall Road, Dagenham (Ref: 16/00694/FUL – Alibon Ward)

Application refused under delegated powers 16 June 2016 for the following reason:

1. The proposed extension roof would appear incongruous and disharmonious and out of keeping with the design of other nearby terraces in Hunters Hall Road and the original design of the host terrace, disrupting the appearance of the roofscape and resulting in harm to the character and appearance of the streetscene contrary to policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document (March 2011) and the Supplementary Planning Document for Residential Extensions and Alterations (February 2012).

Planning Inspectorate’s Decision: Appeal dismissed 18 October 2016.

d) Application for a certificate of lawfulness for a proposed development: Loft conversion involving construction of rear dormer window and front rooflights - 164 Manor Square, Dagenham (Ref: 16/00493/CLU_P – Valence Ward)
Application refused under delegated powers 1 June 2016 for the following reason:

1. That a certificate of lawfulness is refused as the proposed development together with existing roof additions exceeds 50 cubic metres in volume and therefore does not comply with the requirements of Class B of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

Planning Inspectorate’s Decision: Appeal dismissed 21 October 2016 (see attached).

e) Erection of 2 bedroom bungalow – Land rear of 24 Goring Road, Dagenham (Ref: 15/01452/FUL – Village Ward)

Application refused under delegated powers 31 December 2015 for the following reason:

1. The proposed bungalow, located in the former rear garden of an existing bungalow, will result in a form of backland development out of character and harmful to the prevailing pattern of development in the area contrary to policies BP8 and BP11 of the Borough Wide Development Policies DPD, policy CP3 of the Core Strategy and paragraph 53 of the NPPF.


f) Demolition of existing building and erection of 3 storey building comprising 5 two bedroom maisonettes, 2 one bedroom flats, 1 two bedroom flat and 1 three bedroom flat - Land between 487 - 535A Rainham Road South, Dagenham (Ref: 16/00168/FUL – Eastbrook Ward)

Application refused under delegated powers 8 June 2016 for the following reasons:

1. The proposed development, by reason of its design and appearance, would result in an intrusive and dominant addition to the street scene and rear garden environment, harmful to the character of the area and visual amenities of existing residential occupiers and contrary to Policy CP3 of the Core Strategy (July 2010) and Policy BP11 of the Borough Wide Development Policies DPD (March 2011).

2. The proposed development would, by reason of its siting and proximity to residential properties in Durham Road, result in a loss of outlook, harmful to the living standards and visual amenities of existing and future occupiers of Durham Road and contrary to Policy BP8 of the Borough Wide Development Policies DPD (March 2011).

3. The proposed development fails to provide sufficient gross internal floor area for units 8 and 9 which would result in substandard units of
accommodation, detrimental to the living standards and amenities enjoyed by existing and future occupiers and contrary to Policy 3.5 of the Minor Alterations to the London Plan (March 2016) DCLG Technical Housing Standards - Nationally Described Space Standards (March 2015).

4. The drawings do not accurately detail the proposed parking area development in terms of size of car parking space and turning area and by virtue of its uncontrolled nature, the parking area would be likely to generate anti social behaviour, detrimental to crime prevention initiatives and the principles of secure by design and contrary to Policy BC7 of the Borough Wide Development Policies DPD (March 2011).


44. Delegated Decisions

The Board noted details of delegated decisions for the period 25 July-2 September 2016.