Present: Cllr Sanchia Alasia (Chair), Cllr Faraaz Shaukat (Deputy Chair), Cllr Edna Fergus, 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

Apologies: Cllr Abdul Aziz, Cllr Peter Chand, Cllr Faruk Choudhury and Cllr Bill Turner

22. Declaration of Members' Interests

There were no declarations of interest.

23. Minutes (27 July 2016)

The minutes of the meeting held on 27 July 2016 were confirmed as correct.

24. 9 The Triangle, Tanner Street, Barking- 16/00504/FUL

The Development Management Manager introduced a report on the application relating to the redevelopment of 9-10 The Triangle, Tanner Street, Barking involving construction of 3 storey building to provide retail space (Class A1) at ground floor and 8 residential units (7 one bedroom and 1 two bedroom flats) above.

The site has a number of vacant single storey buildings that were concealed from the street by three large advertisement hoardings. The site has been used for many years for car repairs and all flats have been designed in accordance with internal space standards set out in the Minor Alterations to the London Plan (March 2016). Residential access would be at the front of the proposed development and there would be some access in Tanner Street.

Members noted that the application was car free and were concerned about on- street parking however the introduction of double yellow lines would prevent parking near the junction with Ilford Lane and their enforcement was a matter for Highways and Parking Enforcement officers.

The Board granted planning permission subject to the completion of a Section 106 agreement securing the payment to the Council of £3,000 for the cost of making an appropriate Traffic Management Order to allow the implementation of double yellow lines in the vicinity 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

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

3. No above ground development hereby permitted 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.

4. The residential occupiers of the proposed development shall not be eligible for a parking permit within any adjoining Controlled Parking Zones (CPZ).

Reason: To prevent residential occupiers of the proposed development from taking up parking spaces in adjoining CPZs which are already in high demand by existing local residents in accordance with Policies BR9 and BR10 of the Borough Wide Development Policies Development Plan Document.

5. 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.

6. 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.

7. The refuse enclosures indicated on drawing No. TRI-DS-01-GR-DR-A-P100 Rev P1 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.

8. With the exception of any roof mounted antennae or satellite dish designed for communal use by the occupiers of each development block, no antennae or satellite dishes shall be placed on any elevation of the buildings 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.

9. Notwithstanding the requirement to provide a lift at entrance level for each
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 Housing Standards Minor Alterations to the London Plan March 2016.

10. The proposed green roof indicated on drawing number shall be constructed prior to the occupation of the development and thereafter maintained in accordance with the Bauder Green Roof Maintenance Plan (submitted 28 July 2016).

Reason: In the interests of reducing the impact of the development on the mains drainage system and enhancing the insulation of the building in accordance with policy CR1 of the Core Strategy and policies BR3, BR4 and BP11 of the Borough Wide Development Policies Development Plan Document.

11. The ground floor commercial premises shall only be used for purposes within Classe A1 of the Town & Country Planning (Use Classes Order) 1987 or in any provision equivalent to these Classes in any statutory instrument revoking and re-enacting that Order, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the locality by avoiding the introduction of a use detrimental to its amenities and for which there is no local need.

12. The cycle parking areas indicated on drawing number TRI-DS-01-GR-DR-A-P100 Rev P1 shall be implemented prior to the occupation of the development and permanently retained for the accommodation of bicycles of occupiers and visitors to the premises and not used for any other purpose unless otherwise agreed in writing by the Local Planning Authority.

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.

13. 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’.

14. 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.

15. 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.

16. 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 14 and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 15 which are subject to the approval in writing of the Local Planning Authority.

Reason (for conditions 13-16): 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.

25. 732-734 Green Lane, Dagenham-16/01062/FUL

The Development Management Manager introduced a report on the application relating to the redevelopment of 732-734 Green Lane, Dagenham to provide 3-storey building and basement comprising retail shops (Class A1) on ground floor with ancillary basement storage and 4 two-bedroom flats above.

The development would result in four good quality flats, each with balcony space which exceeds London Plan requirements, and an improved retail offer for the site.

The development did not include any off-street car parking provision, however, officers considered that the development would not materially increase parking pressures on nearby residential streets and therefore is acceptable with no car parking provision.

The Development Management Manager added that there was a need to ensure that the quality of materials used in the external surfaces is high as the application does not give full details of the proposed finishes.

Members enquired about the provision of cycle parking storage in the development and this will need to be the subject of a further submission under the terms of condition 11.

The Board granted planning permission subject to 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:

   2895-01B, 2895-02 and 2895-03.

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

3. No development shall commence until an investigation and risk assessment, in addition to any assessment provided with the planning
application, has been completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;
(ii) an assessment of the potential risks to human health; property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes; adjoining land; groundwaters and surface waters; ecological systems; archaeological sites and ancient monuments; and
(iii) an appraisal of remedial options, and proposal of the preferred option(s).

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

4. No development shall commence until 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, has been prepared and submitted to the Local Planning Authority for approval in writing. 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.

5. 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.

6. 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 3, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition 4, 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 6: 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.

7. No development shall commence, including any works of demolition, until a Construction Environmental Management Plan (CEMP) and a Site Waste Management Plan (SWMP) have been submitted to and approved in writing by the Local Planning Authority. These Plans shall incorporate details of:

a) construction traffic management;
b) the parking of vehicles of site operatives and visitors;
c) loading and unloading of plant and materials;
d) storage of plant and materials used in constructing the development;
e) the erection and maintenance of security hoarding(s) including decorative displays and facilities for public viewing, where appropriate;
f) wheel washing facilities;
g) 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;
h) noise and vibration control;
i) a scheme for recycling/disposing of waste resulting from demolition and construction works;
j) the use of efficient construction materials;
k) methods to minimise waste, to encourage re-use, recovery and recycling, and sourcing of materials; and
l) 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.

Once approved the Plans shall be adhered to throughout the construction period.

Reason: The CEMP and SWMP are 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.

8. 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.

9. No development above ground level shall commence 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.

10. No development above ground level shall commence until details of the balustrade and privacy screens for the balconies have been submitted to and approved in writing by the Local Planning Authority. The balustrade and privacy screens shall be designed in a manner to prevent overlooking between the proposed flats and between the proposed flats and the adjacent Church development. The approved details shall be implemented prior to occupation of the development and thereafter permanently maintained, to the satisfaction of the Local Planning Authority.

Reason: In the interests of design quality and to protect amenities in accordance with policy CP3 of the Core Strategy and policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

11. No development above ground level shall commence until details of the ground floor cycle parking store as shown on Drawing No. 2895-01B have been submitted to and approved in writing by the Local Planning Authority. The submission shall also include details of the security, monitoring and access arrangements for the cycle parking store. The development shall not be occupied until the approved details have been implemented. Thereafter, the cycle parking store 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 DPD and policy 6.9 of the London Plan.

12. Before occupation all 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 Minor Alterations to the London Plan.
13. The ground floor commercial space hereby approved shall be used for any purpose falling within Class A1 of the Use Classes Order and for no other purpose. The basement commercial space shall only be used for storage ancillary to the ground floor commercial space.

Reason: To protect the locality by avoiding the introduction of a use detrimental to its amenities and for which there is no local need.

14. The residential units hereby approved 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 any residential unit and shall 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 to support the communal television and satellite system. The proposed antennae or satellite dish 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 building in accordance with policy BP11 of the Borough Wide Development Policies Development Plan Document.

15. The delivery/collection of goods associated with the commercial uses hereby permitted shall only take place between the hours of 07.00 and 21.00 on any day.

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

16. 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 residential occupiers are adequately protected from noise and in accordance with policy BR13 of the Borough Wide Development Policies Development Plan Document.

17. Habitable rooms having openings facing onto Green Lane or Dunkeld Road are to be provided with acoustic ventilators which are commensurate with the performance specification set out in Schedule 1 (paragraphs 6 and 7) of The Noise Insulation Regulations 1975 (as amended).

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.

26. 3 Station Road, Chadwell Heath- 16/00798/FUL

The Development Management Manager introduced a report on the application
relating to the erection of 3 storey extension and alterations to 3 Station Road, Chadwell Heath in connection with the use of part of the ground floor for retail (Class A1) purposes and the formation of 7 flats (4 x 1 beds and 3 x 2 beds) together with associated bike and bin stores, new fencing and hardsurfacing.

Two of the flats will be at ground floor level at the rear and the proposal sought to retain commercial properties at the front although the hot food take-away use would be extinguished. The property has two existing flats at first floor level and these will be retained with alterations to their layout proposed as part of this development. An additional flat is proposed at first floor level together with a further 2 flats at second floor level.

All the flats had been designed in accordance with internal space standards set out in the Minor Alterations to the London Plan (March 2016).

This development would be car free, the applicant has agreed to make a contribution towards the cost of a Traffic Management Order to provide double yellow lines in Back Lane and there were good transport links as it is adjacent to Chadwell Heath station.

A Member raised concerns about the proposed Crossrail public realm improvements in particular that this proposal should be deferred because it may prejudice the widening of the pavement. Officers confirmed that this proposal would not prejudice this as the pavement narrowed to the south of this site and that it was proposed to widen the pavement to address this.

Members expressed concern about the parking problems in Back Lane often caused by shop deliveries and the potential for the surrounding area to experience on going congestion. It was noted that this was a matter for Parking Enforcement and it was anticipated that the introduction of a Controlled Parking Zone (CPZ) would help alleviate the problem.

The Board granted planning permission subject to the completion of a Section 106 agreement securing the payment to the Council of £3,000 for the cost of making and implementing a Traffic Management Order to provide double yellow lines and waiting/loading restrictions in Back Lane, 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 S.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; 844-EP00A, 844-EP01A, 844-EP02A, 844-EP03A, 844-ES01A, 844-EE01A, 844-EE02A, 844-EE03A, 844-EE04A, 844-PP01K, 844-PP02H, 844-PP03H, 844-PP04F, 844-PP06E, 844-PE01G, 844-PE02C, 844-PE03I, 844-PE04G, 844-PS01C, 844-PS02B,
   Reason: For the avoidance of doubt and in the interests of proper
planning.

3. No above ground development 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.

4. The residential occupiers of the proposed development (with the exception of the existing first floor flats indicated as Flats 1 and 2 on the approved plans) shall not be eligible for a parking permit within any adjoining Controlled Parking Zones (CPZ).

Reason: To prevent residential occupiers of the proposed development from taking up parking spaces in adjoining CPZs which are already in high demand by existing local residents in accordance with Policies BR9 and BR10 of the Borough Wide Development Policies Development Plan Document.

5. 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:

   x. the parking of vehicles of site operatives and visitors;
   xi. details of access to the site;
   xii. loading and unloading and the storage of plant and materials used in constructing the development;
   xiii. the erection and maintenance of security hoardings including decorative displays;
   xiv. wheel washing facilities;
   xv. measures to control the emission of noise, dust and dirt during construction;
   xvi. 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;
   xvii. a scheme for recycling/disposing of waste resulting from demolition and construction works; and
   xviii. 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.

6. 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.

7. The refuse enclosures indicated on drawing No. 844-PP06E 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.

9. With the exception of any roof mounted antennae or satellite dish designed for communal use by the occupiers of the development, no antennae or satellite dishes shall be placed on any elevation of the buildings 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.

10. 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 Minor Alterations to the London Plan.

11. The development shall not be occupied until details of the cycle parking spaces indicated on drawing number 844-PP01K have been submitted to and approved in writing by the Local Planning Authority. The approved spaces shall be implemented prior to the occupation of the development and permanently retained for the accommodation of bicycles of occupiers.
and visitors to the premises and not used for any other purpose unless otherwise agreed in writing by the Local Planning Authority.

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.

12. Notwithstanding the details indicated on drawing number 844-PP01K, no development above ground level shall take place until a scheme of landscaping showing those areas to be hard landscaped and the details of that hard landscaping have been submitted to and approved in writing by the Local Planning Authority. The scheme shall not incorporate areas of soft landscaping. The scheme as approved shall be carried out prior to the occupation of the development and thereafter permanently retained.

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

13. 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. No part of the development shall be occupied until the approved boundary treatment 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 in accordance with policy BP11 of the Borough Wide Development Policies Development Plan Document.

27. 31 Bevan Avenue, Barking- 16/00478/FUL

The Development Management Manager introduced a report on an application to construct a two storey 3 bedroom house as a side extension within the side garden of the existing end of terrace house at 31 Bevan Avenue, Barking. The proposed dwelling met the relevant internal space standards and the rear garden for each dwelling exceeded the minimum policy standard. The marginal resulting increase in on street parking demand was considered acceptable and the granting of planning permission would be consistent with previous decisions for similar developments within the vicinity of the site.

The Board granted planning permission subject to 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 S.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: SSCD 8496/PL02 Rev. E and SSCD 8496/PL03.
Reason: For the avoidance of doubt and in the interests of proper planning.

3. No development above ground level shall take place until details/samples of all materials to be used in the construction of the external surfaces of the hereby permitted dwelling 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.

Reason: To ensure the development respects the appearance of the existing property and to maintain the amenity of the area in accordance with policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

4. Construction work at first floor level to the hereby permitted dwelling shall not commence until the single storey rear extension to the existing dwelling permitted under ref. 16/00479/FUL has been substantially completed.

Reason: In order to ensure an acceptable living environment for the occupiers of the existing dwelling and in accordance with policies BP8 and BP11 of the Borough Wide Development Policies DPD and the Residential Extensions and Alterations SPD.

5. Before occupation the dwelling 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 Minor Alterations to the London Plan.

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

(i) a survey of the extent, scale and nature of contamination;
(ii) an assessment of the potential risks to:

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

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

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

7. Where indicated by the findings of condition 6, 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.

8. Where required, the approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development, 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.

9. 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 6, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 7, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 8.

Reason for Conditions 5 to 9: 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.

10. No development above ground level shall be commenced until full details of a scheme of acoustic protection from railway noise of all habitable rooms have
been submitted to and approved in writing by the Local Planning Authority. The scheme of acoustic protection shall be sufficient to secure internal noise levels no greater than 30 LAeq dB in bedrooms and 40 LAeq dB in living rooms with windows closed. Additionally, where the internal noise levels will exceed 40 LAeq dB in bedrooms or 48 LAeq dB in living rooms with windows open the scheme of acoustic protection shall incorporate measures which are sufficient to maintain comfortable conditions within the room during hot weather without the requirement to open windows.

Reason: In order to ensure a good standard of residential amenity for future occupiers and in accordance with policy BR13 of the Borough Wide Development Policies Development Plan Document.

11. Construction work and associated activities are only to be carried out between the hours of 08:00 and 18:00 Monday to Friday and 08:00-13:00 Saturday with no work on Sundays or public holidays. 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 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.

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

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

13. At least one tree shall be planted within the boundaries of the site, the specification and species of the tree(s) shall be submitted to and approved in writing by the local planning authority prior to occupation of the dwelling. The tree(s) shall be planted in the first planting season following the occupation of the building or completion of the development, whichever is the sooner. Any tree which within a period of 5 years from the completion of the development dies, is removed or becomes seriously damaged or diseased, shall be replaced in the next planting season with another of similar size and species unless the local planning authority gives written consent to any variation.

Reason: To safeguard and improve the appearance of the area and in order to comply with Section 197 of the Town and Country Planning Act 1990 and policy BR3 of the Borough Wide Development Policies Development Plan Document.

28. Confirmation of Tree Preservation Order

This purpose of the report was to seek Members agreement to confirm Tree Preservation Order 08/2016 at land adjacent to 15 and 21 Lansbury Avenue, Chadwell Heath, Romford RM6 6SD. The TPO protected trees on land
adjacent to 15 and 21 Lansbury Avenue, Chadwell Heath, Romford RM6 6SD.

The provisional TPO was made on 31st May 2016. One written objection to the provisional TPO has been received and one petition signed by 18 residents in support of the TPO has been received. Where objections or representations were made, the Local Planning Authority could not confirm the TPO unless they have first considered them.

The Board agreed Tree Preservation Order no. 08/2016.

29. **Town Planning Appeals**

The Board noted details of the following appeals:

**Appeals Lodged**

The following appeals have been lodged

a) Erection of first floor side extension over car port – 24 Jasmine Road, Rush Green (Ref: 16/00176/FUL)

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

b) Erection of first floor side extension, conversion of garage to habitable accommodation and loft conversion involving installation of front and rear rooflights – 95 Beccles Drive (Ref: 16/00282/FUL)

Application refused under delegated powers 16 May 2016 (Longbridge Ward).

c) Application for a certificate of lawfulness for a proposed development: Loft conversion involving construction of rear dormer window and front rooflights – 164 Manor Square (Ref: 16/00493/CLU_P)

Application refused under delegated powers 1 June 2016 (Valence Ward)

d) 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)

Application refused under delegated powers 16 June 2016 (Alibon Ward)

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

Application refused under delegated powers 16 June 2016 (Eastbury Ward)

f) 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)

Application refused under delegated powers 6 May 2016 (Gascoigne Ward)

g) 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)

Application refused under delegated powers 8 June 2016 (Eastbrook Ward)

h) Erection of part single/part first floor and part two storey extension, alterations to external appearance of building and change of use of first floor office accommodation to provide 3 one bedroom flats and extension to ground floor office - 1 High Road, Chadwell Heath (Ref: 15/01035/FUL)

Application refused under delegated powers 13 January 2016 (Chadwell Heath Ward)

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

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

j) Erection of 2 bedroom bungalow - Land rear Of 24 Goring Road, Dagenham (Ref: 15/01452/FUL)

Application refused under delegated powers 31 December 2015 (Village Ward)

2. Appeals Determined

The following appeals have been determined by the Planning Inspectorate:

a) Application for prior approval of proposed single storey rear extension (depth: 6.0 metres; height to eaves: 2.9 metres and maximum height: 3.1 metres) - 16 Sylvan Avenue Chadwell Heath (Ref:– 16/00349/PRIOR6 Whalebone Ward)

Application refused under delegated powers 12 April 2016 for the following reason:

1. The proposed extension would have an unacceptable impact on the amenities of neighbouring occupiers by virtue of its excessive depth which would result in a loss of light, outlook and overshadowing and would be detrimental to the amenities
of and living standards enjoyed by adjoining occupiers at No.14 Sylvan Avenue contrary to Policies BP8 and BP11 of the Borough Wide Development Polices DPD.


b) Erection of two storey side and part single/part two storey rear extension and front porch – 261 Grafton Road, Dagenham (Ref: 15/01810/FUL Whalebone Ward)

Application refused under delegated powers 24 March 2016 for the following reason:

1. The proximity of the proposed side extension to the northern site boundary would result in an overbearing impact on the occupiers of No.9 Morgan Crescent and be detrimental to their outlook contrary to Policies BP8 and BP11 of the Borough Wide development Policies DPD and the SPD for Residential Extensions and Alterations.


c) Change of use of ground floor to community/cultural centre/place of worship (Use Class D1) - 539 Rainham Road South, Dagenham (Ref: 15/00472/FUL Eastbrook Ward)

Application refused under at Development Control Board 28 July 2015 for the following reason:

1. The proposed development would by virtue of increased traffic generation and general activity, adversely impact on the surrounding highway network and free flow of pedestrian and vehicular traffic, detrimental to amenity and highway safety and contrary to Policies BP8 and BR10 of the Borough Wide Development Policies DPD (March 2011).

Planning Inspectorate’s Decision: Appeal allowed 8 July 2016 (see attached).

d) Erection of 2 storey one bedroom house – 14 Rosedale Road, Dagenham (Ref: 15/01680/FUL Eastbury Ward)

Application refused under delegated powers 24 March 2016 for the following reason:

1. The proposed development by virtue of its scale, siting and location would appear unduly prominent in the street scene and close down the vista to Burnham Road and as such would materially reduce the open and spacious character of the side garden of the application property and of the area, contrary to policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.
e) Erection of two storey 1 bedroom end terrace house - 23 Maplestead Road, Dagenham (Ref: 15/01556/FUL Eastbury Ward)

Application refused under delegated powers 24 March 2016 for the following reasons:

1. The proposed development, by virtue of its siting and size, would result in harmful overshadowing of the rear amenity space of 2 Aconbury Road, contrary to policy BP8 of the Borough Wide Development Policies Development Plan Document.

2. The proposal fails to provide an acceptable standard of private external amenity space for the host and proposed dwellings, contrary to Policy BP5 of the Borough Wide Development Policies DPD.

3. The proposal is found to be unacceptable on transport/highway grounds given the low Public Transport Accessibility Level rating and the absence of off-street parking provision, contrary to Policies BR9 and BR10 of the Borough Wide Development Plan.


f) Erection of two storey rear and single storey side and rear extensions to convert single dwelling house into one 1-bedroom flat and one 5-bedroom house – 147 Halbutt Street, Dagenham (Ref: 15/01507/FUL Parsloes Ward)

Application refused under delegated powers 24 March 2016 for the following reasons:

1. The proposed development would have a detrimental impact on highway safety by increasing the level of on-street car parking demand in an area with a high demand for parking, contrary to policy 6.13 of the London Plan and policies BR9 and BR10 of the Borough Wide Development Policies DPD (March 2011).

2. The proposed development has the potential to conflict with Building Regulation requirement M4(2) 'accessible and adaptable dwellings' and policy 3.8 of the Minor Alterations to the London Plan by preventing access to the front door of the proposed flat in the event that the occupiers of the existing house or visitors were to park inconsiderately in the driveway.


g) Conversion of house into 1 one bedroom and 1 two bedroom flats and the erection of single storey front and side extensions - 816 Rainham Road South, Dagenham (Ref: 15/01125/FUL Village Ward)
Application refused under delegated powers 19 October 2015 for the following reasons:

1. The development would result in the loss of a family dwelling, further reducing the Borough's existing stock of family housing contrary to Policy BC4 of the Borough Wide Development Policies Development Plan Document.

2. The proposed dwelling would provide a poor standard of accommodation for future occupiers by way of insufficient internal floor space and storage space for both units and as such would be contrary to Policy 3.5 of the draft Minor Alterations to the London Plan and Department for Communities and Local Government: Technical housing standards - nationally described space standard.

Planning Inspectorate’s Decision: Appeal dismissed 5 August 2016 (see attached).

h) Application for prior approval of proposed single storey rear extension (depth: 5.625 metres; height to eaves 2.9 and maximum height: 3.9 metres) – 14 Melbourne Gardens, Chadwell Heath (Ref: 16/00371/PRIOR6 Whalebone Ward)

Application refused under delegated powers 19 April 2016 for the following reason:

1. The proposed rear extension would extend beyond a wall forming a side elevation of the original dwellinghouse and would have a width greater than half the width of the original dwellinghouse and therefore the proposal would not accord with Schedule 2, Part 1, Class A, Paragraph A.1 (j) (iii) of the Town and Country Planning (General Permitted Development) Order 2015.

Planning Inspectorate’s Decision: Appeal dismissed 12 August 2016 (see attached).

i) Application for outline planning permission: Erection of two storey side extension in connection with conversion of existing house to provide 2 two bedroom flats – 18 Martin Road, Dagenham (Ref: 15/01510/OUT Mayesbrook Ward)

Application refused under delegated powers 18 January 2016 for the following reasons:

1. The proposed extension, by virtue of its size and siting at a road junction, would result in a bulky and intrusive addition to the street scene detrimental to the openness of this corner plot and the character of the area contrary to policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.
2. The proposed development could not provide sufficient acceptably sited off-street parking spaces and would have a detrimental impact on highway safety by increasing the level of on-street car parking demand in an area with a high demand for parking, conflicting with the aims and objectives of policies BR9 and BR10 of the Borough Wide Development Policies DPD (March 2011).

3. The development could not provide accommodation which would comply with the Technical Housing Standards - nationally described space standards (March 2015), and as such the internal space provision would be detrimental to the living standards and amenities enjoyed by existing and future occupiers.

4. The proposed development fails to provide adequate useable external amenity space to the detriment of the amenity of future occupiers contrary to Policy BP5 of the Borough Wide Development Policies DPD (March 2011).

Planning Inspectorate’s Decision: Appeal dismissed 19 August 2016.

j) Replacement of existing single sided landscape advertising panel with double sided portrait totem LED sign - Access Self Storage, Kingsbridge Road, Barking (Ref: 16/00202/ADV Thames Ward)

Application refused under delegated powers 18 January 2016 for the following reasons:

1. The installation of the proposed LED sign in this location is considered to represent a safety hazard due to the size, positioning and purpose of the sign which will come directly into eye contact of drivers with the potential to cause distraction, contrary to Policy BP7 of the Local Development Framework Borough Wide Development Policies (DPD) March 2011.

2. The installation of the proposed LED sign in this location is considered to represent a safety hazard due to the size, positioning and purpose of the sign which will come directly into eye contact of drivers with the potential to cause distraction, contrary to Policy BP7 of the Local Development Framework Borough Wide Development Policies (DPD) March 2011.


k) Erection of two storey end of terrace house – 2 Kingsley Close, Dagenham (Ref: 16/00113/FUL Heath Ward)

Application refused under delegated powers 31 March 2016 for the following reason:
1. The proposed development, by virtue of its siting and design, would result in a cramped and intrusive addition to the streetscene out of character with the host terrace and neighbouring dwellings and would be detrimental to the character and appearance of the surrounding area contrary to Policy CP3 of the Core Strategy (July 2010) and Policies BP8 and BP11 of the Borough Wide Development Policies DPD (March 2011).

Planning Inspectorate’s Decision: Appeal dismissed 26 August 2016.

30. Delegated Decisions

The Board noted details of delegated decisions for the period 3 May-17 June 2016.