9. Declaration of Members’ Interests

There were no declarations of interest.

10. Minutes - To confirm as correct the minutes of the meeting held on 3 July 2017

The minutes of the meeting held on 3 July 2017 were confirmed as correct.

11. Old Granary, Town Quay, Barking- 17/00574/FUL and 17/00575/LBC

The Planning Development Officer (PDO) introduced a report on the application relating to the Old Granary, Town Quay, Barking which is a Grade II listed building.

The site is located in the Barking Town Centre Area Action Plan (AAP) area but outside of the Barking Town Centre boundary. The site also falls within the Abbey and Barking Town Centre Conservation Area and the Abbey Road Riverside Conservation Area is located nearby.

Planning permission and listed building consent were sought for the refurbishment and restoration of the existing building in connection with conversion of the building from storage to a restaurant/bar on the ground floor and conversion of the upper floors to create 5 two-bedroom and 1 three-bedroom flats. The proposed works include reinstating original openings and sensitively restoring the envelope of the building. A deck is proposed adjacent to the river for the restaurant/bar use. A pontoon is also proposed as a visitor mooring.

In response to the consultation process, officers received 2 letters of objection, 2 letters of support and 2 letters neither objecting to nor supporting the application. The main areas of concern relate to loss of amenity, particularly around noise/disturbance associated with the restaurant/bar use and with the hours of use proposed by the developer.
The proposed development would result in the welcome protection, enhancement and re-use of a Grade II listed building. The proposed restaurant/bar use is welcomed and would help to stimulate the night-time economy which is currently poorly provided for in the Barking Town Centre AAP area. The principle of the proposed use of the upper floors for residential accommodation is also considered to be acceptable. The proposed deck and pontoon associated with the restaurant/bar use would help to encourage more active use of the river/riverside.

The Chair invited Blanchard Campbell, an objector to the application, to address the Board. He stated that many of the issues he had concerns about had been addressed but he was concerned about noise and pollution from the bar and restaurant and was also worried about pest control particularly as there had been no refuse collected from his building in a while. He stated that there were thousands of mice on the premises which needed to be dealt with. He was also concerned about narrow parking and vehicle access in the vicinity too.

The Chair invited Ryan Lissamore to address the Board. He was a resident and owner of a property adjacent to the proposed development. He was generally in favour of the development and agreed that it would provide a great use of the historic Old Granary building and remain true to its character. However, he was concerned about the potential for anti-social behaviour and noise and disturbance arising from the restaurant/bar use. In addition, he was concerned about how customers would leave the restaurant/bar at closing time. There was the potential for increased traffic, car horns and tensions rising. This would be highly stressful for residents. He wanted the area to grow but suggested that the usage of the ground floor of the Old Granary should be changed from a restaurant/bar (Class A3/A4) to a restaurant only (Class A3).

The Chair invited Rory Pennant-Rea, the applicant’s agent, to address the Board. The aim of the application was to restore the grandeur of the Old Granary which he hoped would be welcomed. There had been some objections received in relation to noise however the building lent itself as a noise blocker with a thick brick construction. It was anticipated that the application would provide an incentive to improve the building with new usage. It was also intended that the restaurant/bar entrance would be on the end of the premises as opposed to directly facing the neighbouring building and the proposed use would bring life to the area.

Members asked about the build and the applicant’s agent advised that the existing single glazed windows would be replaced with double glazed units to match and the building would be restored to its former glory with high standard building materials.

Members asked the applicant’s agent about the concerns that had been raised over noise. The applicant’s agent advised that the applicant would do all they could to minimise the noise of the restaurant/bar. The applicant would also work very closely to achieve the conditions set out in the application.

Members asked about how the developer would deal with any concerns of local residents once the restaurant/bar was operational.
Members also asked about fire safety. The applicant’s agent confirmed that fire safety issues were in line with building regulations and the applicant may be willing to consider the use of sprinklers if required.

Members referred to the proposed £10,000 S106 financial contribution towards dredging at Town Quay. The Acting Head of Planning spoke about the dredging contribution. This and advised that this was being requested as a means of overcoming the Port of London Authority’s (PLA) objection.

Members asked about how it could be ensured that the restaurant/bar use was implemented, along with the residential units as they were concerned that the restaurant originally proposed at Barking Magistrates Court never happened. The Acting Head of Planning stated that the restaurant/bar included in the proposed development was the owner’s initiative as opposed to the restaurant at the Magistrates Court being the Council’s vision. The Senior Governance Solicitor clarified that a section 106 clause would ensure that the restaurant/bar was fitted out prior to occupation of any residential unit.

The Board granted planning permission and listed building consent subject to:

1. A Section 106 legal agreement to secure the matters set out in section 6.7 of the officer’s report, noting that the S106 clause regarding hosting 4 riverside events per year should be for a period of 3 years from first occupation of the restaurant/bar; and the additional S106 clause below; and

2. The following conditions (with any amendments that might be necessary up to the issue of the decisions).

Additional Section 106 planning obligation to be secured

To ensure that both the commercial and residential uses are implemented, it was agreed that the following additional S106 planning obligation be secured in respect of any planning permission and listed building consent granted:

- Prior to occupation of any residential unit, the proposed ground floor restaurant/bar shall be fitted out with the proposed windows/doors and the external upgrade work shall be carried out; and internally a good shell and first fix condition shall be provided.

  If the Port of London Authority River Works Licence for the deck / pontoon (and any other necessary permissions) is agreed within 12 months of the planning application and listed building consent application being granted then the deck / pontoon shall be completed prior to the occupation of any residential unit. In any event the pontoon and deck shall be implemented prior to occupation of the development in accordance with condition 8 of the planning permission.
Conditions for Planning Application No. 17/00574/FUL

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:

VINE77/SV/00, 01, 02, 03, 04, 05, 06, 07, 08, 09, 10 and 11; and

VINE77/PR00 Rev 2, 01 Rev 3, 02 Rev 2, 03 Rev 2, 04 Rev 2, 05 Rev 3, 06 Rev 2, 07 Rev 2, 08 Rev 2, 09 Rev 2 and 10.

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

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

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

The approved CEMP and SWMP shall be implemented for the entire period of the construction works at the site, to the satisfaction of the Local Planning Authority.
Authority.

Reason: The CEMP and SWMP are required prior to commencement of development in order to reduce the environmental impact of the construction phase 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 demolition and 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. Any works which are associated with the generation of ground borne vibration are only to be carried out between the hours of 0800 and 1800 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.

5. No demolition or development shall take place until an archaeological written scheme of investigation (WSI) has been submitted to and approved in writing by the Local Planning Authority. 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; and

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

Reason: Heritage assets of archaeological interest may survive on the site. The Local Planning Authority wishes to secure appropriate archaeological investigation prior to development, followed by the publication of results, in accordance with policies BP2 and BP3 of the Borough Wide Development Policies Development Plan Document.

6. No above ground new development 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 CP2 and CP3 of the Core Strategy, policies BP2, 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.

7. No above ground new development shall commence 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) refuse storage;
c) cycle parking;
d) railings; 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 policies CP2 and CP3 of the Core Strategy and policies BP2, BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

8. No work on the proposed pontoon and deck shall commence until full details of the design and construction of them, including the method of piling and an associated assessment of the impacts of piling on residential amenity and ecology, and details regarding the provision for water and electricity to the pontoon, have been submitted to the Local Planning Authority for approval in writing in consultation with the Port of London Authority. The design shall also incorporate measures to prevent litter arising from the proposed development entering the water. The pontoon and deck 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 and to protect the ecology of the area, in accordance with policies CR3, CP2 and CP3 of the Core Strategy and policies BR3, BP2, BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

9. No above ground new development shall commence 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 E3 – Medium district brightness areas - small town centre or urban locations. All external lighting shall also be designed to prevent light spill into the watercourse or adjacent river corridor habitat and to minimise its impact on navigation and the ecology of the River Roding. 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, to safeguard neighbouring amenity and to minimise any impact on ecology, and in accordance with policies BR3, BC7 and BP11 of the Borough Wide Development Policies Development Plan Document.

10. The 3 car parking spaces as indicated on drawing No. PR/00 Rev 2 shall be constructed and marked out prior to the occupation of the development. 1 of the car parking spaces shall be marked as an accessible parking bay (to be clearly marked with a British Standard disabled symbol). The car parking spaces shall thereafter be retained permanently.

Reason: To ensure and promote easier access for disabled persons and to ensure sufficient off-street parking, 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.

11. 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 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.

12. Any kitchen extract system to be installed pursuant to this permission shall include measures for the removal and treatment of cooking odours, details of which shall be submitted to and approved in writing by the Local Planning Authority. Details of any external flue required shall also be submitted for approval. The measures shall have regard to and be commensurate with the guidance and recommendations in the publication 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems', DEFRA, 2005.

Reason: To ensure that the proposed residential units are adequately protected from noise and cooking smells and odours and in accordance with policies BP8 and BR13 of the Borough Wide Development Policies Development Plan Document and policy 7.15 of the London Plan.

13. Any machinery and equipment to be installed pursuant to this permission shall be designed and installed to ensure that structure borne (re-radiated) noise emissions shall 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.

14. No above ground new development shall commence until details of sound
insulation measures to mitigate noise transmission between the ground floor restaurant/bar and first floor residential accommodation have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented before the first occupation of the residential unit to which they relate 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.

15. The restaurant/bar use is permitted to trade between the hours of 0800 to midnight Sunday to Thursday and 0800 to 0100 Friday and Saturday, and at no other time.

Reason: To prevent the uses causing 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.

16. The serving of food and drink at tables located outside the building is permitted to take place between the hours of 0800 to 2300 Sunday to Thursday and 0800 to midnight Friday and Saturday, and at no other time.

Reason: To prevent the uses causing 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.

17. The handling of bottles and movement of bins and rubbish is not permitted to take place outside the restaurant/bar between the hours of 2300 on one day and 0700 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.

18. The delivery/collection of goods associated with the restaurant/bar is only permitted to take place between the hours of 0700 and 2100 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.

19. Noise from entertainment including live and amplified music associated with the restaurant/bar use hereby permitted shall be controlled so as to be inaudible inside adjoining and other noise-sensitive premises in the vicinity of the restaurant/bar. The initial test for compliance with the ‘inaudibility’ criterion will be that noise should be no more than barely audible outside those noise-sensitive premises. In the event there is disagreement as to whether entertainment noise is or is not audible the following numerical limits shall be
used to determine compliance with this condition:

the \( \text{LA}_{\text{eq}} \) (EN) shall not exceed \( \text{LA}_{90} \) (WEN); and
the \( \text{L}_{10} \) (EN) shall not exceed \( \text{L}_{90} \) (WEN) in any 1/3 octave band between 40Hz and 160Hz.

EN = entertainment noise level and WEN = representative background noise level without the entertainment noise; both measured 1 metre from the façade of the noise-sensitive premise.

Reason: To ensure that noise-sensitive premises in the vicinity of the development 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 development hereby permitted shall not be occupied until details of riparian life saving equipment as recommended by the Port of London Authority have been submitted to and approved in writing by the Local Planning Authority in consultation with the Port of London Authority. The life saving equipment shall be to a standard recommended in the Hayes Report on the Inquiry into River Safety and provided in accordance with the approved details prior to the occupation of any part of the development. The life saving equipment shall be permanently retained to an acceptable standard.

Reason: In the interests of public safety and to accord with policy BP9 of the Borough Wide Development Policies Development Plan Document.

21. No development shall commence until two dusk or dawn bat surveys have been undertaken between 1 May and 1 September in accordance with the recommendations contained in the submitted Ecological Report dated 30 June 2017. If the surveys find the building is being used by bats, a strategy to ensure the protection of the roost and/or hibernation site must be submitted to and approved in writing by the Local Planning Authority before the commencement of works.

Reason: Bats are a protected species and therefore the survey work and associated assessment must be completed prior to commencement of development and in accordance with policy CR2 of the Core Strategy.

22. No more than two days prior to commencement of any works that may affect nesting birds (including river works, building work, roof works, tree works and vegetation clearance), buildings, river edges, trees and hedges shall be checked by a qualified ecologist to determine if nesting birds are present. A report shall be submitted to the Local Planning Authority confirming the presence or absence of birds before the works commence. If nesting birds are found, works should be delayed until the nesting season is over and the fledglings have left the area and a strategy should be agreed with the Local Planning Authority to ensure the nesting birds are not disturbed by any other works taking place on the site.

Reason: In order to 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.

**Conditions for Listed Building Consent Application No. 17/00575/LBC**

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:

   VINE77/SV/00, 01, 02, 03, 04, 05, 06, 07, 08, 09, 10 and 11; and

   VINE77/PR00 Rev 2, 01 Rev 3, 02 Rev 2, 03 Rev 2, 04 Rev 2, 05 Rev 3, 06 Rev 2, 07 Rev 2, 08 Rev 2, 09 Rev 2 and 10.

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

3. No new plumbing, pipes, soilstacks, flues, vents, ductwork, grilles, security alarms, lighting, cameras or other appurtenances shall be fixed on the external faces of the listed building except where this is in accordance with details which have been submitted to and approved in writing by the Local Planning Authority.

   **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. No demolition or development shall take place until an archaeological written scheme of investigation (WSI) has been submitted to and approved in writing by the Local Planning Authority. 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; and

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

   **Reason:** Heritage assets of archaeological interest may survive on the site. The Local Planning Authority wishes to secure appropriate archaeological investigation prior to development, followed by the publication of results, in accordance with policies BP2 and BP3 of the Borough Wide Development Policies Development Plan Document.
5. Any hidden historic features which are revealed during the course of the works shall be retained in-situ, work suspended in the relevant area of the building and the Local Planning Authority notified immediately. Provision shall be made for the retention and proper recording of the features as required by the Local Planning Authority.

Reason: To preserve the character 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.

6. All new works and improvements inside and outside the building must match existing original adjacent work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the approved drawings or are required in conditions attached to this permission.

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.

7. No above ground new development shall commence until details and samples of all new external facing materials have been submitted to and approved in writing by the Local Planning Authority. All new brickwork to the existing listed building must exactly match adjacent original brickwork in terms of the colour, size, texture, brick bond and pointing. The relevant works shall be carried out in accordance with the approved details and samples.

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.

8. No above ground new development shall commence until detailed drawings showing the design of the deck and pontoon and the means of fixing them to the listed building have been submitted to and approved in writing by the Local Planning Authority. The relevant works shall be carried out in accordance with the approved drawings.

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. **Farmhouse Venue, 649 Dagenham Road, Dagenham-17/00439/FUL**

The Council’s Principal Development Management Officer (PDMO) introduced a report on the application relating to the Farmhouse Venue, 649 Dagenham Road, Dagenham. The application related to the erection of permanent marquee in the grounds for use as function venue for up to 400 guests and provision of additional car parking spaces on land between the existing Farmhouse Venue and the Millennium Centre car park.
In presenting the report, the PDMO observed the following.

- The proposed permanent marquee and overspill car park would result in inappropriate development within the Green Belt and would be harmful as a result of a loss of openness and a loss of visual amenity to the Green Belt. It was considered that there were no very special circumstances of sufficient importance that would outweigh the harm by reason of inappropriateness and other harm to the Green Belt and therefore planning permission was recommended for refusal in accordance with the guidance of the National Planning Policy Framework (NPPF) and the Local Plan.

- The proposed structure would be a substantial construction within the setting of the locally listed building (former Farmhouse Tavern) and it was considered that this would harm the character and appearance of the existing building.

- The expansion in venue capacity that would result from the development was predicted to cause additional traffic congestion on Dagenham Road and to result in queuing on the highway to gain access to the site at arrival times for functions. It was considered that this would be detrimental to highway safety and the flow of traffic on Dagenham Road.

- The impact on ecology, of the proposed overspill car parking spaces to be provided on land that was formerly maintained as part of the adjacent Country Park has not been fully assessed, and the clearing of this land would result in a loss of habitat. Whilst there was potential for replacement habitat planting within the site to mitigate the ecological impact of the proposed development, this could not be adequately assessed in the absence of a full habitat survey.

- The Council for the Protection of England (CPRE) had objected on grounds that the scheme was inappropriate as it is on Green Belt land.

- The Environmental Health Officer recommended conditions to control lighting and noise and the impact on the nearby Travellers site.

- The Ranger Service had objected to the application on the grounds of the loss of parkland and disturbing the tranquillity of the country park and the visual impact of the development.

- The Council’s Transport Officer objected on the grounds of additional traffic congestion within Dagenham Road and an adverse impact on highway safety. The Arboricultural Officer had no objection subject to conditions to ensure adequate replacement tree planting.

- The applicant, Mr Chowdhury, had stated that there were special circumstances to agree the application on the grounds that (i) the development would benefit the local economy and create jobs; (ii) the business would be unviable without the extra capacity provided by the marquee, which was supported by economic evidence provided by the
The PDMO commented that, in his opinion the opportunity for large events of the nature proposed did not outweigh what would be inappropriate development on the Green Belt and considered that there was insufficient economic evidence to demonstrate that the proposed development was the only way in which the ongoing maintenance of the Locally Listed Building could be secured. The PDMO further commented that:

- the drawings showed the scale of the development which included an additional car parking area and this would cause visual harm to the green belt;
- The Planning Inspectorate considered at an earlier planning appeal against an enforcement notice to remove a pavilion that the development caused harm to the Green Belt;
- the proposed green camouflage of the marquee for this new application would still cause harm and visual impact on the Green Belt.

The Chair invited William Dennehy and Patricia Harding, local residents and objectors to the application, to address the Board. The main points raised against the development were:

- The Country Park had been developed at considerable cost and there was concern that the proposed development would have a detrimental effect on the community and wildlife in the Eastbrookend Country Park;
- the Planning Inspector had previously considered and rejected a similar application;
- the proposed development would have a negative impact on the locally listed Farmhouse Venue building;
- the applicant had contravened various planning conditions in the past and the proposed marquee would be detrimental to the beauty of the local area and would add to urban sprawl;
- other major local developments had added to traffic problems in the area and increase the potential for noise pollution;
- the plans to manage the increased traffic were insufficient and would potentially impede funerals at Eastbrookend Cemetery;
- the proposed development would impact on local fisheries businesses, who had not been consulted on the application;
- There would be a loss of green belt land.

The Chair invited Councillor Tony Ramsay, Eastbrook Ward Councillor, to address the Board. Councillor Ramsay reiterated the point that a similar planning application made by the applicant in 2011 had been refused by the Board as it was on Green Belt land and, therefore, considered inappropriate. In more recent times, an application for a major development on the nearby Barking and Dagenham College site had also been refused as it impacted on
the Green Belt. Both he and Councillor Mick McCarthy, also an Eastbrook Ward Councillor, were aware of the opposition of Eastbrook ward residents to the proposed application, due to its impact on the Green Belt and the Country park area, the proposed structure itself, and the increased traffic congestion. Councillor Ramsay also pointed to the objections from the Council for the Protection of Rural England (CPRE) and the Country Park Rangers and concluded that, in his opinion, the proposed development was inappropriate for the location and he supported officers’ recommendation that the application be rejected. Councillor McCarthy, concurred with the points raised by Councillor Ramsay and emphasised that the opposition to the application was from a planning perspective and he fully supported the growth of local businesses.

The Chair invited Councillor Sade Bright to address the Board. Councillor Bright advised that as well as living in Eastbrook Ward, she was the Cabinet Member for Equalities and regularly visited the Farmhouse Venue. Councillor Bright commented that she was keen to ensure that every citizen from a diverse community had the right to opportunities and, as this was a Black, Asian and Minority Ethnic (BAME) business, she felt that if there was to be equality for all groups, ventures such as this needed to be supported. The applicant provided jobs to local people and served the community and she referred to the Queen’s Birthday event which brought the diverse, local community together and she objected to complaints received about it. Councillor Bright spoke in support of the applicant and felt that he should be allowed to develop on land that he owned, adding that the business was needed as it was the only event venue of its kind in the Borough accommodating the needs of the diverse community.

Councillor Kashif Haroon was also invited to speak in support of the application and he added that the applicant was seeking to use land effectively, had taken into account the need to blend in with the surrounding Green Belt through the green camouflaged roof of the marquee and felt that there were special circumstances for agreeing this application, including the fact that it was not economically viable for the applicant to continue his business at that locality without the use of the marquee.

The Chair invited Ms Qureshi, the applicant’s agent, to address the Board. Ms Qureshi advised that the applicant had twenty-five years’ experience in the catering industry and had, over many years, demonstrated himself as a good neighbour. Mr Chowdhury had invested a great deal of money in the Farmhouse Venue and the marquee was necessary to ensure the economic viability of the business and would enable him to employ more people, meet the need for larger venues, and ensure the ongoing maintenance and conservation of the Locally Listed Building. Ms Qureshi suggested that the proposed application addressed the objectors’ concerns and there would be no further encroachment of the Green Belt. She added that the proposed application ensured that the marquee was well screened and protected the visual amenity to the Green Belt, and noted that the overspill car parking area would only be utilised for the largest events. With regard to traffic-related concerns, Ms Qureshi advised that the applicant had engaged a Transport Consultant, Mr John Roe (who was present), and it was his opinion that the concerns could be overcome by some minor improvements to road markings in the locality. In conclusion, Ms Qureshi stated that the applicant had worked very hard to deal with residents’ objections and as it was important to support
local businesses, there were special circumstances to agree this application in line with the applicant’s business interests. This had operated successfully and the application ensured that the Tavern building would be able to be retained.

In response to a question from the Board, the PDMO stated that the existing planning permission for the site only allowed a temporary marquee to be erected with the written permission of the Local Authority, and that the first application from the current owner was in 2011 following a period of several years of the site being vacant.

The Board sought clarification from Ms Qureshi regarding the assessment of the effect on the green belt from the applicant’s perspective and other issues. Ms Qureshi stated that:

- the height of the marquee had been reduced by two metres from the original application in 2011 and the trees had matured, providing screening;
- the roof of the building would be green in colour with a camouflage design and was also set away from the highway;
- The new parking area would be grassed with a metal mesh to allow the grass to grow through and would only be used as an overspill car park;
- the applicant had contributed to local road network improvements and the development would result in no loss of country park;
- Music would be controlled by sound limiters to mitigate any noise emanating from events at the building;
- The applicant was willing to continue to engage with the local community and was keen to ensure that more people used the Country park;
- Although the site was designated Green Belt it was previously developed land and, as such, she considered that it was a Brownfield site on a Green Belt designation.
- The premises may only be in use for an average of, say three days a week or less depending on demand.

In answer to a question, Mr Roe also commented that there had only been one accident in Dagenham Road in seven years and this was not in the vicinity of the site.

In respect of Ms Qureshi’s statement that the development was on a brownfield site, the Board asked for clarification. The Council’s Legal Advisor stated that the application was on the Green Belt in line with Chapter 9 of the National Planning Policy Framework and the application could only be agreed by the Board if there were very special circumstances.

Several Board Members stressed that planning matters, and particularly those relating to developments on the Green Belt, should be the paramount considerations. Comments from other Board Members, however, relating to the proposed development being in line with the Borough’s Parks and Open Spaces Strategy in terms of regeneration and supporting events, the benefits that the new facility would offer to the wider, diverse community and the need to support the applicant’s business venture in order to enable the continued maintenance of the Locally Listed building, were also put forward as warranting special consideration on this occasion.

Prior to moving on to the determination of the application, the Acting Head of
Planning reiterated that the marquee was harmful by definition and Board Members needed to consider the extent of that harm and whether very special circumstances existed to outweigh this.

The Board was asked by the Chair to decide on the application and it was agreed to grant the application, subject to the reasons for approval and determination of conditions being confirmed at the next meeting of the Board.

(During the discussions on this item the Board agreed that, in accordance with Part 2, Chapter 3, paragraph 7.1 of the Council Constitution, the meeting be extended for a reasonable period beyond the two-hour threshold to enable the matter to be concluded.)

13. **Town Planning Appeals**

The Board noted details of the following appeals:

**Appeals Lodged**

The following appeals have been lodged:

a) **Erection of two storey side extension – 81 Keir Hardie Way, Barking (Ref: 16/01840/FUL)**

Application refused under delegated powers 19 January 2017 - Eastbury Ward

b) **Erection of first floor side extension incorporating rear dormer window and single storey side/rear extension – 113 Hunters Hall Road, Dagenham (Ref: 16/01962/FUL)**

Application refused under delegated powers 1 March 2017 - Alibon Ward

c) **Application for a certificate of lawfulness for a proposed development: Loft conversion involving construction of gable end roof, rear dormer window and front rooflights – 378 Heathway, Dagenham (Ref: 16/01684/CLU_P)**

Application refused under delegated powers 23 December 2016 - Alibon Ward

d) **Demolition of bungalow and erection of 3 two storey two bedroom dwellings – 37 Gordon Road, Chadwell Heath (Ref: 16/01503/FUL)**

Application refused under delegated powers 8 March 2017 - Whalebone Ward

e) **Demolition of garage and erection of part single/part two storey side/rear extension to provide new dwelling (retrospective) – 15**
Rosslyn Road, Dagenham (Ref: 17/00170/FUL)

Application refused under delegated powers 2 May 2017 – Whalebone Ward

Appeals Determined

The following appeal has been determined by the Planning Inspectorate:

None.

14. Delegated Decisions

The Board noted details of delegated decisions for the period 3-28 April 2017.