MINUTES OF
DEVELOPMENT CONTROL BOARD
Monday, 23 April 2018
(7:00 - 8:05 pm)

Present: Cllr Faraaz Shaukat (Chair), Cllr Sanchia Alasia, Cllr Saima Ashraf, Cllr Edna Fergus, Cllr Cameron Geddes, Cllr Syed Ghani, Cllr Giasuddin Miah, Cllr Margaret Mullane, Cllr Adegboyega Oluwole, Cllr Chris Rice, Cllr Bill Turner and Cllr Dominic Twomey

Apologies: Cllr Syed Ahammad, Cllr Irma Freeborn and Cllr Amardeep Singh Jamu

67. DECLARATION OF MEMBERS' INTERESTS

There were no declarations of interest.

68. MINUTES - TO CONFIRM AS CORRECT THE MINUTES OF THE MEETING HELD ON 19 MARCH 2018

The minutes of the meeting held on 19 March 2018 were confirmed as correct.

69. CAR PARK, SALISBURY ROAD, DAGENHAM, RM10 8TP- 18/00231/FUL

This item has been deferred to the Planning Committee meeting in June 2018.

70. FORMER SANOFI AVENTIS, RAINHAM ROAD SOUTH, DAGENHAM- 18/00161/FUL

This item was postponed until the Planning Committee in June 2018.

71. MERRIELANDS DEVELOPMENT SITE, MERRIELANDS CRESCENT, DAGENHAM- 17/02111/FUL

The Head of Planning (HOP) introduced the report for the Merrielands Development Site, Merrielands Crescent, Dagenham and the development proposed the erection of one x 5-7 storey building and one x 6-10 storey building to provide 325 residential units (2 x studio flats, 81 x one bed flats, 240 x two bed flats and 2 x 3 bed flats), 1514m2 (GIA) of commercial floorspace (Use Class A1/ A3) together with new hard and soft landscaping, children’s play space, car parking and access arrangements and other associated works. The application site comprised a vacant parcel of land located immediately to the south of Merrielands Retail Park/Merrielands Crescent, west of Chequers Lane and north of Orion Park which is a business park comprising a number of large scale employment uses.

The proposals would include an area for commercial space. The scheme would provide a housing mix of predominantly 1 or 2-bedroom homes. The development would also include a total of 35% affordable homes in line with the Mayor of London’s guidance, to be split between shared ownership and affordable rent. The applicant was committed to working with Housing Associations and aiming
to increase the affordable homes to a potential 45%. The storeys of the properties varied and their scale was appropriate.

The area would have a children’s play space for 66 children which exceeded the Mayor of London’s standards. Using the Mayor of London’s Play space calculator.

The site would have significant landscaping and the appearance was classical and well designed.

All GLA Housing design standards had been met and it was proposed to have three new pedestrian crossings at Asda, Retail Park and Heathway respectively.

In terms of car parking, there were spaces for 127 cars for 325 units, with 35 of these for 33 wheelchair standard units. In addition, there would be electric car charging points. Retail parking would also be available in Merrilands Crescent. The Mayor of London wanted zero carbon emissions for new developments, although this development would not be zero carbon rated and the applicant would need to pay a carbon emission levy of £107,000.

The HOP added that there was a significant Community Infrastructure Levy (CIL) of £320K accruing for this proposed development although it was a decision by Cabinet as to where this money was spent.

In summary, the HOP stated this was a good development, aligned with the Borough manifesto, borough and London plans. Overall, the proposal was considered to be a well-designed scheme which will deliver a good mix of homes for sale, shared ownership and at affordable rents. It complied with relevant policies contained in the Local Plan, the London Plan and the National Planning Policy Framework.

He added that there would be additional conditions applicable and an early stage viability review and agreement subject to the Mayor of London’s comments if the application were to be approved.

Members were concerned about the children’s play space proposals and noted that this provided an allowance for 66 children, which they considered to be very low and enquired whether this was an accurate figure for a total of 325 units. The HOP responded that the figure had been provided by the GLA and using the Mayor’s Play space calculator and stated that the implication was 66 covered the age group 3-7 and that in fact this figure should be higher if it covered all children up to and including those at higher age levels.

Members asked about the maximum of 35% of the residential units being affordable and enquired whether this percentage could be increased, also the contributory amount of £115 per unit by the applicant towards Employment and Skills could be increased. The HOP stated that in terms of affordable housing, the percentage was in line with the Mayor of London’s guidelines and that if the 35% were to be increased further as with the recent Beam Park application, it would only be possible with a substantial grant being received by the applicant. The 35% of affordable housing was for a private site without the grant but he stated that the applicant was committed to working with Housing Associations aiming to increase this to a higher level, initially it was hoped for 41%. With reference to the contribution towards Employment and Skills as contained in the conditions, this was an amount to be provided across all developments (£115) and helped fund the Council’s employment
services in order to try and ensure local people get into local well-paid jobs.

Members were concerned about the lack of car parking spaces in the proposed development. Barry Kitcherside, Chartplan Ltd and on behalf of the applicant, stated that there were a number of similar developments which had car clubs and these worked well. In some cases, he considered that some spaces remained unoccupied. The HOP advised that condition 30 in the application ensured that the applicant must provide a car park design and management plan. Members also asked about whether new residents for the development could have their eligibility for a parking permit removed and in this respect the HOP stated that a clause would be added in the section 106 agreement to that effect.

Members asked whether residents in Scrattons Lane had been consulted on the development and whether the conditions of the application referred to those residents. The HOP stated that they had not been consulted as the proposed development did not impact directly upon them although officers were working with Transport for London (TfL) to improve road access to Scrattons Estate.

Members were concerned about the potential impact of noise for residents during building construction. The HOP advised that Environmental Health Officers had asked for several additional conditions to be applied in this regard. There were several construction conditions and plans, with limits on construction and routes to use. There were also conditions about construction noise levels, delivery times of building materials and the impact on electricity at the local sub-station, emission of dust, minimising waste and site management plans in dealing with the construction.

Members expressed concern about the potential growth for schools and school places as a result of the proposed development. The HOP said there were discussions with Education officers in terms of building new schools as follows: a special needs school and a secondary school in addition to another primary school in the Beam Park areas. This would be in line with 5,500 new homes in this corridor.

Members were concerned about future health facilities, specifically the number doctors surgeries needed as a result of the proposed development. The HOP advised that there was a GP surgery in Broad Street, half a mile away from the development and officers were working with the local Clinical Commissioning Group (CCG) to ascertain future planning needs. BK said that one of the retail units may be possible to convert into a potential new Health centre.

Members asked about any marketing analysis for the proposed new development and the ability to disincentivise private sales with a link to London Affordable Rent. The HOP stated that the same standard clauses would be applied to this development as had been applied to Beam Park so that in the first six months no more than one unit could be bought within the first six months, after that someone buying two or more homes for rent shall provide the Council with the name address and contact details of the managing agent and ensure that the said managing agent is registered with the Association of Rental Letting Agents (‘ARLA’) or the National Association of Estate Agents (‘NAEA’). In terms of the London affordable rent, nomination agreements would be used, to ensure these units were for residents on the housing waiting list.

Members were concerned about transport issues and plans for Dagenham Dock station. The HOP stated that officers were in liaison with C2C, however the
The proposed Ford Stamping Plant development would help increase future demand at the station.

Members enquired about the issue of archaeology and conservation at the construction site. The HOP stated that officers had consulted Historic England, and this included a condition for a two-stage process in that if any historic artefacts were discovered they would be preserved and displayed in the borough.

The Board **granted** planning permission subject to a S106 Agreement to secure:

- A commitment to provide 116 sub-market units (35%) of which 55 Units would be at affordable rent and 61 units being Intermediate Tenure Units.
- A requirement for an affordable housing plan which gives priority to those who live or work in the Borough.
- A requirement for a Private for Sale Marketing Strategy which prevents the purchase of more than one unit by any purchaser for a period of six months from the date of the sales launch.
- A requirement for an early stage viability review if the development has not been substantially implemented within two years of planning permission being granted.
- A commitment to local labour/local supply so that residents and businesses in the Borough will benefit from the proposed development;
- A contribution of £115 per unit towards Employment and Skills.
- Carbon offset payment.
- A requirement that the developer enters into a S38/S278 Highways Agreement to undertake alterations to the public highway in respect of this development which shall include the provision of new pedestrian crossings, improvement to the junction of Chequers Lane with Merrielands Crescent and implementation of the approved landscaping and public realm improvements;
- Car Club Membership
- Payment of the Council’s legal and professional fees incurred in connection with the drafting and sealing of the Section 106 legal agreement.

and the following conditions:

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

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

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

   - PL_001 Rev A
   - PL_002 Rev A
   - PL_003 Rev B
   - PL_004 Rev B
   - PL_005 Rev B
   - PL_006 Rev B
   - PL_008 Rev B
Following the first occupation of the ground floor mixed use commercial space any further changes of use of this space specifically permitted by this permission must be carried out within a period of 10 years from the date of this permission.

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

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.

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

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

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

Reason: To secure the provision and retention of the landscaping in the interests of the visual amenity of the area and in accordance with Policy BP11 of the Borough Wide Development Policies Development Plan Document and Section 197 of the Town and Country Planning Act 1990.
7) No development above ground level shall take place until a scheme showing those areas to be hard landscaped and the details of that hard landscaping have been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be carried out prior to the occupation of the development and thereafter permanently retained.

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

8) No development above ground level shall take place until detailed design for the children’s play space areas including details of how these areas will be separated and secured from the car parking areas, have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details prior to the occupation of the development and thereafter permanently retained.

Reason: To safeguard and improve the appearance of the area and to provide children’s play space in accordance with policy BP11 of the Borough Wide Development Policies Development Plan Document and Policy 3.6 of the London Plan.

9) There shall be no occupation of the development until the proposed hard landscaping treatment and retail car parking spaces that fall outside the application site boundary as indicated on drawing number PL 006 Rev B have been implemented and shall thereafter be retained as such unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is implemented in accordance with the submitted application and to comply with Policy BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

10) The car parking areas indicated on drawing No: PL_003 Rev B; shall be constructed and marked out prior to the occupation of the development, and thereafter retained permanently for car parking purposes for occupiers and visitors to the premises and not used for any other purpose.

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

11) 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 for that part has been provided. The approved boundary treatment shall be retained unless the Local Planning Authority gives prior written approval for its removal.
Reason: To ensure the boundary treatment protects or enhances the character and amenity of the area in accordance with Policy BP11 of the Borough Wide Development Policies Development Plan Document.

12) 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 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'.

13) 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.

14) 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.

15) 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 12 and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 13 which are subject to the approval in writing of the Local Planning Authority.

17) 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 12-17: 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.

18) 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 08:00-13:00 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. Demolition and construction work and associated activities are to be carried out in accordance with the recommendations contained within British Standard 5228:2009, "Code of practice for noise and vibration control on construction and open sites". Parts 1 and 2.

Reason: To ensure that the proposed demolition and 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.

19) The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the local planning authority. Those details shall include:

   a. A design that is compliant with the national Non-Statutory Technical Standards for SuDS, National Planning Policy Framework and Ministerial Statement on SuDS.
   b. Evidence that the proposed solution will effectively manage the 1 in 30 and 1 in 100 (+CC% allowance for climate change storm events), during all stages of the development (pre, post and during), with discharge rates being restricted as close to 50% of the existing site runoff rate.
   c. Details of management and maintenance regimes and responsibilities.
   d. A construction phase plan detailing how the drainage elements will be protected during construction.
   e. Long and cross sections of each SuDS Element.
   f. A finalised drainage layout plan that details pipe levels, diameters and asset locations.
Reason: A surface water drainage scheme for the site is required prior to the commencement of development to prevent an increased risk of flooding and to prevent pollution of the water environment and in accordance with policy BR4 of the Borough Wide Development Policies Development Plan Document.

20) The development hereby approved shall not be occupied until a refuse management plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved management plan shall be implemented in accordance with the approved details.

Reasons: To provide for the satisfactory removal of refuse in the interest of the site and locality and to protect the amenity of future occupiers and in accordance with Policies BP8, BP11 and BR15 of the Borough Wide Development Policies Development Plan Document.

21) Before any works hereby permitted are commenced and until all such works are completed:

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

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

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

22) No development shall be carried out until a method statement identifying the root protection areas of all trees on and around the site and giving details of any works to be carried out within the root protection areas of the trees and the method to avoid damage to the trees during these works has been submitted to and approved in writing by the Local Planning Authority.

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

23) A nesting bird survey should be carried out by a suitably qualified ecologist no more than 2 days prior to commencement of the development. If nesting birds are found i) works should be delayed until the nesting season is over and the
fledglings have left the area and ii) 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: The survey is required prior to commencement of the development to protect the ecology of the area as nesting birds may be present on the site and in accordance 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.

24) No development above ground level shall take place until a lighting management strategy that sets out measures to limit unnecessary illumination levels and mitigate bat and other nocturnal species disturbance has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved lighting management strategy and thereafter retained as such.

Reason: A lighting management strategy is required in order to protect the nature conservation value of the site and protect the night sky from extraneous illumination in accordance with Policy BR3 of the Borough Wide Development Policies Development Plan Document.

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


26) No development above ground level shall take place until a detailed scheme for living roofs has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented to the satisfaction of the Local Planning Authority.

Reason: To protect and enhance the biodiversity of the site and contribute towards sustainable drainage in accordance Policy BR3 of the Borough Wide Development Policies DPD (March 2011).

27) Prior to the commencement of the development a Construction Logistics Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall be designed to minimise deliveries of materials and export of any waste materials within the times of peak traffic congestion on the local road network. The Plan shall be implemented in accordance with the approved details and thereafter maintained.

Reason: The Construction Logistics Plan is required prior to commencement of development in order to minimise the impact of construction on the free
flow of traffic on the local highway network and in the interests of highway safety, and in accordance with policy BR10 of the Borough Wide Development Policies Development Plan Document and policy 6.3 of the London Plan.

28) No development above ground level shall take place until a Delivery and Servicing Plan to incorporate details of deliveries to the site, including size of vehicle, routing of deliveries, and times of deliveries shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall also include details as to how drop-off and small deliveries to the residential units would be managed. The Plan shall be adhered to thereafter unless otherwise agreed in writing by the Local Planning Authority.

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

29) The development hereby permitted shall not be occupied until there has been submitted to and approved in writing by the Local Planning Authority a Travel Plan for the site which shall include proposals for minimising car-borne travel and encouraging walking, cycling and the use of public transport. The Travel Plan shall include details of funding, implementation, monitoring and review. The approved Travel Plan shall be implemented and monitored in accordance with the approved scheme.

Reason: In order to encourage the use of sustainable transport and in accordance with policy BR10 of the Borough Wide Development Policies Development Plan Document and policy 6.1 of the London Plan.

30) No development above ground level shall take place until a Car Parking Design and Management Plan for the allocation, management and enforcement of the car parking spaces for the development has been submitted to and approved by the Local Planning Authority. The plan shall also include measures to provide accessible parking spaces for the retail units. The Plan should also include details of how initial and future provision of provision of Blue Badge parking will be managed and enforced. The development shall be implemented in accordance with the approved plan and thereafter retained as such.

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

31) The approved development shall make provision for cycle parking in accordance with a scheme that shall have been previously submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the occupation of the development and thereafter retained permanently for the accommodation of bicycles of occupiers and visitors to the premises and not used for any other purpose.
Reason: In the interests of promoting cycling as a sustainable and non-polluting mode of transport and in accordance with policy BR11 of the Borough Wide Development Policies Development Plan Document.

32) A minimum of 10% of the residential units provided shall be constructed to, or capable of easy adaptation to, Building Regulations Optional Requirement Approved Document M4(3) Category 3: (Wheelchair user dwellings) (2015 edition). Evidence of compliance shall be notified to the building control body appointed for the development in the appropriate Full Plans Application, or Building Notice, or Initial Notice to enable the building control body to check compliance.

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

33) Before occupation 90% of the dwellings shall comply with Building Regulations Optional Requirement Approved Document M4(2) Category 2: Accessible and adaptable dwellings (2015 edition). Evidence of compliance shall be notified to the building control body appointed for the development in the appropriate Full Plans Application, or Building Notice, or Initial Notice to enable the building control body to check compliance.

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

34) No development shall take place until a stage 1 written scheme of investigation (WSI) in respect of a programme of archaeological work has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

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

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

Reason: A stage 1 written scheme of investigation is required prior to the commencement of the development to ensure that archaeological investigation is initiated at an appropriate point in the development process, any areas of archaeological preservation are identified and appropriately
35) Electric charging points shall be provided for 58 of the car parking spaces shown on drawing number PL_003 Rev B. The spaces shall be constructed and marked out and the charging points installed prior to the occupation of the development, and thereafter retained permanently for car parking purposes of vehicles of occupiers and visitors to the premises and not used for any other purpose.

Reason: To encourage the use of electric cars in order to reduce carbon emissions, and in accordance with Policy BR10 of the Borough Wide Development Policies Development Plan Document and Policy 6.13 of the London Plan.

36) 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.

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

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

38) The development hereby permitted shall achieve as a minimum a 35% reduction in carbon dioxide emissions over Part L of the Building Regulations (2013) and in accordance with the submitted energy strategy; CHB Sustainability 4 Acre Holding South of Merrielands, Dagenham Energy Statement – CHBS-PB-17031-1-A.

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

39) The commercial units shall ensure that they achieve a BREEAM ‘Very Good’ rating in accordance with measures outlined in the submitted ‘CHB Sustainability; 4 Acre Holding South of Merrielands, Dagenham BREEAM Pre-Assessment Report dated 6th December 2017, report reference: CHBS-OT-17031-2’.
Reason: To ensure that the proposed development is constructed in an environmentally sustainable manner and in accordance with policy CR1 of the Core Strategy, policies BR1 of the Borough Wide Development Policies DPD and policy 5.3 of the London Plan.

40) No development above ground level shall take place until full shopfront details for all the commercial units have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and thereafter retained as such unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the elevations of the commercial units are sympathetic to the character of the residential architecture above and in accordance with Policy BP11 of the Borough Wide Development Policies Development Plan Document.

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

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure and has the potential to impact on this infrastructure and in accordance with Policy CR4 of the Core Strategy.

42) No development shall take place above ground level until a scheme of works to provide pedestrian links from the application site across to Merrielands Retail Park, the Asda Superstore and north to the junction of Chequers Lane and the A1306 has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved works have been carried out.

Reason: To ensure that the development provides satisfactory pedestrian infrastructure in the interest of pedestrian and vehicular safety in accordance with Policy BR10 of the Borough Wide Development Policy Development Plan Document.

43) Details of the proposed solar photovoltaic panels generating equipment shall be submitted to and approved in writing by the Local Planning Authority before the commencement of any work above ground level. The equipment shall be installed before the development is occupied and shall be permanently maintained so as to provide energy for the development on a day-to-day basis for as long as the development remains.

Reason: In the interests of safeguarding the environment, to ensure that the development provides renewable energy in accordance with Policy BR2 of the Borough Wide Development Policies Development Plan Document and policy 5.2 of the London Plan.
44) A fire statement shall be submitted and approved in writing by the Local Planning Authority before the commencement of any work above ground level. The fire statement shall be produced by an independent third party suitably qualified assessor which shall detail the buildings construction, methods, products and materials used; the means of escape for all building users including those who are disabled or require level access together with the associated management plan; access for fire service personnel and equipment; ongoing maintenance and monitoring and how provision will be made within the site to enable fire appliances to gain access to the building. The development shall be carried out in accordance with the approved details.

Reason: In order to provide a safe and secure development in accordance with Policy CP3 of the Core Strategy (July 2010).

Construction work shall not begin until full details of a scheme of acoustic protection of habitable rooms against road traffic noise has 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:

- 35 dB LAeq in living rooms and bedrooms (07.00 hours to 23.00 hours) with windows closed and;
- 30 dB LAeq in bedrooms (23.00 hours to 07.00 hours) with windows closed.

Additionally, where the internal noise levels will exceed 40 dB LAeq in living rooms and bedrooms (07.00 hours to 23.00 hours) or 35dB LAeq in bedrooms (23:00 hours - 07.00 hours) with windows open the scheme of acoustic protection shall incorporate a ventilator system which is commensurate with the performance specification set out in Schedule 1 (paragraphs 6 and 7) of The Noise insulation Regulations 1975 (as amended). The approved scheme shall be fully implemented before the first occupation of the dwelling to which it relates and shall be maintained at all times thereafter.

Reason: A scheme of acoustic protection is required prior to the commencement of development in order to safeguard the amenities of occupiers of the development in accordance with policies BR13, BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

46) The combined specific sound level derived in accordance with the methods and procedures specified in BS4142:2014, “Methods for rating and assessing industrial and commercial sound” shall be limited as follows:

- 5 dB below the existing background noise level (LA90) when assessed at the southern site boundary, and;
- no more than the existing background noise level (LA90) at the northern,
eastern and western boundaries (in view of the retail / commercial use of
the surrounding land).

Reason: In the interest of safeguarding the amenities of occupiers of the
development in accordance with policies BR13, BP8 and BP11 of the

47) Noise from entertainment including live and amplified music associated
with the A1 and A3 uses hereby permitted shall be controlled so as to be
inaudible inside adjoining and other noise-sensitive premises in the vicinity.
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 LAeq (EN) shall not exceed LA90 (WEN) and;
- the L10 (EN) shall not exceed L90 (WEN) in any 1/3 octave band
between 40Hz and 160Hz.

EN = Entertainment noise level, WEN = Representative background noise
level without the entertainment noise, both measured 1m from the façade of
the noise-sensitive premise

Reason: In the interest of safeguarding the amenities of occupiers of the
development in accordance with policies BR13, BP8 and BP11 of the

48) No deliveries to and collections from the retail unit service bays shall
take place other than between the hours of 07:00 and 19:00 on any day
unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the commercial uses do not cause undue nuisance
and disturbance to residents at unreasonable hours and in accordance with
Policy BP8 of the Borough Wide Development Policies Development Plan
Document.

49) A scheme of acoustic treatment of habitable rooms to mitigate noise
from the electricity sub-station to the south of the site is to be submitted to
and approved by the local planning authority. The approved scheme is to be
fully implemented before the first occupation of the dwelling to which it relates
and is to be maintained at all times thereafter.

The scheme shall be sufficient to ensure that the level of sub-station noise
within habitable rooms does not exceed the following levels presented in
Table 1 below which reflect the proposed low frequency noise assessment
reference values presented in DEFRA report, “Procedure for the

<table>
<thead>
<tr>
<th>Frequency</th>
<th>10</th>
<th>12.5</th>
<th>16</th>
<th>20</th>
<th>25</th>
<th>31.5</th>
<th>40</th>
<th>50</th>
<th>63</th>
<th>80</th>
<th>100</th>
<th>125</th>
<th>160</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Hz</th>
<th>92</th>
<th>87</th>
<th>83</th>
<th>74</th>
<th>64</th>
<th>56</th>
<th>49</th>
<th>43</th>
<th>42</th>
<th>40</th>
<th>38</th>
<th>36</th>
<th>34</th>
</tr>
</thead>
<tbody>
<tr>
<td>LAeq dB (5 min)</td>
<td>87</td>
<td>83</td>
<td>74</td>
<td>64</td>
<td>56</td>
<td>49</td>
<td>43</td>
<td>42</td>
<td>40</td>
<td>38</td>
<td>36</td>
<td>34</td>
<td></td>
</tr>
</tbody>
</table>

Reason: In the interest of safeguarding the amenities of occupiers of the development in accordance with policies BR13, BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

50) Details of the energy centre including, but not limited to any combined heat and power plant (CHP) to be installed at the premises, are to be submitted to and approved by the local planning authority. The submitted details shall be sufficient to:

a. demonstrate that products of combustion emitted from the plant will not be prejudicial to health or a nuisance having regard to—
   o the position and height of the discharge flue(s);
   o the position and descriptions of nearby buildings;
   o the levels of the neighbouring ground; and
   o any other matters requiring consideration in the circumstances, including but not limited to, the concentration of oxides of nitrogen in the flue gas and the flue discharge velocity.


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

51) Details of a ventilation system for the removal and treatment of cooking odours from any commercial catering which includes measures to mitigate system noise are to be submitted to the Local Planning Authority. The measures shall have regard to and be commensurate with guidance and recommendations in the current edition of publication "Specification for Kitchen Ventilation Systems", DW/172, Heating and Ventilating Contractors Association, or other relevant and authoritative guidance. The approved details shall be fully implemented prior to the first use of any commercial units that will operate under use class A3 and shall be maintained at all times thereafter.

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

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

Reason: To ensure that the proposed demolition and 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.

53) 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 and dirt during construction; 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 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 CEMP and SWMP are required prior to the 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.

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

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

The Board noted details of the following appeals:

Appeals Lodged

The following appeals have been lodged:

a) **Erection of two-bedroom house (chalet) in garden – 44 Rugby Gardens, Dagenham (Ref: 17/01698/FUL)**

Application refused under delegated powers 15 November 2017 (Mayesbrook Ward)

b) **Erection of two storey side and part single, part two storey rear extension – 36 Stratton Drive, Barking (Ref: 17/01414/FUL)**

Application refused under delegated powers 13 October 2017 (Longbridge Ward)

c) **Erection of two storey side extension, part single/part two storey rear extension, and loft conversion involving construction of gable end roof and rear dormer window – 100 Sterry Road, Dagenham (Ref: 17/01577/FUL)**

Application refused under delegated powers 4 December 2017 (Alibon Ward)

d) **Application for prior approval of proposed single storey rear extension (depth: 6.0 metres; height to eaves: 2.85 metres and maximum height: 3.0 metres) – 58 Salisbury Avenue, Barking (Ref: 17/01860/PRIOR6)**

Application refused under delegated powers 14 December 2017 (Abbey Ward)

e) **Alterations to external appearance in connection with subdivision to provide one 1 bedroom and one 2 bedroom houses – 19 Rowdowns Road, Dagenham (Ref: 15/01607/FUL)**

Application refused under delegated powers 16 May 2017 (Goresbrook Ward)

f) **Erection of part single storey part two storey rear extension – 24 Mill Lane, Chadwell Heath (Ref: 17/01516/FUL)**

Application refused under delegated powers 28 November 2017 (Chadwell Heath Ward)

g) **Application for prior approval of proposed single storey rear extension (depth: 6.0 metres in total comprising 4.642 metres existing and 1.358 metres proposed; height to eaves: 3.0 metres and maximum height: 3.1 metres) – 6 Ashton Gardens, Chadwell**
Heath (Ref: 17/01729/PRIOR6)

Application refused under delegated powers 24 November 2017 (Chadwell Heath Ward)

Appeals Determined

The following appeals have been determined by the Planning Inspectorate:

None.

73. DELEGATED DECISIONS

The Board noted details of delegated decisions for the period 11 November 2017-5 January 2018.

74. VOTE OF THANKS

Members thanked the Chair for the role he has undertaken in the period 2018/19.