MINUTES OF
PLANNING COMMITTEE

Monday, 12 November 2018
(7:00 - 8:48 pm)

Present: Cllr Muhammad Saleem (Deputy Chair in the Chair), Cllr Andrew Achilleos, Cllr Edna Fergus, Cllr Irma Freeborn, Cllr Cameron Geddes, Cllr Kashif Haroon, Cllr Olawale Martins, Cllr Simon Perry and Cllr Dominic Twomey

Apologies: Cllr Peter Chand

20. Declaration of Members’ Interests

There were no declarations of interest.

21. Minutes - To confirm as correct the minutes of the meeting held on 10 July 2018

The minutes of the meeting held on 10 July 2018 were confirmed as correct.

22. Land at Rear of 75-77 Wivenhoe Road, Barking- 18/00650/FUL

The Chief Planner introduced a report concerning the land at the rear of 75-77 Wivenhoe Road, Barking. This application sought planning permission for the erection of 8 blocks of 20 modular flats, a substation, a new access road, seven car parking spaces, a refuse store and cycle parking for twenty bikes. The 4 southernmost blocks would be two storeys in height and the four northern blocks would be three storeys.

As one of the Council’s Thames View Regeneration Sites, it had been designated as an infill housing development (reference SSA SM13 – Garage Site to the Rear of 75-77 Wivenhoe Road). This scheme was intended as temporary accommodation to house homeless households on the housing needs list before relocating these residents to more permanent housing elsewhere.

The application site was a cleared, overgrown and fenced off site with hard standing that previously accommodated garages and had an area of 0.1366 hectares. It is located to the south of the railway line and Mayes Brook and is surrounded by residential properties along Wivenhoe Road and Maybury Road.

The modular units would be arranged into eight blocks, comprising four two-storey buildings on the southern part and four three-storey buildings on the northern part of the site. Four covered metal external staircases would provide access to upper floors. All eight ground floor flats were designed to be fully wheelchair accessible.

The proposed design included a metal clad finish with UPVC windows. It was recommended that further details on external materials were submitted through
a planning condition.

Vehicle access would be reinstated from Wivenhoe Road and 7 parking spaces were proposed along the eastern boundary with 75-77 Wivenhoe Road (ratio of 0.35 spaces per unit). One of the spaces was designed to be for wheelchair users. The secure cycle storage along the southern boundary would have space for 20 bikes, equivalent to 1 space per flat.

Apart from the tarmac providing access to cars on the eastern side of the modular buildings, the site would have a new tarmac pathway between the two-storey and three-storey blocks providing access to residents. Further permeable tarmac was proposed around the perimeters of the units, which would be available to the closest ground floor units. The site would be delineated by a 2.5 metre fence on the north and western boundaries, keeping the existing concrete fence on the southern and eastern boundaries. An access gate with a controlled entry system would be installed at the eastern boundary. It was recommended that a detailed soft and hard landscaping plan was submitted as part of a condition, ensuring that new trees are planted, along with other soft landscaping features.

The refuse store was located adjacent to the three-storey blocks along the northern boundary and the proposed sub-station and intake rooms would be located south of the vehicle entrance to the site, adjacent to the garden of 77 Wivenhoe Road.

It was recommended that the final Energy and Renewable Strategy was submitted as part of a planning condition.

Development of this site for 20 temporary modular homes would satisfy a number of the Borough’s and London Plan strategic objectives and policies: Strategic Objectives SO1, SO2, Policies CM1, CM2, CR1, CR2, CR4 and CP3 of the Core Strategy; Policies BR1, BR2, BR4, BR5, BR9, BR13, BR15, BC1, BC2, BC7, BP8, BP10 and BP11 of the Borough Wide Development Plan; and Policies 3.1, 3.3, 3.4, 3.8, 3.10, 3.13, 5.2, 5.3, 5.7, 5.9, 5.12, 5.13, 5.21, 6.9, 6.13 and 7.3 of the London Plan.

The Chief Planner advised that there would be an additional condition:

“No development above ground level shall take place until a scheme showing the provisions to be made for CCTV coverage has 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.”

In answer to questions from the Chair prior to the meeting, the Chief Planner advised that the lifespan of the temporary units would be 25 years. It was not possible to determine the length of time that temporary residents would stay in
the proposed properties and this depended on their individual needs. The external appearance would be of containerised metal finish.

Mr Torapdor, an objector to the application, was invited to address the Committee. He advised that he lived just behind the proposed development. He accepted that temporary accommodation was needed but he felt Wivenhoe Road was not the right location. He was particularly concerned about the very low number of parking spaces within the proposed development and felt that there was a potential for anti-social behaviour. He also felt the area was becoming overpopulated and also the development would be harmful to the environment.

Ms N. Cole, an objector to the application, was invited to address the Committee. She and her family had moved to Wivenhoe Road two years ago and considered it was a close knit and friendly community. At the present time, she felt the road was safe for children. However, she and other residents were concerned about the implications and impact of this proposed development, which was creating unease amongst residents. She felt that the development would be detrimental with the potential for dumping of waste and arrival of vermin and considered the transient nature of temporary residents would not allow cohesion with the community. Also, she was concerned about parking issues which she felt would worsen considerably if this application were approved.

Mr J. Bull, an objector to the application, was invited to address the Committee. He was concerned about the potential for anti-social behaviour if this application were approved. He was satisfied that eighteen months ago, a board had been erected to block off the vacant land. In agreement with other speakers, he considered that Wivenhoe Road was a quiet and friendly community that looked out for each other and this development would be detrimental, leading to fly tipping and severe parking problems in the cul-de-sac which would have an impact. He also objected to the building of metal containers at the bottom of his garden.

Emma Thorpe from Be First, representing the applicant, was invited by the Chair to address the Committee. She advised that the proposed development would provide much needed temporary accommodation for those residents in need. At present 1,748 residents were currently in poor quality bed and breakfast accommodation and the proposed development would provide a cost effective and urgent need for their re-housing. These properties would be two-storey as with other homes in Wivenhoe Road and would be in keeping with the character of the area. They would be metal finish with PVC exteriors and low maintenance. In terms of parking, she expected that surplus spaces were available and there was also a bus stop nearby for usage. There was also a park nearby which provided amenities and space for residents. She sought to assure residents that the potential for anti-social behaviour would be assisted by the installation of CCTV cameras particularly at the gates entrance to the site and in addition to acoustics in the properties, rubber would be installed on the stairs.

In answer to a question, the Chief Planner assured Members that the Fire Brigade would be able to access the proposed development and that fire regulations would be followed.
Members were supportive of the urgent need for temporary accommodation, however were concerned that housing needed to be affordable. They were also concerned about the metal finish of the proposed development as they appeared to resemble storage containers. The Chief Planner responded that a balance needed to be struck with the need for temporary housing and officers were recommending that the application be approved.

In answer to a question, the Chief Planner advised that the area was in flood zone 3. He stated that the Environment Agency had raised no objections and a Flood Risk Assessment (FRA) had been completed. The proposed finish floor levels should not be set below 2.5m AOD.

Members enquired if the proposed development would have car parking for disabled people. The Chief Planner responded that one parking space would be accessible and available for disabled people.

Members noted that residents were proud of their community, however were concerned to ensure that those requiring urgent temporary accommodation would not face the risk of stereotyping. They were assured that CCTV would play a significant role in the potential for anti-social behaviour and had to be mindful of following planning considerations and welcomed the additional condition in this respect.

The Committee granted planning permission subject to the following conditions:

1. **Time Limit**

   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. **Approved Drawings**

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

   Existing Site Location Plans and Surveys ref. 0-01 Rev-
   Proposed Ground Floor Plan ref. BE0033.02 REV A
   Proposed First Floor Plan ref. BE0033.03 REV A
   Proposed Second Floor Plan ref. BE0033.04 REV A
   Proposed Roof Plan ref. 0-05 Rev-
   Proposed Elevations (A-A; B-B; C-C; D-D) ref. 0-10 Rev-
   Proposed Elevations (E-E; F-F; G-G; H-H) ref. 0-11 Rev-
   Proposed Elevations Detail (B-B; C-C) ref. 0-12 Rev-

   Reason: For the avoidance of doubt and in the interests of proper planning.
3. Details of External Materials

Prior to commencement of above ground works details/samples of all materials to be used in the construction of the external surfaces including their colour and finish shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved materials.

Reason: Details of external materials are required prior to commencement of development because these have not been supplied already. These details are required in order to protect or enhance the character and amenity of the area in accordance with policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

4. Hard and Soft Landscaping

No development shall take place until a scheme of hard and soft landscaping for the site, including details of materials, species and a planting schedule have been submitted to and approved in writing by the Local Planning Authority. Specifically, a soft landscaping scheme should be detailed for: areas around the cycle storage, the areas annotated for soft landscaping along the western boundary, suitable buffer planting along the ground floor windows (particularly along the eastern elevation), and an appropriate tree planting scheme, including at least four new trees along the northern boundary at the entrance of the site.

The approved hard landscaping shall be carried out prior to the occupation of the development and thereafter permanently retained. The approved soft landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or completion of the development, whichever is the sooner. Any 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 safeguard and improve the appearance of the area, where existing trees could be retained in the soft landscaping scheme, this information should be submitted pre-commencement of development in accordance with policy BP11 of the Borough Wide Development Policies Development Plan Document.

5. Boundary Treatment

Prior to the occupation of the development a plan indicating the position, design, materials and type of boundary treatment to be erected around the dwellings shall be submitted to and approved in writing by the Local Planning Authority. Measures shall include fences that are wildlife friendly with hedgehog gravel boards at the bottom. The areas to the rear and sides of the units should be sub-divided and delineated to provide private amenity space; details of these boundary treatments should be provided as part of this condition.
No part of the development shall be occupied until the approved boundary treatment has been constructed. The approved boundary treatment shall be retained unless the Local Planning Authority gives prior written approval for its removal.

Reason: To ensure the boundary treatment protects or enhances the character and amenity of the area and to preserve and enhance the Borough’s natural environment in accordance with policy CR2 of the Core Strategy, policy BP11 of the Borough Wide Development Policies Development Plan Document and policy 7.19 of the London Plan.

6. Tree Protection

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

a) all trees to be retained within and adjacent to the boundary 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

7. Root Protection

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 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

8. Car Parking (Implementation)

The car parking areas, and electric charging point indicated on drawing No. BE0033.02 REV A; shall be constructed and marked out prior to the occupation of the development, and thereafter retained permanently for the accommodation of vehicles of 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.

9. Accessible Parking Bays

The accessible parking bay indicated on drawing No. BE0033.02 REV A; shall be clearly marked with a British Standard disabled symbol and permanently retained for the use of disabled persons and their vehicles and for no other purpose.


10. Cycle Parking (Implementation)

The cycle parking indicated on drawing No. BE0033.02 REV A; 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.

11. Accessible Housing - M4 (2)

Before occupation the ground floor 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.

12. Accessible Housing - M4 (3)

The wheelchair unit (Unit 1) identified on the approved drawings 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.
13. Energy and Overheating Strategy

Details of the proposed energy and overheating strategy shall be submitted to and approved in writing by the Local Planning Authority before the commencement of any work above ground level. The development hereby permitted shall achieve as a minimum a 35% reduction in carbon dioxide emissions over Part L of the Building Regulations (2013).

Reason: To ensure the proposed design and energy strategy is sustainable in accordance with Policy 5.2 and 5.3 of the London Plan and Policy BR2 of the Borough Wide Development Policies Development Plan Document.

14. Renewable Energy

Details of the proposed renewable energy 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 suitable renewable energy in accordance with policy BR2 of the Borough Wide Development Policies Development Plan Document and policies 5.2 and 5.7 of the London Plan.

15. Surface Water Drainage (Flooding)

No development shall commence until a Surface Water Drainage Scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development and impact on the adjoining Mayesbrook Site of Importance for Nature Conservation, has been submitted to and approved in writing by the Local Planning Authority. The Scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: The suitability of the approved Drainage Scheme should be tested prior to commencement of development in order to reduce the risk of flooding and in accordance with policy BR4 of the Borough Wide Development Policies Development Plan Document and policy 5.13 of the London Plan.

16. Breeding Birds Survey

No vegetation or site clearance shall take place between March and September without the submission of a breeding birds survey and subsequent written approval of the Local Planning Authority. The survey shall include a programme for implementation and mitigation measures where necessary and shall ensure a subsequent inspection is undertaken 2 days prior to commencement. The survey and inspections shall only be carried out by a suitably qualified investigating body acceptable to the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the approved details.

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
17. Construction Method Statement

No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

i. the parking of vehicles of site operatives and visitors;
ii. details of access to the site;
iii. loading and unloading and the storage of plant and materials used in constructing the development;
iv. the erection and maintenance of security hoardings including decorative displays;
v. wheel washing facilities;
vi. measures to control the emission of noise, dust and dirt during construction;
vii. a scheme for recycling/disposing of waste resulting from demolition and construction works;
viii. 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; and,
ix. details of a nominated developer/resident liaison representative with an address and contact telephone number to be circulated to those residents consulted on the application by the developer’s representatives. This person will act as first point of contact for residents who have any problems or questions related to the ongoing development.

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

18. Construction Hours

No deliveries, external running of plant and equipment or construction works, other than internal works not audible outside the site boundary, shall take place on the site other than between the hours of 0800 to 1800 on Monday to Friday and 0800 to 1300 on Saturday and not at all on Sundays, Public or Bank Holidays without the prior written permission of the Local Planning Authority.

Reason: To ensure that the proposed construction work does not cause undue nuisance and disturbance to neighbouring properties at unreasonable hours and in accordance with policy BP8 of the Borough Wide Development Policies Development Plan Document.
19. Construction Noise and Vibration Control

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 minimise the transmission of noise and vibration and thereby safeguard the amenity of neighbouring residential occupiers and in accordance with policy BP8 of the Borough Wide Development Policies Development Plan Document.

20. Internal Acoustic Levels

Construction work shall not begin until full details of a scheme of acoustic protection of habitable rooms against railway 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 (23:00-07.00 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: To maintain reasonable levels of protection for the occupiers of the development from external noise and in accordance with policy BP8 of the Borough Wide Development Policies Development Plan Document.

21. Noise from Plant

The rating level of noise from fixed plant installed pursuant to this permission shall not exceed the existing background noise level outside the window to any habitable room in residential accommodation in the vicinity. Any assessment of compliance with this condition shall be made according to the methodology and procedures presented in BS4142:2014.

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

22. External Lighting

The 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 intrusive 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.

23. Land Contamination (Phase 2 Assessment)

A Phase 2 investigation and risk assessment, in addition to the Phase 1 assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

i. a survey of the extent, scale and nature of contamination;

ii. 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;

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

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

24. Land Contamination (Remediation Scheme)

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.
25. Implementation of Remediation Scheme

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.

26. Land Contamination (Unexpected)

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 24, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 25, which is subject to the approval in writing of the Local Planning Authority.

Reason for Conditions 24-27: 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.

27. Foundation Design (Shallow) (HS1)

Unless the maximum depth of any part of the foundations is less than two metres, details of the design of the foundations and other works proposed below existing ground level shall be submitted in writing prior to the start of construction and approved by the Local Planning Authority in consultation with HS1. Construction activity shall then be carried out in compliance with the approved details unless previously agreed in writing by the Local Planning Authority in consultation with HS1.

Reason: Details are required prior to the commencement of development in order to reduce the impact to ground works in proximity to HighSpeed1, and to ensure that loads on, and settlement of, HighSpeed1 tunnels, structures, track and other infrastructure do not prejudice the safety or operation of HighSpeed1.

28. Site Investigations near HS1 (in tunnel)

Prior to the start of site investigations involving a borehole or trial pit deeper than one metre, details of the location and depth of site investigations including a method statement shall be submitted in writing and approved by the Local Planning Authority in consultation with HS1. This activity shall be carried out only in compliance with the approved details unless previously agreed in writing by the Local Planning Authority in consultation with HS1.

Reason: No such information has been provided and is required in order that the borehole or trial pit is at an acceptable vertical and horizontal distance from the tunnel such that it does not compromise the integrity, safety or operation of HighSpeed1.
29. Excavations (HS1)

Prior to the start of construction activity engineering details of the size, depth and proximity to HighSpeed1 of any excavations shall be submitted in writing to and approved by the Local Planning Authority in consultation with HS1. Excavations shall then be carried out in accordance with the approved details unless the Local Planning Authority in consultation with HS1 has previously agreed in writing to any change.

Reason: Details are required prior to the commencement of development in order to reduce the impact to ground works in proximity to HighSpeed1, and to ensure that the stability HighSpeed1 tunnels, structures, track and other infrastructure is not prejudiced.

30. Imposed Loads (HS1)

Prior to the start of construction, details of the size, loading and proximity to HighSpeed1 of additional ground loads such as stockpiles shall be submitted in writing and approved by the Local Planning Authority in consultation with HS1. Works shall be carried out in conformity with the approved details unless the Local Planning Authority in consultation with HS1 has previously agreed in writing to any change.

Reason: Details are required prior to the commencement of development in order to reduce the impact to ground works in proximity to HighSpeed1, and to ensure that the stability of HighSpeed1 tunnels, structures, track and other infrastructure is not prejudiced.

31. Vibration (HS1)

Prior to the start of construction details of the plant and equipment proposed which are likely to give rise to vibration (such as pile driving, demolition and vibro-compaction of the ground) together with predicted vibration levels, shall be submitted in writing and approved by the Local Planning Authority in consultation with HS1. Activities likely to cause vibration in the vicinity of HighSpeed1 infrastructure such that a peak particle velocity (PPV) of 5mm/s may be exceeded at the railway boundary will be subject to agreement in advance.

Where activities could give rise to PPV of 5mm/s or greater, a vibration and settlement monitoring regime shall be submitted in writing to for approval by the Local Planning Authority in consultation with HS1. It shall be put in place prior to the start of works. HS1 shall be provided reasonable access to the results of monitoring.

Reason: Details are required prior to the commencement of development in order to reduce the impact to ground works in proximity to HighSpeed1, and to ensure that vibration does not prejudice safety, operation and structural integrity of HighSpeed1.

32. Finished Floor Levels

The development should be carried out in accordance with the submitted Flood Risk Assessment. The proposed finished floor levels should not be set below 2.5m AOD.
Reason: To prevent a risk to of flooding to properties at ground floor in accordance with Policy CR4 of the Core Strategy.

33. Air Quality Details

Details of mitigation or offsetting measures to meet the air quality neutral bench marks are to be submitted to and approved by the Local Planning Authority and are to be implemented before the first occupation of the development hereby permitted.

Reason: To ensure that appropriate measures are taken to minimise the air quality impacts of new development and in accordance with policy BR14 of the Borough Wide Development Policies Development Plan Document and policy 7.14 of the London Plan.

Additional condition

34. CCTV coverage

No development above ground level shall take place until a scheme showing the provisions to be made for CCTV coverage has 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.

23. Former Garage Site, Sugden Way, Barking- 18/00777/FUL

The Chief Planner introduced a report concerning the former Garage site, Sugden Way, Barking. The application site comprised 0.12 hectares of land. The site was bound to the north by an area of vegetated land beyond which was Mayes Brook and a railway line. The site was bound to the east, south and west by existing residential properties within the Thames View estate.

The application sought permission for the erection of a part 3/part 4 storey building comprising of 1 one bedroom, 8 two bedroom and 4 three-bedroom flats and associated access, landscaping and ancillary works. The development proposed a prefabricated modular housing design with all 13 units intended for social rent.

The immediate locality was predominantly residential with nearby Charlton Crescent comprising of two storey terraced dwellings and 3 storey flatted buildings. Sugden Way comprised of two storey terraced dwellings. It was considered that the provision of a part 3/part 4 storey building would not be detrimental to the residential character of the surrounding area. The redevelopment of the site for residential purposes, particularly for much needed
social rented accommodation was considered acceptable.

The development would use prefabricated modular units assembled to form a single block. The siting and design of the proposed block would ensure that there will be no unacceptable loss of outlook, privacy or sunlight/daylight for neighbouring occupiers.

Each of the flats accorded with the Technical Housing Standards and would provide a good standard of internal amenity. All of the flats had access to a private amenity area and this was considered to be acceptable and in accordance with policy.

The development would provide 7 car parking spaces 2 of which would be accessible spaces, 28 cycle parking spaces and 2 electric vehicle charging points. The site had a PTAL (Public Transport Accessibility Level) of 1b which is low.

Parking surveys conducted as part of a detailed transport assessment had demonstrated that Sugden Way had capacity to accommodate overspill parking should this occur without increasing parking stress beyond practical capacity with less than 40% of available overnight parking currently utilised. The Council’s Transport Development Management Team had raised no objections and considered the proposed development to be acceptable with no adverse highway safety implications.

In answer to a question, the Chief Planner confirmed that the proposed development would be Council housing (HRA) with potentially 50% affordable rent available.

The Committee granted planning permission subject to the following conditions:

**1 Time Limit**

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

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

**2 Approved Drawings**

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

BRK1-AST-SW-GF-DR-A-0200 REV P02, BRK1-AST-SW-01-DR-A-0201 REV P02,
BRK1-AST-SW-02-DR-A-0202 REV P02, BRK1-AST-SW-03-DR-A-0203 REV P02,
BRK1-AST-SW-RF-DR-A-0204 REV P02, BRK1-AST-SW-GF-DA-A-0250 REV P02,
BRK1-AST-SW-ZZ-DR-A-0172 REV P02, BRK1-AST-SW-XX-DR-A-0300 REV P02,
Reason: For the avoidance of doubt and in the interests of proper planning.

3 Details of External Materials

No development above ground level shall take place until details/samples of all materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved materials.

Reason: To protect or enhance the character and amenity of the area in accordance with policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

4 Details of Soft Landscaping

No development above ground level shall take place until there has been submitted to and approved 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.

5 Soft Landscaping Implementation

The landscaping scheme as approved in accordance with condition No 4 shall be carried out in the first planting and seeding seasons following the occupation of the building 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 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.

6 Hard Landscaping Details

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 has been submitted to and approved by the Local Planning Authority in writing. 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 and to provide safe movement throughout the site in accordance with policy BP11 of the Borough Wide Development Policies Development Plan Document.

7 Details of Boundary Treatment

No development above ground level shall commence until there has been submitted to and approved by the Local Planning Authority a plan indicating the position, design, materials and type of boundary treatment to be erected. The submitted details shall include details of the front security gates. No property shall be occupied until the approved boundary treatment has been provided. The approved boundary treatment shall be retained unless the Local Planning Authority gives prior written approval for its removal.

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

8 Details of Refuse Enclosures

No development above ground level shall take place until details of refuse enclosure showing the design and external appearance have been submitted to and approved in writing by the Local Planning Authority. The approved enclosure shall be provided before the commencement of the use and thereafter permanently retained.

Reason: To provide satisfactory refuse storage provision in the interests of the appearance of the site and locality in accordance with policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

9 Electric Vehicle Charging Points

Electric charging points shall be provided for 2 of the car parking spaces shown on drawing No.BRK1-AST-SW-GF-DR-A-0250 REV P02. 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 the accommodation 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.

10 Accessible Parking Bays

The accessible parking bays indicated on drawing No. BRK1-AST-SW-GF-DR-A-0250 REV P02; shall be clearly marked with a British Standard disabled symbol and permanently retained for the use of disabled persons and their vehicles and for no other purpose.

Reason: To ensure and promote easier access for disabled persons to the development in accordance with policy BP11 of the Borough Wide

11 Cycle Parking Details

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.

12 Privacy Screen Details

Details of privacy screens to the south facing balconies, and roof terraces which shall be a minimum height of 1.7 metres shall be submitted to and approved by the Local Planning Authority, The approved screens shall be installed prior to the occupation of the development and permanently retained.

Reason: To protect the residential amenities of neighbouring occupiers in accordance with policy BP8 of the Borough Wide Development Policies Development plan Document.

13 Accessible Housing M4(2)

The dwellings hereby permitted shall comply with the requirements of Building RegulationM4(2) ‘accessible and adaptable dwellings’. 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 the house is accessible and adaptable in accordance with policy 3.8 of the London Plan 2016.

14 Accessible Housing M4(3)

One ground floor residential unit shall be constructed 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.

15 Water Efficiency

Before occupation the proposed dwellings shall comply with the water
efficiency optional requirement in paragraphs 2.8 to 2.12 of the Building Regulations Approved Document G. 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 minimise the use of mains water in accordance with policy 5.15 of the London Plan (March 2016).

16 Acoustic Protection Details

No development above ground level shall commence until full details of a scheme of acoustic protection of habitable rooms against transport 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 hrs to 23.00 hrs) with windows closed; and 30 dB LAeq in bedrooms (23.00 hrs to 07.00 hrs) with windows closed. Additionally, where the internal noise levels will exceed 40 dB LAeq in living rooms and bedrooms (07.00 hrs to 23.00 hrs) or 35dB LAeq in bedrooms (23.00 hrs to 07.00 hrs) with windows open the scheme of acoustic protection shall incorporate a ventilator system which is commensurate with the performance specification set out in Schedule 1 (paragraphs 6 and 7) of The Noise Insulation Regulations 1975 (as amended). The approved scheme shall be fully implemented before the first occupation of the residential unit to which it relates and shall be maintained at all times thereafter.

Reason: To maintain reasonable levels of protection for the occupiers of the development from external noise and in accordance with policy BP8 of the Borough Wide Development Policies Development Plan Document.

17 Air Quality Details

Details of mitigation or offsetting measures to address the failure of the development to meet the air quality neutral bench marks for transport emissions identified in air quality assessment report “Sugden Way Barking, Air Quality Assessment” reference LO10556 Report No. R003, dated May 2018 are to be submitted to and approved by the Local Planning Authority and are to be implemented before the first occupation of the development hereby permitted.

Reason: To ensure that appropriate measures are taken to minimise the air quality impacts of new development and in accordance with policy BR14 of the Borough Wide Development Policies Development Plan Document and policy 7.14 of the London Plan.

18 Construction Hours

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

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.

19 Codes of Practice

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 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.

20 Site Characterisation

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

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

Reason: 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.

21 Remediation Scheme

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.

Reason: 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.

22 Remediation Scheme Implementation

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority.

Reason: 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.

23 Reporting Contamination

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 21 and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 22 which is subject to the approval in writing of the Local Planning Authority.

Reason: 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.

24 External Lighting

The 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.

### 25 Construction Management Plan

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

- a. construction traffic management;
- b. the parking of vehicles of site operatives and visitors;
- c. loading and unloading of plant and materials;
- d. storage of plant and materials used in constructing the development;
- e. the erection and maintenance of security hoarding(s) including decorative displays and facilities for public viewing, where appropriate;
- f. wheel washing facilities;
- g. measures to control the emission of dust, dirt and emissions to air during construction; such measures to accord with the guidance provided in the document “The Control of Dust and Emissions during construction and demolition”, Mayor of London, July 2014.
- h. a scheme for recycling/disposing of waste resulting from demolition and construction works;
- i. the use of efficient construction materials;
- j. 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 affected persons who have any problems or questions related to the ongoing development.

Reason: The construction method statement is required prior to commencement of development in order to reduce the environmental impact of the construction and the impact on the amenities of neighbouring residents, and in accordance with policyBP8 of the Borough Wide Development Policies Development Plan Document.

### 26 Energy Strategy

The development hereby permitted shall achieve as a minimum a 35% reduction in carbon dioxide emissions over Part L of the Building Regulations
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.

27 Flood Risk Assessment

The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment compiled by Heyne Tillett Steel dated July 2018.

Reason: To prevent the increased risk of flooding in accordance with policy CR4 of the Core Strategy and policy BR4 of the Borough Wide Development Policies Development Plan Document.

24. 37 Gordon Road, Chadwell Heath, Romford RM6 7DD- 18/00786/FUL

The Principal Development Management Officer (PDMO) (Be First) introduced a report concerning 37 Gordon Road, Chadwell Heath. The proposed demolition of an existing bungalow and erection of a two-storey block of 4 flats would optimise the use of this site for residential purposes in accordance with the development plan.

The existing building did not contribute positively to the appearance of the street scene, and the proposed development was considered to be well designed and appropriate to its context in terms of scale and massing.

The proposed dwellings would provide an acceptable standard of accommodation for future occupiers and are designed to meet the accessibility, internal space and external amenity space standards set out within the development plan. The scheme would not cause harm to the amenities of neighbouring occupiers.

Three off street parking spaces were proposed within the rear garden to serve the development. The proposed level of parking provision was considered acceptable.

There had been an application submitted to the previous Development Control Board in 2016 which was recommended for approval but was refused by the Board as owing to concerns about the issue of off-street parking. That application was also refused on appeal. This new application sought to address the issue of off-street parking. Nineteen nearby occupiers had been consulted and they had objected on the grounds of parking and removal of yellow lines as well as them regarding the proposed development as out of character also potential disturbance with the construction. The PDOM advised that he Access and Transport Officers had not provided any objections to the application and the Recycling Officer had recommended an amendment to the scheme which had been incorporated into the application.

The PDMO advised that a resident adjacent to the proposed development had been due to address the Committee as an objector and was unable to attend owing to illness. The resident had requested that his objections were read out
to the Committee at this meeting. These had related to inadequate car parking and removal of yellow lines which he felt would exacerbate car parking problems. These objections had also been raised in 2016 in terms of the previous application. In addition, lack of daylight and sunlight and disturbance were of concern to the resident.

The PDMO advised that the development would not have its own external amenity space and it was deemed that in this case as reasonable to make an exception. Balconies could have caused overlooking but there was access to a shared garden at the rear of the premises.

The PDMO stated that in terms of parking, this was not a significant issue and was considered to be in line with Planning guidance and the London Plan.

Members asked about whether the application was in a conservation area. In response, the PDMO advised that although there had been objections raised about the character of the proposed development, officers had judged that this was acceptable as it was in an “Edwardian” style and fitting in with its surroundings. 37 Gordon Road was not in a conservation area. The applicant has agreed for building of a private terrace for the first two floors and this would be underlined by an applicable condition. Access to the garden was a little difficult in this case although on balance this was acceptable for a communal garden. He underlined that there were three car parking spaces and there was on-street parking also available as well.

Following questions, the PDMO advised that the policy on adaptations applied as it was for less than ten units along with the London Plan and condition N42 of building regulations. A unit has a layout for wheelchair users to be in line and parking could be adapted for use by wheelchair users. Two conditions were applicable for widening spaces for wheelchair users, these were condition 5 (landscaping) and condition 4 (building treatment) and could be addressed in the conditions.

The Committee granted planning permission subject to the following conditions:

1 Time Limit

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

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

2 Approved Drawings

The development hereby permitted shall be carried out in accordance with the following approved plans: FOZ-200C; FOZ201D; FOZ250C

Reason: For the avoidance of doubt and in the interests of proper planning.
3 Details of External Materials

No development above ground level shall take place until details/samples of all materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved materials.

Reason: To protect or enhance the character and amenity of the area in accordance with policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

4 Details of Landscaping

No above ground development shall take place until a scheme of hard and soft landscaping for the development (that shall if feasible provide a replacement hedgerow), including details of materials, species and a planting schedule and details of refuse storage, has been submitted to and approved by the Local Planning Authority in writing. The approved hard landscaping shall be carried out prior to the occupation of the development and thereafter permanently retained. The approved soft landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or completion of the development, whichever is the sooner. Any 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 ensure the development is satisfactorily landscaped in order to improve the visual appearance of the area and in accordance with policies BR3 and BP11 of the Borough Wide Policies Development Plan Document.

5 Details of Boundary Treatment

No development above ground level shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the position, design, materials and type of boundary treatment to be erected. The details shall be designed to provide a secure boundary to the site, to provide a private terrace to serve each of the ground floor flats, and to enhance the privacy of the kitchen/living rooms of the ground floor flats. The development shall not be occupied until the approved boundary treatment has been provided. The approved boundary treatment shall be retained unless the Local Planning Authority gives prior written approval for its removal.

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

6 Accessible Housing

Before occupation all of the dwellings shall comply with Building Regulations Optional Requirement Approved Document M4(2) Category 2: Accessible and adaptable dwellings (2015 edition) with the exception that the entrance to Flats
3 and 4 will be accessed via a staircase. 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.

7 Tree Planting

No development above ground level shall take place until a scheme of tree planting (providing a minimum of 3 trees) for the site has been submitted to and approved in writing by the local planning authority. The scheme shall be designed to promote bio-diversity, and details shall be provided of the species, maturity, planting schedule, soil depth and quality, and maintenance schedule. The scheme shall be implemented in accordance with the approved details and shall be carried out in the first planting season following the occupation or the completion of the development, whichever is the sooner. Any trees 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 order to comply with Section 197 of the Town and Country Planning Act 1990 and policy BR3 of the Borough Wide Development Policies Development Plan Document.

8 Construction Method Statement

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

i. the parking of vehicles of site operatives and visitors;
ii. details of access to the site;
iii. loading and unloading and the storage of plant and materials used in constructing the development;
iv. the erection and maintenance of security hoardings including decorative displays;
v. measures to control the emission of noise, dust and dirt during construction that shall 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)
vi. a scheme for recycling/disposing of waste resulting from demolition and construction works.

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

No deliveries, external running of plant and equipment or construction works, other than internal works not audible outside the site boundary, shall take place on the site other than between the hours of 0800 to 1800 on Monday to Friday and 0800 to 1300 on Saturday and not at all on Sundays, Public or Bank Holidays without the prior written permission of the Local Planning Authority.

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

10 Car Parking

The car parking area indicated on drawing No. FOZ-200C shall be constructed and marked out prior to the occupation of the development, and thereafter retained permanently for the accommodation of vehicles of 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 Water Efficiency

Before occupation the proposed dwellings shall comply with the water efficiency optional requirement in paragraphs 2.8 to 2.12 of the Building Regulations Approved Document G. 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: In order to conserve water and to reduce the demand on the mains drainage system and in accordance with policy BR4 of the Borough Wide Development Policies Development Plan Document and policy 5.15 of the London Plan.

12 Cycle Storage

The approved development shall provide secure covered cycle storage facilities for the use of residents in accordance with a scheme that shall have been previously submitted to and approved in writing by the Local Planning Authority. The approved cycle storage facilities shall be installed prior to occupation of the development and shall thereafter be maintained.

Reason: In the interests of promoting cycling as a sustainable and non-
25. **Planning Performance Update report**

The report advised the Committee of how well the planning authority was performing in relation to Government targets.

The Committee noted the report.

26. **Town Planning Appeals**

The Committee noted details of the following appeals:

**Appeals Lodged**

The following appeals have been lodged:

a) Conversion of garage and erection of single storey side and rear extension – 117 Tallow Close, Dagenham (Reference: 17/01740/FUL – Goresbrook Ward)

Application refused under delegated powers 23 April 2018

b) Erection of part single/part two storey side extension and single storey rear extension – 45 Leys Avenue, Dagenham (Reference: 18/00229/FUL – Village Ward)

Application refused under delegated powers 5 April 2018

c) Application for a certificate of lawfulness for an existing development: Loft conversion involving construction of gable end roof, rear dormer windows and front rooflights – 2 Melford Avenue, Barking (Reference: 17/00408/CLU_E – Longbridge Ward)

Application refused under delegated powers 11 August 2018

d) Application for prior approval of proposed single storey rear extension (depth: 6.0 metres; height to eaves: 3.0 metres and maximum height: 3.2 metres) – 24 Foxlands Road, Dagenham (Reference: 18/00357/PRIOR6 – Eastbrook Ward)

Application refused under delegated powers 6 April 2018

e) Application for prior approval of proposed single storey rear extension (depth: 6.0 metres; height to eaves: 2.9 metres and maximum height: 3.0 metres) – 26 East Road, Chadwell Heath (Reference: 18/00433/PRIOR6 – Chadwell Heath Ward)

Application refused under delegated powers 18 April 2018
f) Application for prior approval: Notification of a proposed change of use of first floor from B1(a) office use to C3 residential use (3 one-bedroom flats and 5 two-bedroom flats – Creekmouth Industrial Estate, 57 River Road, Barking (Reference: 17/01959/PRIOFF – Thames Ward)

Application refused under delegated powers 16 January 2018

g) Application for removal of condition 3 (to be occupied by a person dependent on the occupiers of the main dwelling) following grant of planning permission 05/01070/FUL - 4 Marks Gate Cottages, Whalebone Lane North, Romford (Reference: 17/01321/FUL – Chadwell Heath Ward)

Application refused under delegated powers 13 November 2017

h) Conversion of existing dwelling into one 1-bedroom and one 2-bedroom self-contained flats and conversion of bed-sit in rear garden to one 1-bedroom self-contained flat – 86 Faircross Avenue, Barking (Reference: 18/00392/FUL – Abbey Ward)

Application refused under delegated powers 2 May 2018

i) Application for variation of condition 1 of Appeal Reference APP/Z5060/W/14/3000510 to allow restaurant to open 8.00am to 11.30pm Monday to Thursday and 8.00am to 1.30am Fridays, Saturdays, Sundays and Bank Holidays, Christmas Eve and New Year's Eve – 99 Longbridge Road, Barking (Reference: 18/00584/FUL – Abbey Ward)

Application refused under delegated powers 14 June 2018

j) Installation of windows, blocking up of windows and erection of external staircase in connection with conversion of house into one 2 bedroom and one 4-bedroom flats – 4 Fuller Road, Dagenham (Reference: 17/01719/FUL – Becontree Ward)

Application refused under delegated powers 19 December 2017

k) Application for outline planning permission: Erection of eight storey side/rear extension to Spectrum Building to provide 16 flats (4 two bedroom and 12 one bedroom) - Spectrum Building - 22 Freshwater Road, Dagenham (Reference: 17/01011/OUT – Valence Ward)

Application refused at Development Control Board 19 March 2018

l) Construction of a bungalow within rear garden – 19 Ashbrook Road, Dagenham – (Reference:17/01252/FUL – Heath Ward)

Appeal made against non-determination within 8 weeks
m) Application for prior approval of proposed single storey rear extension (depth: 5.0 metres; height to eaves: 3.0 metres and maximum height: 3.2 metres) – 23 Southwold Drive, Barking (Reference: 18/00393/PRIOR6 – Longbridge Ward)

Application refused under delegated powers 6 April 2018

n) Application for a certificate of lawfulness for a proposed development: Construction of swimming pool and gymnasium to be housed within proposed rear garden outbuilding – 45 Melford Avenue, Barking (Reference: 17/01864/CLU_P – Longbridge Ward)

Application refused under delegated powers 13 March 2018

o) Change of use to house in multiple occupation – 10 St Erkenwald Road, Barking (Reference: 16/01928/FUL – Abbey Ward)

Application refused under delegated powers 28 November 2017

p) Erection of single storey rear extension, and loft conversion involving construction of rear dormer window and installation of front roof lights in connection with conversion of property into 2 one-bedroom flats – 20 Southwold Drive, Barking (Reference: 18/00426/FUL - Longbridge Ward)

Application refused under delegated powers 8 May 2018

q) Erection of two storey 2-bedroom dwelling – 2 Review Road, Dagenham (Reference: 18/00694/FUL – River Ward)

Application refused under delegated powers 21 June 2018

r) Erection of two storey 1-bedroom house in side garden – 265 Sheppey Road, Dagenham (Reference: 18/00110/FUL – Eastbury Ward)

Application refused under delegated powers 29 March 2018

s) Erection of two storey 3-bedroom end terrace house – 36 Crabtree Avenue, Marks Gate, Romford (Reference: 18/00061/FUL – Chadwell Heath Ward)

Application refused under delegated powers 26 March 2018

t) Erection of two storey side/rear extension to create new 3-bedroom end of terrace house within existing side garden – 16 Marston Avenue, Dagenham (Reference: 18/00138/FUL – Heath Ward)

Application refused under delegated powers 4 May 2018

u) Conversion of dwelling house to two 1-bedroom flats and one studio flat (retrospective) – 195 Morley Road, Barking (Reference: 18/00892/FUL – Gascoigne Ward)
Application refused under delegated powers 6 August 2018

v) Application for outline planning permission: Demolition of existing house and redevelopment of site to provide 3 three-bedroom houses and associated car parking – 808 Rainham Road South, Dagenham (Reference: 18/00026/OUT – Village Ward)

Application refused under delegated powers 19 March 2018

w) Demolition of existing garages in rear compound and erection of 2 two-bedroom houses and installation of timber cladding affixed to the exterior of the walkway balustrades of the existing flat block – Edgefield Court, Edgefield Avenue, Barking (Reference: 18/00931/FUL – Longbridge Ward)

Appeal made against non-determination within 8 weeks

x) Retention of loft conversion involving construction of gable end roof, rear dormer window and installation of front rooflight – 197 Church Elm Lane, Dagenham (Reference: 18/00193/FUL – Village Ward)

Application refused under delegated powers 8 August 2018

Appeals Determined

The following appeals have been determined by the Planning Inspectorate:

a) Retention of single storey side extension – The Bull Inn, Rainham Road South, Dagenham (Reference: 17/01450/FUL – Village Ward)

Application refused under delegated powers 7 November 2017 for the following reason:

1. The proposed development, by reason of its siting and design, appears out of character with the application property and fails to protect the character and amenity of the local area contrary to policy CP3 of the Core Strategy and Policies BP8 and BP11 of the Borough Wide Development Policies DPD (March 2011).

Planning Inspectorate’s Decision: Appeal allowed 29 June 2018

b) Demolition of existing garage and erection of two storey, two-bedroom detached house – 50 Sandown Avenue, Dagenham (Reference: 17/00878/FUL – Village Ward)

Application refused under delegated powers 14 September 2017 for the following reasons:

1. The proposed development by virtue of its design, scale and siting,
would represent a cramped and incongruous form of development and significantly close the gap between numbers 50 and 52 Sandown Avenue and as such would materially reduce the open and spacious character of the side garden of the application property and of the area, contrary to Policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

2. The proposed dwelling would not provide adequate floor area for a double/twin bedroom (minimum 11.5m² required) and no in-built storage provision has been provided (minimum 2.0m² required) and as such the development would have a sub-optimal internal layout detrimental to the living standards and amenities enjoyed by future occupants of the dwelling and as such would be contrary to Policy 3.5 of the London Plan (March 2016).

3. The application has not demonstrated that access to both the proposed off-street car parking spaces can be adequately and safely provided and as such the proposal would result in potentially hazardous manoeuvres to the detriment of pedestrian and vehicular safety, contrary to Policy BR10 of the Borough Wide Development Policies Development Plan Document.

Planning Inspectorate’s Decision: Appeal dismissed 3 July 2018

c) Enforcement appeal – Material change of use of a single-family dwelling house to a house in multiple occupation - 19 Cowbridge Lane, Barking (Abbey Ward)

Planning Inspectorate’s Decision: Appeal dismissed, and enforcement notice upheld 10 July 2018

d) Enforcement appeal – Use of rear outbuilding as an independent residential dwelling house – 21 Lindisfarne Road, Dagenham (Becontree Ward)

Planning Inspectorate’s Decision: Appeal dismissed, and enforcement notice upheld 10 July 2018

e) Alterations to external appearance in connection with subdivision to provide one 1 bedroom and one 2-bedroom houses – 19 Rowdowns Road, Dagenham (Goresbrook Ward)

Application refused under delegated powers 16 May 2018 for the following reason:

1. The proposed development would result in the loss of a family sized house that would exacerbate a shortage of such accommodation within the Borough contrary to policy BC4 of the Borough Wide Development Policies Development Plan Document.
Planning Inspectorate’s Decision: Appeal dismissed 18 July 2018

f) Erection of single storey front, side and rear extension – 21 Hunters Hall Road, Dagenham (Reference: 17/02064/FUL – Alibon Ward)
Application refused under delegated powers 6 February 2018 for the following reason:

1. The proposed development would result in an unduly dominant, disproportionate and poorly detailed addition which would be detrimental to the character and appearance of the host dwelling, street scene and the Becontree Estate and reduce the openness of the corner plot. The proposal would be contrary to Policies CP2 of the Core Strategy (July 2010) and Policies BP2, BP8 and BP11 of the Borough Wide Development Policies DPD (March 2011).

Planning Inspectorate’s Decision: Appeal dismissed 1 August 2018

g) Erection of two storey side/rear extension to provide new dwelling, and erection of part single/part two storey rear extension to existing dwelling – 1 North Road, Chadwell Heath (Reference: 17/01851/FUL – Chadwell Heath Ward)
Application refused under delegated powers 26 January 2018 for the following reasons:

1. The proposed development would result in an uncharacteristic and unduly dominant addition which would be detrimental to the character and appearance of the street scene and reduce the openness of the corner plot. Additionally, the front gable design and poorly sited first floor front window would be unsympathetic to the symmetrical appearance of the host pair of semi-detached houses. These aspects would be contrary to Policies BP8 and BP11 of the Borough Wide Development Policies DPD (March 2011).

2. The proposed development, by reason of the under-provision of private external amenity space for the proposed dwelling, would result in a lack of outdoor garden space detrimental to the living standards and amenities enjoyed by future occupiers of the development. The proposal is therefore contrary to policy BP5 of the Borough Wide Development Policies DPD 2011.

Planning Inspectorate’s Decision: Appeal dismissed 15 August 2018

h) Erection of part single/part two storey side extension and single storey rear extension – 45 Leys Avenue, Dagenham (Reference: 18/00229/FUL – Village Ward)
Application refused under delegated powers 5 April 2018 for the following reason:

1. The proposed two storey side extension, by reason of its siting and
excessive scale, would result in a significant loss to the spaciousness of a prominent corner plot harmful to the character of the local area and contrary to policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document (March 2011) and the Residential Extensions and Alterations Supplementary Planning Document (February 2012).

Planning Inspectorate’s Decision: Appeal allowed 15 August 2018

i) Conversion of garage and erection of single storey side and rear extension – 117 Tallow Close, Dagenham (Reference: 17/01740/FUL – Goresbrook Ward)

Application refused under delegated powers 23 April 2018 for the following reasons:

1. The proposed rear extension with a depth of between 4.6 metres and 5.0 metres adjacent to the boundary with No. 118 Tallow Close would have an overbearing impact on the outlook from neighbouring houses, result in a loss of daylight and cause overshadowing to the rear garden of No. 118 harmful to residential amenity and contrary to policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document and the Council's Supplementary Planning Document (SPD) for Residential Extensions and Alterations.

2. The submitted drawings contain discrepancies and are inconsistent with one another and therefore prevents the Local Planning Authority from making a full determination until accurate information can be provided.

Planning Inspectorate’s Decision: Appeal dismissed 15 August 2018

j) Conversion of single storey side extension to form one bedroom self-contained flat – 1070 Green Lane, Dagenham (Reference: 17/01769/FUL – Valence Ward)

Application refused under delegated powers 5 February 2018 for the following reason:

1. The proposed development fails to provide sufficiently useable or functional external amenity space for the proposed new dwelling and would not maintain adequate space for the existing dwelling to the detriment of the amenity of existing and future occupiers contrary to Policy BP5 of the Borough Wide Development Policies DPD (March 2011).

Planning Inspectorate’s Decision: Appeal dismissed 15 August 2018
k) Change of use of ground floor from D1 (training centre) use to A1 (retail)/A3 (restaurant/café) use; conversion of the upper floors from D1 use to C3 (dwellings) use to provide 8 two bedroom flats; including first, second and third floor rear extensions, installation of front rooflights, provision of a new residential entrance on Green Lane and associated car and cycle parking – 714-720 Becontree Avenue, Dagenham (Reference: 17/01496/FUL – Becontree Ward)

Application refused under delegated powers 30 November 2017 for the following reasons:

1. The proposed second and third floor rear extension, by reason of its excessive size, siting and flat roof design, would appear unsympathetic to the character of the existing building and local area and result in harm to the visual rhythm of the existing roofscape and the removal of characterful dormers and chimneys in the roof slope, contrary to Policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document (March 2011).

2. The gross internal area of Flat 7 is insufficient resulting in a substandard unit of accommodation detrimental to the living standards and amenities enjoyed by its occupiers, contrary to Policy 3.5 of the London Plan (March 2016) and the Technical Housing Standards - nationally described space standards (March 2015).

Planning Inspectorate’s Decision: Appeal dismissed 15 August 2018

l) Application for prior approval of proposed single storey rear extension (depth: 6.0 metres; height to eaves: 3.0 metres and maximum height: 3.2 metres) – 24 Foxlands Road, Dagenham (Reference: 18/00357/PRIOR6 – Eastbrook Ward)

Application refused under delegated powers 6 April 2018 for the following reason:

1. The proposed extension would have an unacceptable impact on the amenities of neighbouring occupiers at No. 22 Foxlands Road by virtue of its siting on the boundary and its excessive depth which would result in a loss of light and outlook contrary to Policies BP8 and BP11 of the Borough Wide Development Policies DPD and the Residential Extensions and Alterations SPD.

Planning Inspectorate’s Decision: Appeal allowed 24 August 2018

m) Erection of first floor rear extension – 40 Somerby Road, Barking (Reference: 17/01821/FUL – Abbey Ward)

Application refused under delegated powers 6 February 2018 for the following reason:
1. The proposed first floor rear extension, due to its scale and siting, is contrary to paragraph 5.3.3(b) of the Residential Extensions and Alterations Supplementary Planning Document (SPD) because it would project beyond a 45-degree angle taken from the nearest corner of the adjoining building at 38 Somerby Road. The extension would be overbearing and significantly reduce outlook from number 38, detrimental to the residential amenity of the occupants of the neighbouring property and contrary to policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document (March 2011).

Planning Inspectorate’s Decision: Appeal allowed 24 August 2018 (see attached)

n) Enforcement appeal – The making of a material change of use from a single dwelling house to two separate dwellings – 83 Fanshawe Avenue, Barking (Abbey Ward)

Planning Inspectorate’s Decision: Appeal dismissed, and enforcement notice upheld with variations 28 August 2018

o) Enforcement appeal – Construction of an extension to the side of the property – 18 Kennedy Road, Barking (Gascoigne Ward)

Planning Inspectorate’s Decision: Appeal dismissed, and enforcement notice upheld 24 August 2018

p) Application for a certificate of lawfulness for an existing development: Loft conversion involving construction of gable end roof, rear dormer windows and front rooflights – 2 Melford Avenue, Barking (Reference: 17/00408/CLU_E – Longbridge Ward)

Application refused under delegated powers 11 August 2018 for the following reason:

1. The applicant has failed to provide sufficient evidence to prove that the rear dormer window existed before the works carried out under planning ref.14/01170/FUL and is therefore not immune from enforcement action in accordance with Section 171B of the Town and Country Planning Act 1990.

Planning Inspectorate’s Decision: Appeal dismissed 30 August 2018

q) Change of use from single dwelling house to house in multiple occupation (HMO) to accommodate up to 6 people (retrospective) – 103 Fanshawe Avenue, Barking (Reference: 17/01382/FUL – Abbey Ward)

Appeal against non-determination within 8 weeks

Planning Inspectorate’s Decision: Appeal dismissed 2 October 2018
r) Costs application against the local authority in respect of above appeal at 103 Fanshawe Avenue, Barking (Abbey Ward)

Planning Inspectorate’s Decision: Award of costs refused 2 October 2018

s) Change of use of ground floor shop from retail (Use Class A1) to hot food takeaway (Use Class A5) and erection of associated extraction flue to rear – 205 Oxlow Lane, Dagenham (Reference: 17/01980/FUL – Heath Ward)

Application refused under delegated powers 15 February 2018 for the following reason:

1. The proposed change of use would increase the amount of Class A5 hot food takeaways above the maximum 5% limit of the total measured frontage of the neighbourhood centre. This is contrary to Implementation Point 2 of the Saturation Point Supplementary Planning Document (SPD) and would be likely to have a detrimental impact upon the vitality and viability of the neighbourhood centre and health and well-being of residents of the Borough, contrary to policies Policies CE1 and CM5 of the Core Strategy DPD, Policy BC10 of the Borough Wide Development Policies DPD, and Policies 3.2D and 4.8 of the London Plan.

Planning Inspectorate’s Decision: Appeal dismissed 8 October 2018

27. Delegated Decisions

The Committee noted details of delegated decisions for the period 3 September- 31 October 2018.

Minutes agreed as a true record.

Chair: ...........................................

Date: .........................................