

MINUTES OF PLANNING COMMITTEE

Monday, 11 July 2022
(7:00 - 7:34 pm)

Present: Cllr Muhammad Saleem (Chair), Cllr Simon Perry (Deputy Chair), Cllr Edna Fergus, Cllr Cameron Geddes, Cllr Mohammed Khan, Cllr Jack Shaw and Cllr Mukhtar Yusuf

Apologies: Cllr Dominic Twomey and Cllr Sabbir Zamee

4. Declaration of Members' Interests

There were no declarations of interest.

5. Minutes - (22 June 2022)

The minutes of the meeting held on 22 June 2022 were confirmed as correct.

6. Leys Pavilion Site, Dagenham - 22/00616/FULL

The Development Management Officer, Be First introduced a report on an application from the London Borough of Barking & Dagenham for the redevelopment and extension of the former Leys Sports Pavilion at the Leys, Dagenham RM10 9AJ

In addition to internal and external consultations, a total of 111 notification letters were sent to neighbouring properties together with the requisite statutory notices. No objections were received. However, two representations were made at the meeting by Councillors Phil & Lee Waker, Village ward, who whilst not objecting to the principle of the development or the design, were opposed to the application for the following reasons:

- There was no compelling case for a Boxing Club at this location, particularly as another Boxing Club already operated in the area
- Lack of consultation with ward councillors who would favour a delay in taking a decision on this application to allow for a wider consultation as to a possible community partnership for the mixed use of the building, particularly given the Cabinet had approved the allocation of budgets to fund the improvement & refurbishment of the building
- Concerns how the operator has run this site to date
- Crime and safety concerns about the building due in part to the current operator's infrequent use of the building

The Chair reminded the ward councillors that this matter had been approved by Cabinet and that at that time all Members, including the ward councillors

had the opportunity to challenge the decision through call-in. He added that this application was about improvements to what was a dilapidated building and that having secure by design elements incorporated would address the crime & safety concerns expressed by the ward councillors.

The Deputy Chair and other Members echoed the Chair's remarks that this application was about the building itself and not its use which was not up for debate despite the comments of the ward councillors to the contrary. Other points raised which were clarified by the Planning officers concerned car parking provision and the use of public transport as a means to access the site.

In conclusion the DMO summarised that the proposed development sought to create a new community centre for use as a boxing gym and changing / storage for local sports teams who use The Leys Playing Fields. Additionally, the proposal would have both an acceptable impact on the openness of the Green Belt and on the character and appearance of the area, neighbouring amenity, the highway and transport amenity. Taking into consideration the points raised officers were satisfied that the benefits arising from the scheme would significantly outweigh any substantial harm caused by the development. To this end the proposal was considered acceptable and in keeping with the development policies. It was therefore recommended that subject to the imposition of conditions that planning permission be granted.

The Planning Committee **RESOLVED:**

1. To agree the reasons for approval as set out in the report; and
2. Delegated authority to the Director of Inclusive Growth to grant planning permission based on the Conditions & Informative listed in Appendix 6 of the report.