

<b>Barking and Dagenham Council Planning Committee</b>		<b>Date:</b> 17 <sup>th</sup> July 2023
<b>Application No:</b>	22/02211/FULL	<b>Ward:</b> Thames View
<b>Reason for Referral to Planning Committee as set out in Part 2, Chapter 9 of the Council Constitution</b>	The application is a strategic development which is of a scale and importance that should be determined at Planning Committee.	
<b>Address:</b>	13-15a Thames Road, Barking, IG11 0HG	
<b>Development:</b>	Demolition of existing buildings and redevelopment of the site to provide a mixed-use development comprising industrial floorspace (falling within flexible Use Classes E(g), B2, and/or B8) and residential homes (falling within Use Class C3), together with associated landscaping, play space, access, car and cycle parking and other associated and ancillary works.	
<b>Applicant:</b>	Kenny Worrall (Zenith Land)	
<b>Contact Officer</b> Patricia Ploch	<b>Title:</b> Principal Development Management Officer	<b>Contact Details:</b> Tel: 07759841032 E-mail: <a href="mailto:patricia.ploch@befirst.london">patricia.ploch@befirst.london</a>

## UPDATE REPORT OF THE DIRECTOR OF PLANNING AND BUILDING CONTROL

### 1. CLARIFICATIONS AND CORRECTIONS

- 1.1 Page 9, under the (Description of Proposed Development), paragraph 4 reads: *The height of the building would have from 9 storeys to 15 storeys.* The report incorrectly states the height of the buildings. The proposed buildings would range between 9 storeys to 14 storeys.
- 1.2 The first sentence in Paragraph 5.13, also makes a reference to the building heights being 9 storeys to 15 storeys. The report incorrectly states the height of the buildings. The building would range between 9 storeys to 14 storeys.
- 1.3 The total for the number of private housing units shown in table attached to Paragraph 3.9 has a wrong figure. When all the units numbers are added up the number comes to 205 and not 211 as stated in the table.
- 1.4 Paragraph 3.32 reads: *In this case, the application is proposing 34 units (13%) / 108 habitable (16%) of London Affordable Rent units and £1million in Section 106 legal agreement obligations and CIL combined.* As noted in the earlier paragraphs of the committee report the number of affordable units is 40 units (16.3%) / 126 habitable room (18.6%). The figure should be corrected to reflect this.

- 1.5 Paragraph 3.33 relates to the financial obligation secured for other schemes that emerged on Thames Road. The paragraph reads: *It is noted that this offer is significantly under that secured at other schemes in the area who were in a similar financial situation.* This was an earlier drafting of the committee report when the financial obligation and non-financial obligation have not been secured and agreed with the applicant. It is noted that since that the applicant has agreed to provide financial obligation in line with the other schemes that received the resolution to grant planning permission on Thames Road. This information is detailed under section 22 (Community Infrastructure Levy and S106 Planning Obligations).
- 1.6 Paragraph 4.3 refers to an old accommodation schedule. The correct and latest, accommodation schedule was issued in June (reflecting the final increase to the wheelchair accessible units). Latest revision ref: PF-AS-003 (22.06.23).

## **2. PLANNING OBLIGATIONS**

2.1. Schedule 5 (Right of Way Obligations) should be amended to read:

- *The Owner shall provide right of way on foot and bicycle for the north - south route provided on the western part of the application site as shown on the proposed ground floor plan drawing number (20)\_100 Revision PL03, for any member of the public and any future residents of any future Development at Numbers 11 and 13-15a Thames Road. The access shall be granted twenty-four hours a day and seven days a week throughout the calendar year in perpetuity for the lifetime of the Development.*
- *Following the receipt of a written request from the freehold owner of Number 17 Thames Road together with the grant and implementation of the Number 17 Development, the Owner agrees on Practical Completion of the Owner's Development at 13-15a Thames Road to provide vehicle right of way in the following terms:*
  - *for the owners of the Number 17 Development and the future tenants of the industrial units provided within the Development over the area shaded yellow on the Right of Way Plan, twenty-four hours a day and seven days a week throughout the calendar year in perpetuity for the lifetime of the Development;*
  - *for the refuse collection and emergency vehicles but not (for the avoidance of doubt) any construction vehicles;*
  - *on terms that the cost of the maintenance and repair of the Right of Way would be shared equally between the Owners and the owner/occupiers of Number 17 Thames Road, provided that Number 17 shall be responsible for the reasonable legal costs of the Owner and on other terms which are reasonable and agreed between the Owner and Number 17.*