

## **MINUTES OF PLANNING COMMITTEE**

Monday, 19 December 2022  
(7:00 - 9:15 pm)

**Present:** Cllr Muhammad Saleem (Chair), Cllr Simon Perry (Deputy Chair), Cllr Cameron Geddes, Cllr Jack Shaw, Cllr Dominic Twomey, Cllr Mukhtar Yusuf and Cllr Sabbir Zamee

**Apologies:** Cllr Faruk Choudhury, Cllr Edna Fergus and Cllr Mohammed Khan

### **16. Declaration of Members' Interests**

There were no declarations of interest.

### **17. Minutes (11 October 2022)**

The minutes of the meeting held on 11 October 2022 were confirmed as correct.

### **18. Beam Park - 22/01048/OUTSRM**

The Senior Principal Development Management Officer (SPDMO), Be First Development Management Team, introduced a report and presentation on the details of the following application from Countryside Partnerships Plc and L&Q for reserved matters at the site of the Former Assembly Plant at Beam Park Development Site, Thames Road, Dagenham:

**22/01048/OUTSRM** – A stand-alone hybrid planning application (part retrospective, part full, part outline), facilitating remaster planning of that part of the previously consented Beam Park development falling within LBBB (previous scheme phases 2B to 8, LBBB reference 19/01241/OUT as amended), to include residential development to provide an uplift of 947 residential units to total 3,119 units (of which 50% would be affordable by unit); a primary school, children's play space; 3,508sqm for commercial, community and leisure uses in buildings ranging from 3-16 storeys in height; an energy centre and associated infrastructure; open space; public realm with hard and soft landscaping; flood compensation areas; car and cycle parking and highway works and associated engineering operations.

**22/02077/S106** – A Deed of Variation to the legal agreement attached to planning permission (19/01241/OUT) to remove the obligations relating to land within LBBB further to stand-alone planning application 22/01048/OUTSRM.

The application, being an Environment Impact Assessment (EIA) development, was accompanied by an Environmental Statement.

Further to the publication of the agenda, a supplementary report was circulated and referenced in the presentation, which outlined a number of amendments. This included recommendation 2 as set out in the published report, as well as the proposed heads of terms in the Section 106 Legal Agreement. In addition, the rewording of paragraph 12.4 of the published report concerning health care facilities, which sought to address and satisfy comments raised by the NHS; and details of further consultation responses and other amendments, none of which materially altered the officer recommendations.

In addition to internal and external consultations, a total of 912 notification letters were sent to neighbouring properties together with the requisite statutory and press notices, to which one response was received, the material planning considerations of which was addressed in the planning assessment set out in the report.

Following the officer presentation, several questions were asked by the Committee, and in response to these, assurances were provided in respect of the provision of adequate health care facilities both in the current and future phases of development, that the business case for a new station at Beam Park would not be harmed as a consequence of the application, and that the development would, as it stood, be adequately served by public transport provision, given that bus improvements and a contribution to upgrading Dagenham Dock Station would be secured through the application.

Regarding the Committee's more general concern in relation to the procedural process taken in respect of the application, officers confirmed that the process was legally sound and would not prejudice the development within the London Borough of Havering, approved under the previous cross-boundary consent.

At that point, a representation was made by Mr Simon Thelwell, Head of Strategic Development Planning, representing the London Borough of Havering, who objected to the application for the following reasons:

- The inadequacy of the transportation assessment and capacity of Dagenham Dock Station submitted as part of the application, which, in his opinion, had significantly underestimated the public transport demand as a result of phases A to D of the proposed development,
- The planned Beam Park station, the delivery of which was seen as its delivery seen as the catalyst for the wider development of the London Riverside Opportunity Area and key strategic sites in Havering, was undermined as a result of the proposed approach to the Grampian condition and phasing, and
- A legal and procedural matter of presenting an application for only part of the site, previously granted approval, given the previous applications had sought to address the whole development across the two Boroughs.

Andrew Taylor, Patel Taylor Architectural Consultants representing the applicant, provided an overview of the proposed development. He explained that the current hybrid application would bring forward the early delivery of 500 new residential units with a variety of designs for homes and community facilities, building on the original 2019 consent which planned to deliver over 3,000 units, 50% of which would be affordable with up to 25% family homes.

Alongside the residential development would be a new school, leisure facilities, a new central park with extensive north to south landscaped connections to the existing communities, linking through to Dagenham Dock Station. The new application involved significant improvements to the original plans and layouts, including over 58% open space on a large previously inaccessible brownfield site. He concluded his presentation that Beam Park was a truly transformational development.

Ms Hussain, Senior Development Manager, Countryside Partnership (with London & Quadrant) outlined Countryside's background and experience over many years across London working with both housing associations and the GLA to deliver mixed tenure housing regeneration schemes. She stated that the Partnership had been involved in the Beam Park project since 2015 and were committed to delivering a sustainable mix use development on the site.

In response to the applicant presentation, several more questions were asked by the Committee, which included seeking an explanation as to the absence of any 3/4-bedroom family sized houses within the affordable element of the development in the application. The applicant responded that provision had been made for family sized apartments but acknowledged that the larger housing units with garden space were exclusively only available in the private tenure. This led to another question about the lack of car parking provision for those family sized apartments and how this would be addressed. It was confirmed that there was a car parking management plan in place which included a mechanism to prioritise the allocation of available car parking spaces for family sized flatted accommodation on a phase-by-phase basis.

Other points raised and responded to by the applicant concerned the rationale for parking provision across the development, proposals to reallocate the expected over provision of cycle spaces, the number of which were in line with London Plan requirements, and also the number and type of electric charging points.

The SPDMO concluded that the application would deliver the redevelopment of a key former industrial site which had been allocated in the Local Plan within a strategic growth area. The provision of 3,119 units, 1,534 of which would be affordable, would make a significant contribution towards the Borough's housing targets, while improving housing affordability in the area.

The overall approach to scheme design was considered to be of a high quality and the extensive provision of green open space would help create a sense of identity to this new neighbourhood. The increased density in comparison to

the previous consent was also considered to be acceptable and would optimise the site's capacity for housing delivery.

The proposed non-residential uses would provide amenities and community facilities to the development and the wider area whilst creating activity at the site throughout the day. The provision of a three-form entry (3FE) primary school on the site was another key benefit along with a substantial contribution towards education that would help fund the acquisition of further educational sites nearby.

The transport impacts of the development had been thoroughly assessed and were considered to have been acceptably mitigated by conditions and s106 obligations. The nature of the site and its surrounding context were such that the potential amenity impacts upon neighbours was negligible, as reflected by the very low level of objection to the scheme.

Overall, the proposal was considered to conform to policies within the development plan, and the public benefits that would be provided were significant and would outweigh any potential harm that may be caused. The Council would continue to work closely with colleagues in the neighbouring Borough of Havering to put in place the necessary legal mechanisms to facilitate the proposals. Therefore, having regards to all the factors outlined in the report and presentations,

The Committee **RESOLVED** to:

1. Agree the reasons for approval as set out in the report,
2. Delegate authority to the Director of Inclusive Growth in consultation with the Head of Legal Services to consider any representations from the Health and Safety Executive relating to fire safety, and subject to there being no substantive objections, to approve the application (22/01048/OUTSRM) subject to the completion of a legal agreement based on the conditions listed in Appendix 5 (as amended) and the heads of terms listed in Appendix 6 of the report (as amended), and
3. Delegate authority to the Director of Inclusive Growth in consultation with the Head of Legal Services to determine the associated Deed of Variation application 22/02077/S106.

#### **19. Dairy Crest, Chadwell House, Selinas Lane - 22/01424/FULL**

The Senior Development Management Officer (SDMO), Be First Development Management Team, introduced a report and presentation on an application from Bridge UK Properties 6, LP at the site of Dairy Crest, Chadwell House, Selinas Lane, Dagenham, seeking planning permission for the demolition of the existing structures and construction of three industrial buildings(Class B2/B8/E(g)(iii)), with ancillary offices and associated external yards, accesses from Selinas Lane, pedestrian and cycle access route, hard

and soft landscaping, hardstanding and circulation areas, cycle, car and HGV parking, boundary treatment, external lighting, infrastructure and all associated works.

In addition to internal and external consultations, a total of 550 notification letters were sent to neighbouring properties together with the requisite site & press notices. One objection was received from Abbey Concrete Products based in Freshwater Road, Dagenham, the material planning considerations of which were addressed in the planning assessment set out in the report. The applicant had entered into a dialogue with the objector to address the issues raised, and it was noted that subsequent to the publication of the Committee report, the objector's concerns had been satisfied and the objection had been withdrawn.

Following the presentation, a question arose about public transport accessibility, and in response, the SDMO stated that although access was relatively low, it was mitigated by the fact that Chadwell Heath Station was in walkable distance and that the site was also served by a number of local bus routes.

Another question raised by the Committee concerned the traffic capacity at the surrounding junctions, and in response, the officer stated that this would be addressed primarily through the commitment of the applicant to make a financial contribution of £400k towards highway improvements and upgrades to local bus routes. Clarification was also sought and provided about the extent of the associated traffic assessment and modelling data referred to in the report.

Anna Sinnott, Be First Planning Consultancy Team, representing the applicant, provided a brief overview of the proposed redevelopment of the site, setting out the economic benefits of the scheme, including £140m of private sector investment, up to 600 new jobs, and a commitment to local employment and apprenticeship opportunities. She explained that the ten high quality modern industrial units would vary in size across three buildings and would have a flexi-use classes designation to allow for a varied range of industrial uses.

She referenced the fact that the scheme had looked to maximise the industrial floor space intensification in line with both the London and Local Plans and linked to the emerging Chadwell Heath Masterplan. Other aspects of the scheme highlighted included the extensive landscaping, the removal of on-site parking and the creation of pedestrian and cycle routes through the site. The applicant was committed to maximising sustainability through an energy efficient buildings design.

Finally in recognising the Committee's concerns about transport and junction capacity, Ms Sinnott explained that an extremely robust approach had been taken with the transport assessment modelling with the focus being on developing sustainable transport modes such as walking, cycling and use of public transport.

In response to the presentation, a number of further questions were raised and responded to by the applicant representative about noise and vibration in relation to the hours of use, and the intensification compared to the previous operations on the site. Finally, clarification was provided about the commitment and extent of local job creation, both through the construction phase and longer term, as set out in an employment and skills plan, which was a condition to approval of the application.

The officer assessed that the application represented a high-quality scheme, providing a significant amount of flexible industrial floorspace within an area designated as a Locally Significant Industrial Site, which, in turn, would create major employment benefits, generating between 370 and 599 new jobs. The proposed development would activate Selinas Lane and bring back a largely underutilised brownfield site. In addition, the proposed development would make a £120,000 contribution towards affordable commercial / cultural workspace provision elsewhere in the Borough.

The development was supported by a high-quality landscaping scheme, the provision of new public footpaths and improvements to the public highway, safeguarding designated future pedestrian and cyclist paths through the site. It would also contribute towards a study of walking and cycling improvements in Chadwell Heath, as well as £400,000 towards local junction and highway improvements. The proposals included significant provision of on-site renewable energy, through roof-mounted PV panels, to achieve 100% carbon emissions saving on-site, with the development being carbon net-zero in operation, and on-track to achieve a BREEAM 'excellent' rating, a high nationally recognised standard.

In conclusion, the officer considered that the recommended conditions and agreed heads of terms, would ensure that any potential impacts of the development would be adequately mitigated, in accordance with the adopted Development Plan and relevant guidance, and therefore,

The Committee **RESOLVED** to:

1. Agree the reasons for approval as set out in the report,
2. Delegate authority to the Director of Inclusive Growth (or authorised Officer), in consultation with the Head of Legal Services, to grant planning permission subject to the completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) based on the Heads of Terms at Appendix 6 and the Conditions listed in Appendix 5 of the report; and
3. If the legal agreement was not completed by 19 June 2023, then the Director of Inclusive Growth (or authorised Officer), be delegated authority, in consultation with the Head of Legal Services, to refuse planning permission, extend the timeframe to grant approval or refer the application back to the Planning Committee for determination.

## **20. Padnall Lakes - Section 73 Agreement - 22/01492/VAR**

The Senior Development Management Officer (SDMO), Be First Development Management Team, introduced a report and presentation on an application from LBBB for minor-material amendments for the development at Padnall Lake, Padnall Road, Romford as detailed below:

A variation of conditions: A2 (Approved Plans); A3 (Maximum Quantum of Floorspace); B2(Approved Plans); C1 (Contaminated Land); C2 (Phasing Plan); C3 (Construction Management); C4 (Archaeology); C5 (Materials and Balconies); C6 (Electric Vehicle Charging Points); C7 (Landscaping Details); C8 (Tree Protection); C9 (Landscape and Ecological Management Plan); C10 (Piling Method Statement); C11 (Child's Playspace); C19 (Renewable Energy Infrastructure); C21 (Air Quality); C28 (Noise); C29 (Circular Economy) attached to planning consent 20/01686/FULL (as amended by non-material amendment reference 22/01415/NONMAT) for a 'Hybrid' planning application which sought detailed planning permission for Phase 1 and outline planning permission for Phase 2 (all matters reserved) for the erection of buildings comprising up to 219 residential units (Use Class C3), open space and public realm, means of pedestrian and vehicular access and circulation, car parking and cycle parking, and associated works; and detailed planning permission for the erection of buildings ranging between 2 and 6 storeys (Plots 1, 2 and 3) comprising 70 residential units (Use Class C3) and 181 sqm (GEA) of non-residential floorspace (Use Class D1), open space and public realm, parking and cycle parking, plant, other associated works; and associated infrastructure, dated 5th March 2021, to allow minor material amendments to the detailed component comprising amendments to the facades and floor plans of Plot 1 and Plot 2, removal of Block 2 , relocation of energy centre from Plot 4 to Plot 2, associated landscaping and works; and minor material amendments the Outline Component comprising amendments to Open Space, Access and Circulation, Maximum and Minimum Building Heights, and Building Plots.

In addition to internal and external consultations, a total of 906 notification letters were sent to neighbouring properties together with the requisite statutory and press notices, to which three responses were received, the material planning considerations of which were addressed in the planning assessment set out in the report.

In response to the officer presentation, several questions were asked by the Committee which the officer addressed and included issues associated with the proposed flat roof design, reasons for the removal of both the 'green roof' in block 1, and the proposed community space, as well as clarification as to the overall garden space within the development.

Anna Sinnott, Be First Planning Consultancy Team representing the applicant provided a brief overview of the amendments proposed, and in doing so also sought to address a number of the questions raised by the Committee as set out above.

The SDMO stated that the proposed amendments outlined in the application would ensure the delivery of a high-quality scheme providing 289 homes in 100% affordable housing tenures. No increase in the number of units was proposed but the development would deliver a high proportion of much needed family sized housing, thereby helping to address an acute need for more affordable family sized housing in the Borough. The proposed amendments had been independently reviewed by the Quality Review Panel and were considered to maintain the same level of quality as that previously consented.

The alterations to the development would result in an additional 2,262sqm of open space, allowing for a number of enhancements to be made to the proposed landscaping scheme. Attractive gateways would be provided into the site, around the existing pedestrian subways, which would make the area feel safer and increase accessibility for all residents. In addition, impacts to neighbouring amenity, such as the daylight and sunlight provision to existing dwellings would overall improve significantly.

The agreed master planning principles of the extant permission, including the linear form of the buildings and the provision of a high-quality landscaped park remained unchanged. However, the proposed changes would allow for improvements to energy consumption and sustainability. All planning obligations and financial obligations would remain almost entirely the same, with one key change being the provision of an additional car club space.

The proposed amendments would result in a number of improvements to the scheme, whilst ensuring that it could continue to deliver 100% affordable housing with a high proportion of family sized dwellings. The design of the proposed dwellings and the associated landscaping were considered to be of a high-quality, retaining all key masterplan principles secured previously. The development was therefore considered to comply with planning policies and all key tenets of the extant planning permission, and on that basis,

The Committee **RESOLVED** to:

1. Agree the reasons for approval as set out in this report,
2. Delegate authority to the Director of Inclusive Growth (or authorised Officer), in consultation with the Head of Legal Services to grant planning permission based on the proposed updates to the legal agreement in Appendix 8 and the Conditions and Informatives in Appendix 7 as detailed in the report, and
3. If the legal agreement was not completed by 19 June 2023, then delegated authority be granted to the Director of Inclusive Growth (or authorised Officer), in consultation with the Head of Legal Services to refuse planning permission, extend the timeframe to grant approval or refer the application back to the Planning Committee for determination.



## **21. Padnall Lakes - Reserved Matters - 22/01564/REM**

The Senior Development Management Officer (SDMO), Be First Development Management Team, introduced a report and presentation on an application from LBBD for approval of reserved matters for the development at Padnall Lake, Padnall Road, Romford as detailed below:

Reserved matters application (details relating to access, appearance, landscaping, layout and scale) in respect of Development Plots 5, 6 and 7 for the erection of buildings (2 to 11 storeys in height) providing 190 residential units with associated amenity space, public realm, car and cycle parking and other works, pursuant to planning permission 20/01686/FULL (and variation approved under planning application 22/01492/VAR).

In addition to internal and external consultations, a total of 573 notification letters were sent to neighbouring properties together with the requisite statutory and press notices, to which two concerns were received from one respondent, the material planning considerations of which were addressed in the planning assessment set out in the report.

Anna Sinnott, Be First Planning Consultancy Team representing the applicant provided a brief overview of the proposed amendments set out in the application.

The proposed scheme would deliver 190 affordable units, 86 of which would be family sized three-bedroom homes. The architecture and design were considered to be of a very high-quality and fully accorded with the parameters set out under the hybrid planning consent, as amended. The proposed design had benefitted from the input of the independent Quality Review Panel and the GLA, as well as extensive pre-application advice from Be First Officers. The houses reflected an innovative design typology, providing residents with a high-quality amenity space which would be shielded from the A12. Likewise, the flats provided an exemplar standard of accommodation, with all units benefitting from dual aspect and a varied outlook.

The proposed design had resulted in improvements to neighbouring amenity when compared with the illustrative scheme proposed under the extant hybrid planning permission for this phase, with a reduced impact in relation to matters such as daylight and sunlight.

The phase 2 scheme would provide 6,720sqm of landscaped open space in the form of the Linear Park, which would benefit both new and existing local residents. Likewise, the proposals included improvements to the access areas leading into the pedestrian subways, with landscaping and accessibility enhancements, significant urban greening and biodiversity benefit, as well as high-quality play space, which was integrated within the wider landscaping scheme.

Car and cycle parking accorded with planning policy and the parameters set by the outline consent. This phase would also benefit from the provision of an additional car club space, which had been secured under the minor material amendment 22/01492/VAR presented at the meeting prior to this application. The proposed development would deliver 190 affordable homes, which benefited from a very high standard of design and landscaping, that accorded with all relevant strategy and parameter documents. The development was considered to comply with all relevant planning policies, and therefore,

The Committee **RESOLVED** to:

1. Agree the reasons for approval as set out in the report, and
2. Delegate authority to the Director of Inclusive Growth (or authorised Officer) in consultation with the Head of Legal Services, to approve the reserved matter details, reference 22/01564/REM, based on the Conditions and informatives listed in Appendix 5 of the report.