Present: Cllr Sanchia Alasia (Chair), Cllr Faraaz Shaukat (Deputy Chair), Cllr Syed Ahammad, Cllr Peter Chand, Cllr Edna Fergus, Cllr Irma Freeborn, Cllr Cameron Geddes, Cllr Syed Ghani, Cllr Giasuddin Miah, Cllr James Ogungbose, Cllr Adegboyega Oluwole, Cllr Chris Rice, Cllr Bill Turner, Cllr Jeff Wade and Cllr John White

Also Present: Cllr Sade Bright, Cllr Amardeep Singh Jamu and Cllr Dominic Twomey

Apologies: Cllr Abdul Aziz and Cllr Phil Waker

72. Declaration of Members’ Interests

There were no declarations of interest.

73. Minutes (8 February 2016)

The minutes of the meeting held on 8 February 2016 were confirmed as correct.

74. Chair’s statement

The Chair announced that the BBC were filming the meeting which would be included in a BBC2 Housing documentary, to be screened in Autumn 2016.

The Chair also announced that a new procedure for dealing with applications would be trialled at this meeting. This involved the introduction of the report followed by Members’ questions and debate and finally the Board’s decision on each application.

75. Abbey Park Industrial Estate, 52 Abbey Road, Barking- 15/01526/FUL

The Development Management Manager introduced a report on an application relating to Abbey Park Industrial Estate, 52 Abbey Road, Barking. The application proposed the demolition of 10 existing industrial units (2,168m2) and the redevelopment of the site to provide 118 residential units and 284 square metres of commercial space at ground floor level for use by cultural/creative industries. The application proposed a 6 to 8-storey block fronting the River Roding (Block A) and a 7 to 8-storey block fronting Abbey Road (Block B). The proposal incorporated surface and undercroft car parking for 66 residential vehicles, as well as two commercial spaces.

He added that this application would unlock a 160 metres stretch of riverside walk and the application would include creative industrial space at nil cost to the Council which would be secured through a Section 106 agreement.
Historic England had been consulted on the application and had raised no objections. The properties would be built to a high standard in keeping with its location adjacent to a conservation area.

The Chair invited Mr Mark Smith, Architectural Design Lead Officer for the scheme, on behalf of the applicant, to address the Board. Mr Smith stated that the scheme had been developed ‘in house’ and in consultation with Council officers. Extensive consultation had been conducted in the local community and there had been very positive feedback and no objections received from any of the statutory consultees. There had been a full financial appraisal and the redevelopment of the industrial estate would allow for increased regeneration in the area. In addition, he commended the proposed creative industrial space enabling the borough to be a ‘cultural hub’ and also referred to the proposed Riverside Walk, which would be a good amenity for residents. In addition the proposed development met space standards. He anticipated that if approval was granted for the application, work would start in July 2016 with properties being sold for owner occupiers in 2017.

The Chair invited Councillor Dominic Twomey, a Gascoigne Ward Member to address the Board. He supported the application and requested that the Board agree it. He was keen to encourage owner occupation in line with this application and noted that there had been no statutory consultee objections or from any of the Gascoigne Ward Councillors.

In answer to a question, the Development Management Manager advised that sketches for the proposed riverside walk show benches although the details were yet to be worked out and would be controlled by condition if the Board approved the application.

In answer to a question, Steven Hatton on behalf of the applicant, confirmed that the applicant would not be marketing the proposed properties abroad and it was the intention to sell these to local people at the market value, which he estimated as follows: £200-220K for one bedroom flats and £265-280K for two bedroom flats.

Members expressed concern about the applicant’s marketing strategy after the initial six-month period, the Development Management Manager went on to state that this was legally binding upon the applicant for the first six months. There were no safeguards, however, against the multiple sale of properties after six months or on resale to prevent buy to let investors.

Members sought clarification about the creative space at the proposed site and this was clarified by the Divisional Director for Growth and Homes. In particular the creative industries would generate at least twelve jobs. Members also sought clarification on the open space available for the proposed application.

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

- the submission of a marketing strategy seeking to maximise owner occupation including a restriction on buying more than one property for a period of 6 months from the date of the sales launch;
- that any individual or organisation purchasing more than 2 flats for buy to let
purposes would be required to use a reputable management company whose details are to be submitted to and approved by the Council, to ensure good quality management;
- no affordable housing on the site with the exception of intermediate forms of housing as per the National Planning Policy Framework (NPPF) definition;
- that a management company is appointed and the chosen company is agreed with the Council;
- the provision of the creative/cultural industries units to the Council at nil cost; the units must be let within a period of 24 months from the date of handover to the Council and not be converted in the future to dwellings;
- the provision of, and public access to, the riverside walk;
- enhancements to the public realm/highway works along Abbey Road in the vicinity of the site (scheme to be agreed);
- a commitment to local labour/local supply so that residents and businesses in the Borough will benefit from the proposed development;
- restrictions preventing future residents from obtaining parking permits for any controlled parking zone (CPZ);
- substantial implementation of the development within two years of the grant of permission;
- provide 12 months membership to the local car club per residential unit (on their request) provided that there is a local car club able and willing to provide membership on reasonable commercial terms;
- a £5,000 contribution for a new car club space in the local area; and
- payment of the Council's legal costs for the preparation and completion of the S106 Agreement;

and the conditions listed:

**Conditions**

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

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

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

WH172/15/P/05.01
WH172/15/P/05.02
WH172/15/P/05.03
WH172/15/P/05.04
WH172/15/P/10.01 Rev B
WH172/15/P/10.02 Rev B
WH172/15/P/25.01 Rev B
WH172/15/P/25.02 Rev A
WH172/15/P/25.03 Rev B
WH172/15/P/25.04 Rev A
WH172/15/P/25.05 Rev A
WH172/15/P/25.06 Rev A
Reason: For the avoidance of doubt and in the interests of proper planning.

3. No development shall commence until an investigation and risk assessment, in addition to any assessment provided with the planning application, has been 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 human health; property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes; adjoining land; groundwaters and surface waters; ecological systems; archaeological sites and ancient monuments; and
   (iii) an appraisal of remedial options, and proposal of the preferred option(s).

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

4. No development shall commence until 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, has been prepared and submitted to the Local Planning Authority for approval in writing. 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.

5. 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.

6. 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 3, and where remediation is necessary a
remediation scheme must be prepared in accordance with the requirements
of Condition 4, which is subject to the approval in writing of the Local
Planning Authority. Following completion of measures identified in the
approved remediation scheme a verification report must be prepared, which
is subject to the approval in writing of the Local Planning Authority.

Reason for Conditions 3 to 6: 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.

7. A) No development shall commence, including any works of demolition,
until the developer has secured the implementation of a programme of
archaeological evaluation in accordance with a written scheme which has been
submitted to and approved in writing by the Local Planning Authority and a
report on that evaluation has been submitted to the Local Planning Authority.

B) If heritage assets of archaeological interest are identified by the evaluation
under A), then before development commences the developer shall secure the
implementation of a programme of archaeological investigation in accordance
with a Written Scheme of Investigation which has been submitted to an
approved in writing by the Local Planning Authority.

C) No development shall subsequently take place other than in accordance
with the Written Scheme of Investigation approved under Part B).

D) The development shall not be occupied until the site investigation and post
investigation assessment has been completed in accordance with the
programme set out in the Written Scheme of Investigation approved under Part
B), and the provision for analysis, publication and dissemination of the results
and archive deposition has been secured.

Reason: Archaeology must be identified prior to the commencement of
development to ensure that archaeological investigation is initiated at an
appropriate point in the development process and that any areas of archaeological preservation are identified and appropriately recorded/preserved and the results published in accordance with policies BP2 and BP3 of the Borough Wide Development Policies Development Plan Document and section 12 of the National Planning Policy Framework.

8. No development shall commence, including any works of demolition, until a Construction Logistics Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall be designed to minimise deliveries of materials and export of any waste materials within the times of peak traffic congestion on the local road network. The Plan shall be implemented in accordance with the approved details and thereafter maintained.

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

9. 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; including but not confined to, non road mobile machinery (NRMM) requirements;
h) noise and vibration control;
i) a scheme for recycling/disposing of waste resulting from demolition and construction works;
j) the use of efficient construction materials;
k) methods to minimise waste, to encourage re-use, recovery and recycling, and sourcing of materials; and
l) 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.

Once approved the Plans shall be adhered to throughout the construction period.

Reason: The CEMP and SWMP are 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.

10. No development shall commence, including any works of demolition, until details of the feasibility of, and associated strategy for, maximising the use of the River Roding for the transport of construction and waste materials to and from the site has been submitted to and approved in writing by the Local Planning Authority. The approved strategy shall be implemented for the entire period of the works at the site to the satisfaction of the Local Planning Authority.

Reason: The strategy is required prior to commencement of development in order to promote the use of the river for transportation of freight associated with the demolition and construction phases of the development, in accordance with policy BR10 of the Borough Wide Development Policies Development Plan Document and policy 7.26 of the London Plan.

11. No development shall commence, except any works of site clearance and demolition, 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, 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 Drainage Scheme is required 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.

12. No deliveries, external running of plant and equipment, or demolition and construction works, other than internal works not audible outside the site boundary, shall take place on the site other than between the hours of 08:00 to 18:00 on Monday to Friday and 08:00 to 13:00 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 demolition and construction work does not cause undue nuisance and disturbance to neighbouring properties at unreasonable hours and in accordance with policy BP8 of the Borough Wide Development Policies Development Plan Document.

13. No impact piling shall take place without the prior written approval of the Local Planning Authority and shall only take place in accordance with the terms of any such approval.

Reason: In order to minimise noise and disturbance, in the interest of residential amenity in accordance with policies BR13 and BP8 of the Borough Wide Development Policies Development Plan Document and policy 7.15 of the London Plan.
14. No above ground new development shall commence until the developer has submitted to the Local Planning Authority for approval in writing, in consultation with the Local Highway Authority, a scheme of highway works associated with the development. The approved works shall be carried out prior to the occupation of the development, or as otherwise agreed in writing with the Local Planning Authority, in consultation with the Local Highway Authority.

Reason: In the interests of highway safety and in accordance with policies BR9 and BR10 of the Borough Wide Development Policies Development Plan Document.

15. No above ground new development shall commence until the developer enters into detailed discussions with Council Officers around the external facing materials for the development, including providing on-site sample boards. Full details, including samples, specifications and annotated plans, of all external facing materials shall then be submitted to the Local Planning Authority for approval in writing. The development shall only be implemented in accordance with the approved details and to the satisfaction of the Local Planning Authority.

Reason: To protect or enhance the character and amenity of the area and to ensure a high quality finish to the building in accordance with policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document and policies 7.1, 7.4 and 7.6 of the London Plan.

16. No above ground new development shall commence until full details of the hard landscaping have been submitted to and approved in writing by the Local Planning Authority. The hard landscaping scheme shall include, but not be limited to, details of the following:

a) surface materials;
b) full details of the riverside walk, including railings and street furniture;
c) boundary treatment and bollards; and
d) management and maintenance.

The hard landscaping scheme shall be implemented prior to occupation of the development in accordance with the approved details and thereafter permanently maintained, to the satisfaction of the Local Planning Authority.

Reason: In the interests of design quality, residential amenity, walking, accessibility and public safety, in accordance with policy CP3 of the Core Strategy and policy BP11 of the Borough Wide Development Policies Development Plan Document.

17. No above ground new development shall commence until a detailed scheme of soft landscaping for the site has been submitted to and approved in writing by the Local Planning Authority. All trees, shrubs, plants and seeds introduced to the site should generally be native (except for fruit trees) and of local provenance, unless otherwise agreed. The approved landscaping scheme shall be carried out in the first planting and seeding seasons following the occupation 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 of the landscaping in the interests of the visual amenity of the area and in accordance with policy CP3 of the Core Strategy and policies BR3 and BP11 of the Borough Wide Development Policies Development Plan Document.

18. No above ground new development shall commence until a scheme showing the provisions to be made for external lighting, CCTV coverage, access control and any other measures to reduce the risk of crime, has been submitted to and approved in writing by the Local Planning Authority. The external lighting of the development 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. All external lighting shall also be designed to prevent light spill into the watercourse or adjacent river corridor habitat and to minimise its impact on navigation and the ecology of the River Roding. The specifications, location and direction of external artificial lights should be such that the lighting levels within 8 metres of the top of the bank of the watercourse are maintained at background levels (Lux Level 0-2). The development shall not be occupied until the approved scheme has been installed. Thereafter the approved measures shall be permanently retained.

Reason: In the interests of security and safety, to avoid light pollution, to safeguard neighbouring amenity and to minimise any impact on ecology, and in accordance with policies BR3, BC7 and BP11 of the Borough Wide Development Policies Development Plan Document.

19. No above ground new development shall commence until a detailed residential and commercial refuse strategy, including the design and location of the refuse stores, has been submitted to and approved in writing by the Local Planning Authority. The approved refuse stores shall be provided before the occupation of the development 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.

20. No above ground new development shall commence until details of the cycle parking facilities shown on drawing No. WH172/15/P/10.01 Rev B have been submitted to and approved in writing by the Local Planning Authority. The submission should include details of the security, monitoring and access arrangements for the cycle parking facilities. The development shall not be occupied until the approved details have been implemented. Thereafter, the cycle parking facilities shall be permanently retained.

Reason: In the interests of promoting cycling as a safe, efficient and non-
21. No above ground new development shall commence until a scheme of noise insulation of party construction between the proposed residential accommodation and the proposed new commercial units hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The approved scheme is to be fully implemented before the first occupation of the commercial/residential unit(s) to which it relates.

Reason: To ensure that the proposed residential units are adequately protected from noise and in accordance with policy BR13 of the Borough Wide Development Policies Development Plan Document and policy 7.15 of the London Plan.

22. No above ground new development shall commence until full details of a scheme of acoustic protection of habitable rooms against road traffic noise has been submitted to and approved in writing by the Local Planning Authority. The scheme of acoustic protection shall be sufficient to secure internal noise levels no greater than 35 dB LAeq in living rooms and bedrooms (07:00 hours to 23:00 hours) with windows closed; and 30 dB LAeq in bedrooms (23:00 hours to 07:00 hours) with windows closed.

Additionally, where the internal noise levels will exceed 40 dB LAeq in living rooms and bedrooms (07:00 hours to 23:00 hours) or 35 dB LAeq in bedrooms (23:00 hours to 07:00 hours) with windows open the scheme of acoustic protection shall incorporate a ventilator system which provides a composite (closed window) weighted (Rw) sound attenuation performance of not less than 22 dB.

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 ensure that the proposed residential units are adequately protected from noise and in accordance with policy BR13 of the Borough Wide Development Policies Development Plan Document and policy 7.15 of the London Plan.

23. The 66 residential car parking spaces and the 2 car parking spaces to be allocated to the commercial units, as indicated on drawing No. WH172/15/P/10.01 Rev B shall be constructed and marked out prior to the occupation of the development. 7 of the residential car parking spaces shall be marked as accessible parking bays (to be clearly marked with a British Standard disabled symbol). 26 of the residential bays shall also be electric vehicle charging point bays (13 bays to be installed with active charging points and 13 bays to be provided with the infrastructure in place to allow for future installation). The 2 commercial car parking spaces shall also be installed with active charging points. The car parking spaces and charging points shall thereafter be retained permanently for occupiers and visitors to the premises and not used for any other purpose.
Reason: To ensure and promote easier access for disabled persons, to ensure sufficient off-street parking, and to encourage the use of electric cars in order to reduce carbon emissions, in accordance with policies BC2, BR9 and BR10 of the Borough Wide Development Policies Development Plan Document and policy 6.13 of the London Plan.

24. The development hereby permitted shall be carried out in accordance with the submitted Energy Statement prepared by Stansted Environmental Services, dated 27 October 2015. Details of the location and quantum of photovoltaic cells shall be submitted to and approved in writing by the Local Planning Authority and the photovoltaic cells shall be implemented in accordance with the approved details and thereafter maintained to the satisfaction of the Local Planning Authority.

Reason: In the interests of safeguarding the environment and providing sustainable development in accordance with policies BR1 and BR2 of the Borough Wide Development Policies Development Plan Document and policies 5.2, 5.3, 5.5, 5.6 and 5.7 of the London Plan.

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

Reason: In order to preserve and enhance the Borough’s natural environment and to comply with policy CR2 of the Core Strategy, policy BR3 of the Borough Wide Development Policies Development Plan Document and policy 7.19 of the London Plan.

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

Reason: To ensure that noise-sensitive rooms within the proposed development and neighbouring developments are adequately protected from noise and in accordance with policy BR13 of the Borough Wide Development Policies Development Plan Document and policy 7.15 of the London Plan.

27. The rating level of the noise from the electricity substation installed pursuant to this permission shall not exceed the existing background noise level outside the window to any noise-sensitive room. Any assessment of compliance with this condition shall be made according to the methodology and procedures presented in BS4142:2014.

Reason: To ensure that noise-sensitive rooms within the proposed development and neighbouring developments are adequately protected from noise and in accordance with policy BR13 of the Borough Wide

28. The proposed new commercial units hereby permitted shall be permitted to operate between the hours of 07:00 hrs and 23:00 hrs on any day and at no other time.

Reason: To prevent any undue disturbance to residential occupiers and occupants of neighbouring properties at unreasonable hours and in accordance with policy BP8 of the Borough Wide Development Policies Development Plan Document.

29. The delivery/collection of goods associated with the proposed new commercial units is only permitted to take place between the hours of 07:00 hrs and 21:00 hrs on any day.

Reason: To prevent any undue disturbance to residential occupiers and occupants of neighbouring properties at unreasonable hours and in accordance with policy BP8 of the Borough Wide Development Policies Development Plan Document.

30. The movement of bins and rubbish associated with the proposed new commercial units are not permitted to take place outside the premises between the hours of 23:00 hrs on one day and 07:00 hrs the following day.

Reason: To prevent any undue disturbance to residential occupiers and occupants of neighbouring properties at unreasonable hours and in accordance with policy BP8 of the Borough Wide Development Policies Development Plan Document.

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

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

32. The 12 wheelchair units 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 Minor Alterations to the London Plan.

33. The development hereby permitted shall not be occupied until details of a communal television and satellite system have been submitted to and
approved in writing by the Local Planning Authority. The approved system shall be provided prior to occupation of the development and be made available to each residential unit. No antennae or satellite dishes may be installed on the exterior of the building, with the exception of a single antennae or satellite dish per block to support the communal television and satellite system. The proposed antennae or satellite dishes shall be designed to minimise their visual impact and shall not be mounted on any publicly visible façade.

Reason: To safeguard the external appearance of the buildings in accordance with policy CP2 of the Core Strategy and policies BP2 and BP11 of the Borough Wide Development Policies Development Plan Document.

34. The development hereby permitted shall not be occupied until a Car Parking Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Car Parking Management Plan is to develop a parking strategy which details the rationale behind car parking allocation to residents. The development shall only be implemented in accordance with the details approved and the approved Plan shall be permanently retained for the lifetime of the development.

Reason: To ensure that off-street car parking spaces are effectively managed and so as not to prejudice the free flow of traffic on the local highway network, in accordance with policies BR9 and BR10 of the Borough Wide Development Policies Development Plan Document and policy 6.13 of the London Plan.

35. The development hereby permitted shall not be occupied until details of riparian life saving equipment including grab chains, access ladders and life buoys along the river edge have been submitted to and approved in writing by the Local Planning Authority. The life saving equipment shall be to a standard recommended in the Hayes Report on the Inquiry into River Safety and provided in accordance with the approved details prior to the occupation of any part of the development. The life saving equipment shall be permanently retained to an acceptable standard.

Reason: In the interests of public safety and to accord with policy BP9 of the Borough Wide Development Policies Development Plan Document.

36. The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment compiled by EAS dated October 2015.

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.

37. Demolition shall only take place between October and February, outside the main bird breeding season. If this is not possible or if weather conditions late in the year are still suitable for breeding birds, a nesting bird survey by a qualified ecologist should be carried out no more than 2 days prior to the works. If nesting birds are found works should be delayed until the nesting season is over and the fledglings have left the area.

Reason: To protect the ecology of the area in accordance with policy CR2 of
The Core Strategy.

76. 174-176 Ripple Road, Barking- 15/00427/FUL

The Development Management Manager introduced a report on an application relating to 174-176 Ripple Road, Barking. The application sought the erection of 3/4/5 storey building to provide a retail unit on ground floor with 9 flats, comprising 1 studio, 4 one bedroom, 3 two bedroom and 1 three bedroom units. This was on an empty site at the Ripple Road/King Edwards Road junction which was formerly the Westbury Arms public house. The proposal would result in the regeneration of a long derelict site in the town centre.

The Chair invited Councillor Dominic Twomey, a Gascoigne Ward Councillor, to address the Board. He supported the recommendation to grant planning permission and considered that this would assist in regenerating the area.

The Board granted planning permission subject to the completion of a Section 106 agreement securing the payment to the Council of £62,587.80 (this being an overdue payment that was due in 2011 to cover the costs of demolition works carried out by the Council to make the site safe under the Building Act) and the following conditions:

1. The development permitted shall be begun before the expiration of three years from the date of this permission.
   
   Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by S.51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the following approved plans: P810/100/C; P810/101/C; P810/102/C; P810/103/C; P810/104/C; P810/105/C; P810/107/C; P810/108/C; P810/110/C except that the top floor glazed corner feature shall be constructed in accordance with the details shown on photomontage ref. P810-003-rev. D in materials to be approved under condition 3 below.
   
   Reason: For the avoidance of doubt and in the interests of proper planning.

3. No above ground development hereby permitted 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. Cycle parking and refuse enclosures shall be provided in accordance with the details shown on drawing No. P810/100/C, and the cycle store shall be adapted to provide a minimum of 14 cycle parking spaces, prior to the occupation of the development and thereafter permanently retained for the use of the occupiers of the premises.
Reason: In the interests of promoting cycling as a safe, efficient and non-polluting mode of transport and to provide satisfactory refuse storage provision in the interests of the appearance of the site and locality in accordance with policies BR11, BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

5. No above ground development hereby permitted shall take place until details of the proposed green roofs including their type, location and specific purpose together with a maintenance schedule shall be submitted to and approved by the Local Planning Authority. The green roofs shall be constructed in accordance with the approved details and thereafter maintained in accordance with the approved maintenance schedule.

Reason: In the interests of contributing to bio-diversity, and in accordance with policy BR3 of the Borough Wide Development Policies Development Plan Document.

6. No above ground development hereby permitted shall take place until details of all boundary fences and walls have been submitted to and approved by the Local Planning Authority and no part of the development shall be occupied until the approved fences and walls have been provided. The approved fences and walls shall be retained unless the Local Planning Authority gives prior written approval to their removal.

Reason: To ensure the satisfactory means of enclosure for the proposed development in the interests of the visual amenity of the area and in accordance with policy BP11 of the Borough Wide Development Policies Development Plan Document.

7. Glazing to habitable rooms is to incorporate noise attenuating trickle ventilators and is to achieve a sound reduction index performance of not less than:

<table>
<thead>
<tr>
<th>Octave band centre frequency SRI, dB</th>
</tr>
</thead>
<tbody>
<tr>
<td>125Hz</td>
</tr>
<tr>
<td>23</td>
</tr>
</tbody>
</table>

Reason: To ensure that the proposed dwellings are adequately protected from traffic noise and in accordance with policy BR13 of the Borough Wide Development Policies Development Plan Document.

8. The ground floor shop windows shall be clear glazed and views into the shop unit shall not be obscured by any internal shelving, plant, film or other window covering, or by any other means, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of maintaining a good standard of visual amenity and a sense of vitality to the street and in accordance with policy BP11 of the Borough Wide Development Policies Development Plan Document.
9. 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. details of access to the site;
ii. a construction logistics plan;
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;
vi. a scheme for recycling/disposing of waste resulting from demolition and construction works; and
vii. 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: 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.

10. 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.

11. 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:

m) a survey of the extent, scale and nature of contamination;

n) 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. archeological 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’.

12. 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.

13. 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.

14. 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.

15. 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 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 2, which is subject to the approval in writing of the Local Planning Authority.

Reason for Conditions 11 to 15: Details are required prior to commencement 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.

16. The owner and /or occupier, or any future owner and/or occupier, of the hereby approved dwellings shall not apply for, or be entitled to, residents’ parking permits for use within any Controlled Parking Zone in which the development is located.
Reason: To prevent an increase in on street parking demand in an area of parking pressure and a consequent negative impact on residential amenity and highway safety in view of the constraints preventing provision of off street parking and in accordance with policies BR9, BR10 and BP8 of the Borough Wide Development Policies Development Plan Document.

17. The delivery/collection of goods to the ground floor commercial use is only permitted to take place between the hours of 07:00hrs and 21:00 hrs on any day.

Reason: In order to prevent noise nuisance at unsocial hours affecting the future residents of the development and in accordance with policies BP8 and BR13 of the Borough Wide Development Policies Development Plan Document.

18. Each residential unit hereby permitted shall meet Building Regulation M4(2) ‘accessible and adaptable dwellings’.
Reason: To ensure that accessible housing is provided in accordance policy BC2 of the Borough Wide Development Policies Development Plan Document and policy 3.8 of the Minor Alterations to the London Plan.

77. 4 Tolworth Parade, East Road, Chadwell Heath- 15/01609/FUL

The Development Management Manager introduced the report. This application related to a variation of a planning condition in respect of Samosa King, a hot food takeaway in Tolworth Parade, East Road, Chadwell Heath, to allow the shop to open till 8pm from Monday to Saturdays (an hour later than currently permitted). The proposal had attracted a significant amount of support and opposition. Officers considered that the extra hour was unlikely to result in any material loss of amenity to neighbouring occupiers and was recommended for approval. He added that objections to the application related to odour, noise, disturbance, litter and anti-social behaviour and these objections considered that the use was not suitable in a quiet residential area.

The Development Management Manager stated that the Environmental Health Officer had confirmed there was no record of noise or disturbance at the premises and in terms of complaints concerning odours and anti-social behaviour, these had not been substantiated.

The Chair invited Mr Gunnell, an objector to the application, to address the Board. Mr Gunnell referred to the applicant’s previous enforcement notice issued by the London Borough of Havering in 2006 and on subsequent occasions by the London Borough of Barking and Dagenham in respect of trading outside permitted hours and considered that the applicant’s main trading base was at Gallows Corner. Mr Gunnell expressed concern about vehicle movements and cooking smells in Tolworth Parade and felt that the applicant’s business was more suitable in a trading estate rather than in a residential area. He considered that the applicant’s main source of business was industrial catering with only a small amount of takeaways being sold in Tolworth Parade. He requested the Board to reject the application for an additional hours’ trading as he felt it would lead to the further deterioration of the area and added his concern that there had been a delay in sending letters to residents who had objected to the application which would inform them of
the Board meeting tonight.

The Chair invited the applicant, Mr Kevin Uppal, to address the Board. Mr Uppal stated that he currently traded up until 7.00 pm and needed the additional hour’s trading as many of his customers wanted to order takeaways after 6 pm on the way home from work. He stated that the additional hour of trading would also allow for the employment of one additional part-time member of staff from the locality and felt the application was reasonable as other local businesses were open for much longer hours. He added that most of his customers lived in the locality and that there were no issues with traffic, noise, smells or anti-social behaviour at the premises.

The Chair invited Mr Terry Justice, supporting the applicant, to address the Board. Mr Justice stated that when Mr Uppal had started his business in Tolworth Parade, much of the trade took place during the day, however, there had been an increase in trade taking place in the early evenings. Mr Uppal’s premises were the only one in the borough that currently closed at 7.00 pm and Mr Justice considered that the additional hour requested was not unreasonable. He added that litter problems were minimal as customers tended to take their takeaways home and deliveries to the premises were at the rear in the service road. Mr Justice also stated that the complaints of anti-social behaviour were unsubstantiated and this had been corroborated by two senior police officers and was a matter of public record.

The Chair invited Councillor Jamu, who supported the application and knew the applicant, to address the Board. Councillor Jamu stated that Mr Uppal provided a good service for local residents and considered that the extra hour trading was not unreasonable and would fit in with the Council’s desire to help local businesses.

Members supported the application and considered that one additional hour trading was not unreasonable and enquired why the applicant had not asked for an additional two hours trading. They also considered it was important to support and encourage small local businesses. The Development Management Manager confirmed that the additional hour had been suggested by Development Management Officers as a previous application for two extra hours had been refused by the Board in 2011. He apologised to Mr Gunnell for the delay in sending out letters to residents and added that any late request to speak at the Board would have been considered sensitively.

The Board **granted** planning permission subject to the following conditions:

1) The shop shall not be open except between 0700 and 2000 Monday to Saturday and between 1000 and 1600 Sundays.

   **Reason:** To ensure that the proposed hours of use do not cause undue nuisance and disturbance to neighbouring properties at unreasonable hours and in accordance with policy BP8 of the Borough Wide Development Policies DPD.

2) Outside the permitted opening hours:

   a) No cooking shall take place and no cooking equipment shall be
b) The premises shall only be occupied for the purposes of cleaning, maintenance and stock replenishment related to the approved use.

Reason: To ensure that no undue nuisance or disturbance is caused to neighbouring properties outside of opening hours and in accordance with policy BP8 of the Borough Wide Development Policies DPD.

3) No deliveries shall be despatched other than between the hours of 0700 to 2200 Monday to Saturday and 0800 to 1800 on Sunday.

Reason: To ensure that deliveries outside the permitted hours of use do not cause undue nuisance and disturbance to neighbouring properties at unreasonable hours and in accordance with Policy BP8 of the Borough Wide Development Policies DPD.

4) Equipment to control the emission of fumes and smells from the premises shall be operated whenever cooking takes place and shall be maintained in accordance with the manufacturer’s instructions.

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

78. **Lidl Stores, 62-82 Ripple Road, Barking- 15/01575/FUL**

The Development Management Manager introduced the report on Lidl Stores, 62-82 Ripple Road, Barking. This related to the demolition of the existing food store and construction of two-storey food store (2,622 sqm GIA) with 68 space undercroft and surface level car park, which was considered at the Board meeting on 8 February 2016. At that meeting, members determined to approve the application contrary to officer recommendation. As such it was agreed that the application would be referred back to this Board meeting with a schedule of conditions for formal approval.

It was noted that the applicant was generally supportive of these conditions and that a Section 106 payment had not been requested by the Board at its meeting in February 2016, however a Community Infrastructure Levy (CIL) would still be payable by the applicant.

The Board **granted** planning permission, subject to the following conditions:

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

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

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 3125 101C, 3125 102C, 3125 103B, 3125 212, 3125 201W, 3125 203P, 3125 206K, 3125209P, 3125 208Q, 3125 210, 3125
Reason: For the avoidance of doubt and in the interests of proper planning.

3. The landscaping scheme shown on drawing No. 1176 Rev A shall be carried out in the first planting and seeding seasons following the occupation or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To secure the provision and retention of the landscaping in the interests of the visual amenity of the area and in accordance with policy BP11 of the Borough Wide Development Policies Development Plan Document and Section 197 of the Town and Country Planning Act 1990.

4. Notwithstanding the details indicated on drawing number 3125 201W no development above ground level shall take place until a scheme showing those areas to be hard landscaped and the details of that hard landscaping have been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be carried out prior to the occupation of the development and thereafter permanently retained.

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

5. The car parking areas indicated on drawing No. 3125 201W shall be constructed and marked out prior to the occupation of the development, and thereafter retained permanently for the accommodation of vehicles of staff 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.

6. Electric charging points shall be provided for 7 of the car parking spaces shown on drawing No. 3125 201W. 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.

7. The accessible parking bays indicated on drawing No. 3125 201W 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.


8. The cycle parking spaces indicated on drawing No. 3125 201W shall be provided 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.

9. 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:

viii. the parking of vehicles of site operatives and visitors;
ix. details of access to the site;
x. loading and unloading and the storage of plant and materials used in constructing the development;
xi. the erection and maintenance of security hoardings including decorative displays;
xii. wheel washing facilities;
xiii. measures to control the emission of noise, dust and dirt during construction. All works 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) and the Mayor of London/London Council's publication ‘The control of dust and emissions from construction and demolition, Best Practice Guidance’, 2006.
xiv. a scheme for recycling/disposing of waste resulting from demolition and construction works; and
xv. 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.

10. 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.

11. 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’.

12. 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.

13. 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.

14. 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 10 and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 11 which is subject to the approval in writing of the Local Planning Authority.

Reason (for conditions 11 to 14): Reason: 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.

15. The combined rating level of the noise from any plant installed pursuant to this permission shall not exceed the existing background noise level outside the window to any noise sensitive room. 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.

16. Prior to occupation of the development hereby permitted a scheme for the mitigation of noise from deliveries to and collections from the retail store shall be submitted to and be approved by the Local Planning Authority. The approved scheme, which shall include physical and administrative measures, shall be fully implemented at all times thereafter.

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.

17. 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.

18. Notwithstanding the details provide on the submitted drawings, 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 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 provides effective security for the site in accordance with policy BP11 of the Borough Wide Development Policies Development Plan Document.

19. The external lighting of the development hereby permitted shall 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, page 25 of the guide, relating to Environmental Zone E3 – Medium district brightness areas - small town centre or urban locations. 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 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.

20. The building hereby approved shall achieve a minimum ‘very good’ BREEAM rating.

Reason: To ensure that the proposed development is constructed in an environmentally sustainable manner and in accordance with policy BR1 of the Borough Wide Development Policies Development Plan Document and policy 5.3 of the London Plan.


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.

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

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

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

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material.

Reason: Archaeology must be identified prior to the commencement of development to ensure that archaeological investigation is initiated at an appropriate point in the development process and that any areas of archaeological preservation are identified and appropriately recorded/preserved and the results published in accordance with policies BP2 and BP3 of the Borough Wide Development Policies Development Plan Document and section 12 of the National Planning Policy Framework.

23. 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, 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 Drainage Scheme is required 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.

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

Reason: In order to preserve and enhance the Borough’s natural environment and to comply with policy CR2 of the Core Strategy, policy BR3 of the Borough Wide Development Policies Development Plan Document and policy 7.19 of the London Plan.

25. No development shall commence, including any works of demolition, until an Employment and Skills Strategy applicable to the development has been submitted to the Local Planning Authority for approval in writing. The Strategy shall promote employment opportunities for, and encourage job applications from, local people and businesses. In particular, work experience opportunities for young people 18-24 years should be included in the Strategy. Any skills training opportunities should also be considered and incorporated if possible. The approved Strategy shall be implemented in partnership with the Council’s Employment and Skills Team.
Reason: In order to contribute to the local economy and local residents in need of employment and in accordance with the principles within policy CC3 of the Core Strategy.

26. The development hereby permitted shall not be occupied until a shopping trolley management scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall make provision to ensure that trolleys are not taken off the premises and shall be implemented in accordance with the approved details prior to occupation and shall be permanently retained thereafter.

Reason: In order to provide a safe and secure development, in accordance with Policy CP3 of the Core Strategy (July 2010) and Policy BC7 of the Borough Wide Development Policies DPD (March 2011).

27. A nesting bird survey should be carried out by a suitably qualified ecologist no more than 2 days prior to commencement of the development. The results of the survey should be submitted to the Local Planning Authority before works commence. If nesting birds are found:
   i) works should be delayed until the nesting season is over and the fledglings have left the area and
   ii) a strategy should be agreed with the Local Planning Authority to ensure the nesting birds are not disturbed by any other works taking place on the site.

Reason: The survey is required prior to commencement of the development to protect the ecology of the area as nesting birds may be present on the site and in accordance with policy CR2 of the Core Strategy, policy BR3 of the Borough Wide Development Policies Development Plan Document and policy 7.19 of the London Plan.

79. 17-19 Sheppey Road, Dagenham- 15/00385/FUL

The Development Management Manager introduced a report relating to 17-19 Sheppey Road, Dagenham. The application sought the erection of single storey rear and side extensions in connection with conversion of a dwelling house into 2 two bedroom and 1 one bedroom houses. This application would involve the re-instatement of the original house on the site. It was noted that the scheme would not cause harm to neighbouring occupiers and no objections had been received.

The Board granted planning permission, subject to the following conditions:

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

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

Reason: For the avoidance of doubt and in the interests of proper planning.

3. 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). 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 Minor Alterations to the London Plan.

4. The materials to be used in the construction of the external surfaces of the extensions hereby permitted shall match those in the existing building.

Reason: To ensure the development respects the appearance of the existing property and to maintain the amenity of the area in accordance with policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

5. The boundaries of the site shall be secured in accordance with the details indicated on drawing No. A3:706:105 Rev. D; the hard landscape boundary treatments shall be completed prior to the occupation of the development, and shall include the re-building of the existing gap in the front garden boundary wall; and the scheme shall include the planting of a laurel hedgerow in accordance with the approved drawing and the submitted Planting Specification within the first planting season following the commencement of the development. Should the hedgerow within a period of 5 years from the completion of the development die, be removed or become seriously damaged or diseased, it shall be replaced in the next planting season with a hedgerow of similar size and species unless the Local Planning Authority gives written consent to any variation.

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

6. The permitted dwellings shall not be occupied until the two existing dropped kerbs serving the site are re-instated as raised kerb, unless any variation is agreed in writing by the Local Planning Authority.

Reason: In the interests of highway and pedestrian safety and convenience and in accordance with policy BR9 of the Borough Wide Development Policies Development Plan Document.

7. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no rear extension to any of the hereby permitted dwellings falling within Class A; Part 1; Schedule 2 to that Order shall be carried out without the prior written permission of the Local Planning Authority.
Reason: In order to prevent a loss of the limited rear garden spaces in the interests of maintaining a good standard of residential amenity, and to prevent a cramped overdevelopment of the site to the detriment of the street scene in accordance with policies BP5, BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

80. Town Planning Appeals

The Board noted details of the following appeals:

**Appeals Lodged**

The following appeals have been lodged

a) **Erection of two storey side extension, part single/part two storey rear extension and single storey front extension - 145 Hardie Road Dagenham (Ref: 15/00977/FUL)**

Application refused under delegated powers 10 November 2015 (Eastbrook Ward).

b) **Erection of two storey 3 bedroom detached house – 4 Hardie Road, Dagenham (Ref: 15/00319/FUL)**

Application refused under delegated powers 30 September 2015 (Eastbrook Ward).

c) **Application for prior approval: Notification of a proposed change of use of ground floor Class B1 offices to C3 residential use (1 one bedroom flat) - 72 Whalebone Lane South, Dagenham (Ref: 15/00760/PRIRET)**

Application refused under delegated powers 5 August 2015 (Whalebone Ward).

d) **Conversion of house into 1 one bedroom and 1 two bedroom flats - 18 Fanshawe Avenue, Barking (Ref: 15/01334/FUL)**

Application refused under delegated powers 23 November 2015 (Abbey Ward).

**Appeals Determined**

The following appeals have been determined by the Planning Inspectorate:

a) **Erection of two storey side extension and part single/part first floor rear extension - 113 Hunters Hall Road, Dagenham (Ref: 15/00893/FUL)**

Application refused under delegated powers 21 September 2015 (Alibon Ward) for the following reason:

1. The proposed two storey side extension would partly close off an important gap within the street scene which provides relief from the
built up nature of the street, fail to maintain the character of the area and be harmful to the street scene. The proposed development is therefore 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).


b) Erection of two storey side and part single/part two storey rear extension - 13 Ventnor Gardens, Barking (Ref: 15/00665/FUL)

Application refused under delegated powers 22 July 2015 (Longbridge Ward) for the following reason:

1. The two storey side extension, by reason of its size and siting and parapet wall detailing, would result in the loss of an important gap in the street scene detrimental to the spatial quality of the area and fail to respect the character and appearance of the host property and surrounding area, contrary to policies CP3 of the Core Strategy DPD and policies BP8 and BP11 of the Borough Wide Development Policies DPD and the guidance contained in the Supplementary Planning Document 'Residential Extensions and Alterations' and policy CP3 of the Core Strategy Development Plan Document.

Planning Inspectorate’s Decision: Appeal dismissed 2 February 2016.

c) Erection of front canopy extension – 171 Broad Street, Dagenham (Ref: 15/00843/FUL)

Application refused under delegated powers 15 September 2015 (River Ward) for the following reason:

1. The proposed extension, by virtue of its siting and design, would form an intrusive feature in the parade harmful to the character and amenity of the area contrary to Policies BP8 and BP11 of the Borough wide Development Policies Development Plan Document (March 2011) and policy CP3 of the Core Strategy (July 2010).


d) Demolition of side extension and erection of two storey two bedroom dwelling – 30 Spinney Gardens, Dagenham (Ref: 15/00716/FUL)

Application refused under delegated powers 21 August 2015 (Parsloes Ward) for the following reasons:

1. The siting of the proposed dwelling close to the back edge of the footway is considered to be overly dominant and would constitute
an intrusive addition to the street scene which would reduce the sense of openness and be harmful to the character of the area contrary to policy CP3 of the Core Strategy (July 2010), policies BP8 and BP11 of the Borough Wide Development Policies DPD (March 2011) and the guidance within the Residential Extensions and Alterations SPD.

2. The construction of a gable end roof would be out of character with the host terrace and the existing street scene contrary to policy CP3 of the Core Strategy (July 2010) and policies BP8 and BP11 of the Borough Wide Development Policies DPD (March 2011).

3. The proposed development fails to provide adequate amenity space for the proposed 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).

4. It is considered that the proposed development would result in a detrimental impact on parking in the area by increasing the level of demand in an already congested cul-de-sac location, conflicting with the aims and objectives of Policy BR9 of the Borough Wide Development Policies DPD (March 2011).

   The proposed car parking layout in the front garden is poorly designed and would be unworkable in a safe and efficient manner. The proposal would therefore be likely to result in unsafe manoeuvres onto and off the highway to the detriment of pedestrian and vehicular safety contrary to policy BR9 of the Borough Wide Development Policies DPD (March 2011).


81. Delegated Decisions

The Board noted details of delegated decisions for the period 23 November-18 December 2015.