MINUTES OF
DEVELOPMENT CONTROL BOARD

Monday, 19 March 2018
(7:00 - 8:22 pm)

Present: Cllr Faraaz Shaukat (Chair), Cllr Sanchia Alasia, Cllr Irma Freeborn, Cllr Cameron Geddes, Cllr Syed Ghani, Cllr Giasuddin Miah, Cllr Margaret Mullane, Cllr Adegboyega Oluwole and Cllr Dominic Twomey

Apologies: Cllr Syed Ahammad, Cllr Saima Ashraf, Cllr Faruk Choudhury, Cllr Edna Fergus, Cllr Chris Rice and Cllr Bill Turner

60. Declaration of Members' Interests

There were no declarations of interest.

61. Tribute

Members of the Board stood in silence in tribute to Councillor John White, who had recently passed away.

62. Minutes - To confirm as correct the minutes of the meeting held on 12 February 2018

The minutes of the meeting held on 12 February 2018 were confirmed as correct.

63. Assembly Plant, Ford Motor Company Estate, Thames Avenue, Dagenham, RM9 6SA (site known as Beam Park) - 17/01307/OUT

The Principal Development Management Officer (PDMO) introduced a report in relation to the Assembly Plant, Ford Motor Company Estate, Thames Avenue, Dagenham, RM9 6SA (site known as Beam Park)

Cross boundary hybrid planning application for the redevelopment of the site to include up to 2,900 homes (50% affordable), two primary schools and nurseries (Use Class D1), railway station, up to 5,272 sqm of supporting uses including retail, healthcare, multi faith worship space, leisure, community uses and management space (Use Classes A1, A2, A3, A4, A5, B1, D1 and D2), energy centres, open space with localised flood lighting, public realm with hard and soft landscaping, children’s play space, flood compensation areas, car and cycle parking, highway works and site preparation/enabling works.

The PDMO stated that the application was joint with the London Borough of Havering and was a hybrid application, outline for Barking and Dagenham. The application included an environmental statement. Consultation had been undertaken and no objections received. There was a strong urban design strategy with new public spaces and access to the River Beam. There would be a good mix of housing including three storey properties in traditional brick.
In relation to Barking and Dagenham, there would be a total of 2,166 properties with 25% of these providing three bedrooms or more. There would also be two primary schools and new healthcare facilities serving both boroughs. There would be a multi-faith room and community centre and playspaces. £350K would be provided in the Section 106 agreement for improvements to Parsloe Park.

The application would allow for much improved public transport links with 1,525 car parking spaces (0.53 per unit) and 4,900 cycle places. Although greater traffic would be generated, this would be offset by the new C2C rail station, improvements to bus services, cycling, walking and car clubs. The development covered South Dagenham, a growth area in the London Plan.

Members enquired about the health care facilities and it was clarified that that 1500 square metres for healthcare would be provided, serving 15-20,000 residents.

Members enquired about timescales for the phases of the development. The total number of units was 2,900 and the borough would gain 2,166 with Phase 2 commencing in 2020. Daniel Layton (Countryside Properties) advised that the reserve matters application would be submitted in August/September 2018 with units being delivered from 2021 to 2030.

Members asked for greater clarification on the timelines as it seemed a long while until completion. The PDMO advised that Countryside Properties were required to start on the LB Havering’s side first to deliver the new C2C rail station and improve public transport and that was why the development has been phased in this way. Daniel Layton confirmed that the timelines were also aligned to the work on the new rail station at Beam Park and that they would be under penalties if the rail station was not completed by late 2021. Mr Layton added it was the intention to open the station in December 2020 with an anticipated 12 sales a month of the new properties.

Members were concerned about the worship area and asked for more detail. The Head of Planning confirmed that there would be a meeting facility but the detail and future operator would be agreed by Cabinet.

That Board granted planning permission subject to:

1. No Direction from the Mayor of London;
2. The completion of a Section 106 legal agreement to secure the matters outlined above (to be delegated to the Head of Planning);
3. Payment of the Local Planning Authority’s professional and legal fees associated with completion of the Section 106 legal agreement; and
4. The following conditions (with any amendments or additions that might be necessary up to the issue of the decision notice to be delegated to the Head of Planning):

1. **Reserved Matters to be Submitted**

Details of the access, appearance, landscaping, layout and scale, (hereinafter called “the reserved matters”) for the part of the site not identified on Drawing 448-PT-PP-PL-1006 as forming the detailed component of the application shall
be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.

Reason: The application is in outline only, and these details remain to be submitted and approved.

2. Timing of Reserved Matters Submission

The first application for approval of the reserved matters for phase 2 shall be made to the Local Planning Authority before the expiration of three years from the date of this outline permission. Application for approval of the last reserved matters must be made to the Local Planning Authority before 31 March 2029.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

3. Timing of Reserved Matters Commencement

The development hereby permitted pursuant to condition 2 shall commence before the expiration of two years from the date of approval. All other reserved matters approved pursuant to condition 3 shall commence before the expiration of two years from the date of approval of each subsequent approval of reserved matters.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

4. Approved Plans

The development hereby permitted shall be carried out in accordance with the following approved plans, unless otherwise agreed in writing with the local authority:

448-PT-MP-PL-1001 Rev PL1
448-PT-MP-PL-1002 Rev PL1
448-PT-MP-PL-1003 Rev PL2
448-PT-MP-PL-1101 Rev PL2
448-PT-MP-PL-1103 Rev PL2
448-PT-MP-PL-1104 Rev PL2
448-PT-MP-PL-1107 Rev PL2
448-PT-MP-PL-1108 Rev PL2
448-PT-MP-PL-1109 Rev PL1
448-PT-MP-PL-1114 Rev PL2
448-PT-MP-PL-1116 Rev PL2
448-PT-MP-PL-1118 Rev PL1
448-PT-SW-PL-SEC-1001 Rev PL2
448-PT-SW-PL-SEC-1002 Rev PL1
448-PT-SW-PL-SEC-1003 Rev PL1
448-PT-SW-PL-SEC-1004 Rev PL2
448-PT-SW-PL-SEC-1005 Rev PL1
No application for approval of reserved matters (or other matters submitted for approval pursuant to the planning conditions), which would entail any material deviation from the parameter plans, shall be made unless it is demonstrated as part of that application, and agreed in writing by the Local Planning Authority, that any such deviation is unlikely to give rise to any environmental effects which would have required different mitigation measures to ameliorate their effects in the context of the EIA in comparison with the development as approved (and as assessed in the Environmental Impact Assessment and Addendum for the application).

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

5. Phasing Plan

The development shall be carried out in accordance with the phasing plan drawing number 448-PT-PP-PL-1002 or other revised phasing plan that has been submitted to and approved in writing by the Local Planning Authority. No phase of the development shall commence until all relevant pre-commencement conditions are approved in respect of that phase.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

6. Partial Discharge

Where any application is made to discharge a condition on a partial basis (i.e. in relation to a phase or part of), the submission shall be accompanied by a statement setting out the relationship of such details to previous phases, or part of, the details of which have already been determined, and subsequent phases
as appropriate. The statement shall demonstrate compliance and compatibility with the various details, strategies, drawings and other documents approved pursuant to this planning permission. The statement shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the relevant phase or part thereof.

Reason: To ensure that the scheme is implemented on a comprehensive and sustainable basis in accordance with Policy CM1 of the Core Strategy (July 2010).

7. Approval of Materials

No above ground works shall take place in any phase of the development (as identified in condition 6) until details of all materials to be used in the external construction of the buildings within that phase and for the surface car parking areas and associated circulation spaces within that phase have been submitted to and approved in writing by the Local Planning Authority. Such details shall include samples, specifications and annotated plans, demonstrating compatibility with the approved drawings and Design Code. Thereafter the development shall be constructed with the approved materials.

Reason: To ensure a satisfactory standard of external appearance, in accordance with Policy CP3 of the Core Strategy (July 2010) and Policy BP11 of the Borough Wide DPD (March 2011).

8. Access to Phases

No development shall take place in the relevant phase of the development until detailed drawings showing the following in respect of that phase have been submitted to and approved in writing by the Local Planning Authority:

(a) access through the site during works and upon completion of works in relation to any phasing, including the connections with any completed phases, and connections to the surrounding area and its network of cycle paths and footpaths; and

(b) any temporary works, including any boundary treatment around later phases.

Provisions for pedestrians shall be fully accessible to all including people with disabilities. The development shall only be implemented in line with the approved details and shall be maintained thereafter.

Reason: Access arrangements must be identified prior to the commencement of development to ensure an inclusive environment in accordance with Policy CP3 of the Core Strategy (July 2010) and Policy BP11 of the Borough Wide DPD (March 2011).

9. Accessibility and Management Plan - Residential

No residential development shall take place in the relevant phase of development until a detailed accessibility statement and management plan (including a programme for implementation) is submitted outlining those
measures proposed to ensure an accessible and inclusive environment, both internally and externally, including but not limited to, pedestrian routes, lift specifications, accessible toilet provision, access points and crossings along with blue badge spaces. Such a statement is to be approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the approved details.

Reason: Access arrangements must be identified prior to the commencement of development to ensure an inclusive environment in accordance with Policy CP3 of the Core Strategy (July 2010) and Policy BP11 of the Borough Wide DPD (March 2011).

10. Accessibility and Management Plan- Non-Residential

No non-residential use within a relevant phase shall become operational until a detailed accessibility statement and management plan (including a programme for implementation) is submitted outlining those measures proposed to ensure an accessible and inclusive environment, both internally and externally, including but not limited to, pedestrian routes, lift specifications and accessible toilet provision as appropriate. Such a statement is to be approved in writing by the Local Planning Authority and implemented prior to the use being accessible by the general public.

Reason: To ensure an inclusive environment in accordance with Policy CP3 of the Core Strategy (July 2010) and Policy BP11 of the Borough Wide DPD (March 2011).

11. Car Park Management

No development shall take place in the relevant phase of the development until details of a car park management plan have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

Reason: Car parking management must be identified prior to the commencement of development to ensure that sufficient off-street parking areas are provided and appropriately allocated and not to prejudice the free flow of traffic or conditions of general safety along the adjoining highway in accordance with Policies BR9 and BR10 of the Borough Wide DPD (March 2011).

12. Cycle Parking

There shall be no occupation of any unit within a plot until details of cycle parking, including its external appearance, location and the means of secure storage proposed to serve that plot, have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details and shall be permanently retained thereafter and used for no other purpose.

Reason: In order to encourage the use of cycling as a sustainable mode of
transport, in accordance with Policy BR10 of the Borough Wide DPD (March 2011).

13. Deliveries Strategy

Within relevant phases, no non-residential unit shall become operational until a Deliveries and Servicing Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall be designed to minimise deliveries and export of materials within the times of peak traffic congestion on the local road network and minimise the impact on the amenity of existing and future adjoining occupiers. The Plan shall be implemented in accordance with the approved details and thereafter maintained.

Reason: In order to minimise the impact of the development on the free flow of traffic on the local highway network during peak periods in the interests of highway safety and to protect the amenity of existing and future occupiers in accordance with Policies BR10 and BP8 of the Borough Wide DPD (March 2011).

14. Travel Plan

The development shall be occupied only in accordance with the approved Travel Plan. No phase shall be occupied until full details of how the approved Travel Plan will be funded, implemented, monitored and reviewed has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan is to be reviewed upon completion of each phase.

Reason: To promote sustainable travel patterns in accordance with Policy BR10 of the Borough Wide DPD (March 2011).

15. Site Levels

Unless details are provided and approved as part of the reserved matters submission(s) no above ground works, with the exception of activities associated with the surcharging of the site, shall take place within any phase until a drawing showing the proposed site levels of the application site and the finished floor levels of the proposed dwellings have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory standard of external appearance, in accordance with Policy CP3 of the Core Strategy (July 2010) and Policies BP8 and BP11 of the Borough Wide DPD (March 2011).

16. Compliance with Design Code

Applications for Reserved Matters (RM) for any proposed building should demonstrate how the proposed building design accords with the principles set out in the approved Beam Park Design Code (Ref: 448-PT-RP-0003-DC-BOOK-PL2).

Reason: To ensure a satisfactory standard of external appearance, in accordance with Policy CP3 of the Core Strategy (July 2010) and Policy BP11
of the Borough Wide DPD (March 2011).

17. Secure by Design

The development hereby permitted shall achieve a minimum silver award of the Secure by Design for Homes and Commercial (2016 Guide) or any equivalent document superseding the 2016 Guide. A certificated Post Construction Review, or other verification process agreed with the Local Planning Authority, shall be provided upon completion, confirming that the agreed standards have been met.

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 DPD (March 2011).

18. Accessibility and Adaptability

90% of the dwellings shall comply with Building Regulations Optional Requirement Approved Document M4(2) Category 2: Accessible and adaptable dwellings (2015 edition) and 10% of the residential units provided shall be 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 accessible housing is provided in accordance Policy BC2 of the Borough Wide DPD (March 2011) and Policy 3.8 of the London Plan (March 2016).

19. Provision of Amenity Space

No residential unit within the relevant phase of the development shall be occupied until full details of the private amenity and open spaces, including children’s play space, per phase have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory standard of private amenity space in accordance with Policy BP5 of the Borough Wide DPD (March 2011) and Policy 3.5 of the London Plan (March 2016).

20. Refuse Storage and Segregation for Recycling

There shall be no occupation of any unit within a plot until provision is made for the storage of refuse/ recycling awaiting collection to serve that plot (including a strategy to deal with bulky waste) according to details which shall previously have been agreed in writing by the Local Planning Authority. Unless otherwise agreed in writing these details shall include provision for suitable containment and segregation of recyclable waste. The measures shall be fully implemented in accordance with the agreed details for the development or the relevant phases thereof as the case may be.
Reason: To protect the amenity of future occupiers and adjoining occupiers in accordance with Policies BR15 and BP8 of the Borough Wide DPD (March 2011).

21. Carbon Reduction- Residential

The residential component of the development hereby permitted shall be carbon zero with a minimum 35% reduction in carbon dioxide emissions over Part L of the Building Regulations (2013) secured on site. A certificated Post Construction Review, or other verification process agreed with the Local Planning Authority, shall be provided, confirming that the agreed standards have been met.

Reason: To ensure compliance with the proposed energy strategy in accordance with Policy 5.2 of the London Plan (March 2016) and Policy BR2 of the Borough Wide DPD (March 2011).

22. Carbon Reduction- Non-Residential

The non-residential component of the development hereby permitted shall achieve as a minimum a 35% reduction in carbon dioxide emissions over Part L of the Building Regulations (2013).

Reason: To ensure compliance with the proposed energy strategy in accordance with Policy 5.2 of the London Plan (March 2016) and Policy BR2 of the Borough Wide DPD (March 2011).

23. BREEAM

The non-residential component of the development hereby permitted shall achieve a minimum BREEAM ‘Very Good’ rating. Prior to operation of individual units a certificated Post Construction Review, or other verification process as agreed with the Local Planning Authority, shall be provided, confirming that the agreed standards have been met.

Reason: To ensure that the proposed development is constructed in an environmentally sustainable manner and in accordance with Policy CR1 of the Core Strategy (July 2010) and Policy BR1 of the Borough Wide DPD (March 2011).

24. Energy Efficiency

A certificated Post Construction Review, or other verification process agreed with the Local Planning Authority, shall be provided, to demonstrate that the agreed standards set out in the Energy Strategy (June 2017) have been met for each phase of the development.

Reason: To ensure compliance with the proposed energy strategy in accordance with Policy 5.2 of the London Plan (March 2016) and Policy BR2 of the Borough Wide DPD (March 2011).
25. Overheating

No above ground new development within each phase shall commence until dynamic overheating modelling in accordance with CIBSE Guidance TM52 and TM49 (or any other guidance that replaces this) to identify the risk of overheating has been submitted to and approved in writing by the Local Planning Authority (in consultation with the Greater London Authority). This should also include mitigation measures for any restrictions proposed, for example, by local air quality issues, ground floor apartments and single aspect units. Once approved, the agreed measures must be implemented prior to occupation of the development in that phase.

Reason: In order to avoid overheating and minimise cooling demand in accordance with Policy 5.9 of the London Plan (March 2016) and Policy CR1 of the Core Strategy (July 2010) and Policy BR1 of the Borough Wide DPD (March 2011).

26. Ecology and Landscape Management Plan

A Biodiversity and Ecological Strategy and Landscape Management Plan shall be submitted relative to each phase of development, including long term ecological objectives, in accordance with the Water Framework Directive (2000/60/EC) and a long-term management and maintenance plan for the public open space including trees shall be submitted to and approved in writing by the Local Planning Authority before the relevant phase of the development is occupied. The development shall be carried out in accordance with the approved management plan.

Reason: In order to preserve and enhance the Borough's natural environment and to comply with Policy CR2 of the Core Strategy (July 2010) and Policy BR3 of the Borough Wide DPD (March 2011).

27. Landscape Replacement

Any plants, shrubs or trees required as part of the implementation of the landscaping reserved matter for any phase of the development (as defined by condition 6) that die or are removed, damaged or become diseased within a period of FIVE years from the substantial completion of the relevant phase of the development shall be replaced to the satisfaction of the Local Planning Authority in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent for a variation.

Reason: In the interest of design quality, residential amenity, public safety and biodiversity, in accordance with Policy CP3 of the Core Strategy (July 2010) and Policy BR3 of the Borough Wide DPD (March 2011).

28. Living Roofs

First occupation of a unit in the relevant block shall not take place until a detailed scheme for living roofs for that block (including maintenance and management arrangements) has been submitted to and approved in writing by the Local Planning Authority. The roofs shall comprise at least 50% native
species, not including Sedum species, seeded with an annual wildflower mix or local seed source and should be designed for biodiversity with a minimum substrate depth of 80mm. The approved scheme shall be implemented to the satisfaction of the Local Planning Authority.

Reason: To protect and enhance the biodiversity of the site and contribute towards sustainable drainage in accordance Policy BR3 of the Borough Wide DPD (March 2011).

29. Nesting Birds and Bat Roosts

No phase shall be fully occupied until bird nesting and bat roosting boxes have been installed, and/ or bat roosting bricks and/ or bird nesting bricks 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 (July 2010) and Policy BR3 of the Borough Wide DPD (March 2011).

30. Protection of Trees

Whilst individual phases are being developed, within the area of land covered by the relevant phase:

a) all trees shall be protected by secure, stout exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and in accordance with BS:5837;
b) any works connected with the approved scheme within the branch spread of the trees shall be by hand only. No materials, supplies, plant or machinery shall be stored, parked or allowed access beneath the branch spread or within the exclusion fencing.

Where any hard surfaces or buildings are proposed within the root protection areas a method statement shall be submitted to and approved in writing by the Local Planning Authority. The submission shall include details demonstrating how the design will ensure the protection of the tree roots and the provision of permeable surfaces. The development shall be carried out in accordance with the approved method statement and details.

Reason: To ensure that the trees are adequately protected during the construction phase in accordance with Policy CR2 of the Core Strategy (July 2010) and Policy BR3 of the Borough Wide DPD (March 2011).

31. Vegetation Clearance

There shall be no vegetation clearance or tree works during the bird breeding season (March to August inclusive). If this is not possible the vegetation should be surveyed immediately prior to removal by a suitably qualified
If active nests/nesting birds are present, the relevant works must be delayed until the chicks have left the nest. If nesting birds are found, a strategy to protect them must be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In order to preserve and enhance the Borough's natural environment and to comply with Policy CR2 of the Core Strategy (July 2010) and Policy BR3 of the Borough Wide DPD (March 2011).

32. Examination of Trees for Bats

There shall be no tree works within an identified phase during December to March until a physical examination of on-site trees with potential for roosting bats has been undertaken to ensure they are not occupied by roosting bats. If roosting bats are present within that phase, the relevant works must be delayed until a strategy to protect or relocate any roosting bats has been submitted to and approved in writing by the Local Planning Authority. Any such strategy shall detail areas of the site where there are to be no further works until relocation or mitigation has taken place. The development shall be carried out in accordance with the approved details.

Reason: In order to preserve and enhance the Borough's natural environment and to comply with Policy CR2 of the Core Strategy (July 2010) and Policy BR3 of the Borough Wide DPD (March 2011).

33. Air Quality Assessment

No development shall take place in the relevant phase of the development until an air quality assessment has been submitted to and approved in writing by the Local Planning Authority. The assessment shall be sufficient to demonstrate that during the operational phase of the proposed development relevant national and local air quality standards and objectives will be satisfied at existing and future sensitive receptors.

Reason: Air quality must be assessed prior to commencement of development to protect the amenity of future adjoining occupiers, in accordance with Policies BR14 and BP8 of the Borough Wide DPD (March 2011).

34. Boiler and Combined Heat Power

Within 6 months of commencing development of an identified phase details of the boilers and combined heat and power plant (CHP) installation will be submitted to and approved in writing by the Local Planning Authority. The details shall be sufficient to demonstrate:

a. that best practicable means will be employed to both minimise emissions of oxides of Nitrogen (NOx) and particulate material < 10 µm in diameter (PM10) and particulate material < 2.5 µm in diameter (PM2.5);
b. that the operation of the boilers and CHP installation (including mitigation) will not lead to an unacceptable risk from air pollution, prevent sustained compliance with EU limit values or national objectives for Nitrogen dioxide, PM10 or PM2.5;
c. The height of the discharge stack is sufficient to ensure that:

(i) relevant national and local air quality standards and objectives will be satisfied at existing and future sensitive receptors;
(ii) products of combustion emitted from the plant will not be prejudicial to heath or a nuisance.

Reason: To protect the amenity of future adjoining occupiers, in accordance with Policies BR14 and BP8 of the Borough Wide DPD (March 2011).

35. Air Quality Emissions


Where the development is not air quality neutral, appropriate mitigation should be provided as agreed by the Local Planning Authority.

Reason: To protect the amenity of future adjoining occupiers, in accordance with Policies BR14 and BP8 of the Borough Wide DPD (March 2011).

36. Kitchen Ventilation Equipment

Any kitchen extract system serving any non-residential uses hereby permitted shall include measures for the removal and treatment of cooking odours. The measures shall have regard to, and be commensurate with, guidance and recommendations in the current edition of publication “Specification for Kitchen Ventilation Systems”, DW/172, Heating and Ventilating Contractors Association, or other relevant and authoritative guidance. The development shall be carried out in accordance with the approved details.

Reason: To protect the amenity of future adjoining occupiers, in accordance with Policies BR14 and BP8 of the Borough Wide DPD (March 2011).

37. Noise Assessment

No development shall take place in the relevant phase of the development until a scheme to demonstrate that the internal noise levels within the residential units of that phase will conform to the guideline values for indoor ambient noise levels as identified within BS 8233 2014 - Guidance on Sound Insulation and Noise Reduction for Buildings, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: Noise levels must be identified prior to commencement of development to protect the amenity of future adjoining occupiers, in accordance with Policies BR13 and BP8 of the Borough Wide DPD (March 2011).

38. Noise from Commercial Units
The combined rating level of the noise from any single commercial unit 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 protect the amenity of future adjoining occupiers, in accordance with Policies BR13 and BP8 of the Borough Wide DPD (March 2011).

39. Noise from School

The design of the school/s hereby permitted are to be such that:

1) As far as practicable the school design shall seek to ensure that noise emissions from school activities do not exceed 55 dB LAeq,16 hour at any existing or proposed dwelling;
2) Where this is not possible, noise emissions from school activities shall not exceed 65 dB LAeq,16 hour at any existing or proposed dwelling;
3) Noise from sources external to the school do not exceed 60 dB LAeq,30 minute within formal and informal outdoor teaching areas.

Reason: To protect the amenity of existing and future adjoining occupiers, in accordance with Policies BR13 and BP8 of the Borough Wide DPD (March 2011).

40. Noise from Entertainment

Noise from entertainment including live and amplified music associated with any non-residential uses hereby permitted shall be controlled so as to be inaudible inside adjoining and other noise-sensitive premises in the vicinity. The initial test for compliance with the ‘inaudibility’ criterion will be that noise should be no more than barely audible outside those noise sensitive premises. In the event there is disagreement as to whether entertainment noise is or is not audible the following numerical limits shall be used to determine compliance with this condition:

the LAeq (EN) shall not exceed LA90 (WEN) and;
the L10 (EN) shall not exceed L90 (WEN) in any 1/3 octave band between 40Hz and 160Hz.

EN = Entertainment noise level, WEN = Representative background noise level without the entertainment noise, both measured 1m from the façade of the noise-sensitive premise.

Reason: To protect the amenity of existing and future adjoining occupiers, in accordance with Policies BR13 and BP8 of the Borough Wide DPD (March 2011).

41. Noise and Vibration (A3, A4 and A5 uses)

No unit to be used for A3, A4 or A5 Use Class purposes shall be operated until a suitable mechanical ventilation system is installed in accordance with a scheme to control the transmission of noise and vibration which has been
previously submitted to and approved in writing by the Local Planning Authority. Thereafter, the equipment shall be properly maintained and operated in accordance with the scheme during normal working hours.

Reason: To protect the amenity of existing and future adjoining occupiers, in accordance with Policies BR13 and BP8 of the Borough Wide DPD (March 2011).

42. Hours of Operation- Non-Residential

The non-residential uses hereby permitted shall only be open to members of the public between the hours of 07:00 to 23:00. Deliveries to and collections from the non-residential uses shall only take place between the hours of 07:00 and 21:00. The handling of bottles and movement of bins and rubbish is not permitted to take place outside the premises between the hours of 23:00 on one day and 07:00 the following day.

Reason: To protect the amenity of future adjoining occupiers, in accordance with Policies BR13 and BP8 of the Borough Wide DPD (March 2011).

43. Hours of Operation- Outdoor Sports

Any outdoor sports facilities including, but not limited to, any multi-use games area and school sports pitches shall not be illuminated or open to the public outside the hours of 07:00 and 22:00 Mondays to Sundays.

Reason: To protect the amenity of future adjoining occupiers, in accordance with Policies BR13 and BP8 of the Borough Wide DPD (March 2011).

44. Lighting Strategy- General

Prior to occupation of any part of an identified phase a lighting strategy is to be submitted to and approved in writing by the Local Planning Authority. The lighting strategy shall ensure that any floodlighting of any multi use games area or sports pitches, is to be designed, installed and maintained so as to fully comply with The Institution of Lighting Professionals publication, “Guidance Notes for the Reduction of Obtrusive Light”, reference GN01:2011. The design shall satisfy criteria to limit obtrusive light presented in Table 2 of the document, relating to Environmental Zone E3 – Medium district brightness areas - small town centre or suburban locations.

Reason: In the interest of design quality, residential amenity, promoting walking and cycling, accessibility, public safety, protecting the night sky and biodiversity, in accordance with Policy CP3 of the Core Strategy (July 2010) and Policy BR3 of the Borough Wide DPD (March 2011).

45. Lighting Strategy- River Beam Interface

A separate lighting strategy shall be submitted to and approved by the Local Planning Authority relative to treatment of the River Beam Corridor (extending to a minimum of 8m from either side of the main River) detailing how light spill into the River Beam watercourse and adjoining trees will be minimised. The scheme shall subsequently be implemented in accordance with the approved
details before the River Beam works are completed.

Reason: In the interests of ecology and biodiversity and to comply with Policy CR2 of the Core Strategy (July 2010) and Policy BR3 of the Borough Wide DPD (March 2011).

46. Flood Risk

The development hereby permitted shall be constructed in accordance with the approved Beam Park Flood Risk Assessment Report, produced by Capita V.4 (dated June 2017) and shall ensure that finished floor levels are set above the 2100 breach flood level.

Reason: To prevent the risk of sewage flooding and to protect water quality in accordance with Policy CR4 of the Core Strategy (July 2010) and Policy BR4 of the Borough Wide DPD (March 2011).

47. River Beam Buffer Zone

No development of any permanent structure falling within the relevant phase, other than that agreed within the Flood Risk Assessment (Beam Park Flood Risk Assessment Report, produced by Capita V.4 dated June 2017) required for flood management, shall take place until a scheme for the provision and management of an 8 metre wide buffer zone (measured from the centre of the channel) alongside the River Beam has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved scheme. Any subsequent amendments shall be agreed in writing with the Local Planning Authority. The buffer zone scheme shall be free from built development including lighting, domestic gardens, roads and paths unless otherwise agreed in writing by the Local Planning Authority.

The schemes shall include:
- Plans showing the extent and layout of the buffer zone;
- Details of any proposed planting scheme (for example, native species);
- Details demonstrating how the buffer zone will be protected during development and managed/maintained over the longer term plus production of detailed management plan and;
- Details of any proposed footpaths, fencing, lighting etc.

Reason: The River Beam Buffer Zone must be identified prior to commencement of development in order to preserve and enhance the Borough's natural environment and to comply with Policy CR2 of the Core Strategy (July 2010) and Policy BR3 of the Borough Wide DPD (March 2011).

48. Sustainable Urban Drainage

No development shall take place in the relevant phase of the development until a detailed surface water drainage scheme for the site based on Sustainable Urban Drainage Systems (SUDS) and including a finalised drainage layout plan that details pipe levels, diameters, asset locations and long and cross sections of each SUDS element, has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy shall include a restriction in run-off to greenfield discharge rates along with details of surface water storage
on site. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied.

Reason: SUDS must be identified prior to the commencement of development to prevent flooding, improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system in accordance with Policy CR4 of the Core Strategy (July 2010) and Policy BR4 of the Borough Wide DPD (March 2011).

49. Drainage Strategy

No development shall take place until a drainage strategy detailing any on and/or off-site drainage works has been submitted to and approved in writing by the Local Planning Authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

Reason: Drainage must be identified prior to the commencement of development to prevent the risk of sewer flooding and to protect water quality in accordance with Policy CR4 of the Core Strategy (July 2010) and Policy BR4 of the Borough Wide DPD (March 2011).

50. Drainage Maintenance

Prior to first occupation of each relevant phase, a maintenance plan detailing the maintenance regime for each drainage feature and clearly identifying the body responsible for its maintenance shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent the risk of damage to sewerage infrastructure and to protect water quality in accordance with Policy BR4 of the Borough Wide DPD (March 2011).

51. Piling Method Statement

No piling shall take place in the relevant phase of the development until a piling method statement detailing the depth, type of piling, methodology including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure and the programme for the works, has been submitted to and approved in writing by the Local Planning Authority in consultation with the sewerage undertaker. The development shall be carried out in accordance with the approved details.

Reason: Piling methodology must be identified prior to the commencement of development to ensure the early warning of flood events and reduce the risk of flooding to future occupants in accordance with Policy CR4 of the Core Strategy (July 2010).

52. Non-Road Mobile Plant and Machinery

The development hereby permitted shall not commence until the developer/contractor has signed up to the NRMM register. Following sign-up, the
following steps shall be undertaken:

a) The development site must be entered onto the register alongside all the NRMM equipment details.
b) The register must be kept up-to-date for the duration of the construction of development.
c) It is to be ensured that all NRMM complies with the requirements of the directive.
d) An inventory of all NRMM to be kept on-site stating the emission limits for all equipment.

Reason: NRMM registry is required prior to commencement of development in order to minimise the impact of the construction phase on the environment and on the amenities of neighbouring residents, in accordance with Policy BP8 of the Borough Wide DPD (March 2011).

53. Oil Interceptors

No development shall take place in the relevant phase of the development until details of petrol and oil interceptors for all car parking, servicing and loading areas have 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 occupied.

Reason: Oil interceptors must be identified prior to the commencement of development to prevent pollution of the water environment in accordance with Policy BR4 of the Borough Wide DPD (March 2011).

54. Contamination Remediation

No development shall take place in the relevant phase of the development 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;
(iii) an appraisal of remedial options, and proposal of the preferred option(s);
(iv) this must be conducted in accordance with DEFRA and the Environment
55. Remediation

No development shall take place in the relevant phase of the development until a detailed remediation scheme required 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 approved in writing by 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.

56. Implementation of Remediation

No development shall take place in the relevant phase of the development unless and until the approved remediation scheme in respect of that part has been completed in accordance with its approved terms, 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.

57. Verification of Remediation Scheme

Following completion of the measures identified in the approved remediation scheme (condition 56) relative any plot within a phase, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and approved in writing by the Local Planning Authority relative to that plot.

58. Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 57, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 58 which are 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.

59. Borehole Management

A scheme for managing any borehole installed for the investigation of soils, groundwater or geotechnical purposes shall be submitted to and approved in writing by the Local Planning Authority on a phase by phase basis. The scheme shall provide details of how redundant boreholes are to be
decommissioned and how any boreholes that need to be retained, post-development, for monitoring purposes will be secured, protected and inspected. The scheme as approved shall be implemented prior to each phase of development being brought into use.

Reason for conditions 54-59: Contamination must be identified prior to the 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 offsite receptors in accordance with Policies BR4 and BR5 of the Borough Wide DPD (March 2011).

60. Construction Environmental Management Plan

No development of a phase 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 and Construction Logistics Plan;
b. The parking of vehicles of site operatives and visitors;
c. Loading and unloading of plant and materials;
d. Storage of plant and materials used in constructing the development;
e. The erection and maintenance of security hoarding(s) including decorative displays and facilities for public viewing, where appropriate;
f. Wheel washing facilities;
g. Measures to control the emission of dust, dirt and emissions to air during construction; such measures to accord with the guidance provided in the document "The Control of Dust and Emissions during construction and demolition", Mayor of London, July 2014;
h. A scheme for recycling/disposing of waste resulting from demolition and construction works;
i. The use of efficient construction materials;
j. Methods to minimise waste, to encourage re-use, recovery and recycling, and sourcing of materials; and a nominated Developer/Resident Liaison Representative with an address and contact telephone number to be circulated to those residents consulted on the application by the developer’s representatives. This person will act as first point of contact for residents who have any problems or questions related to the ongoing development.

Demolition and construction work and associated activities are to be carried out in accordance with the recommendations contained within British Standard 5228:2009, "Code of practice for noise and vibration control on construction and open sites". Parts 1 and 2.

The Construction Environmental Management Plan shall be implemented for the entire period of the works at the site, to the satisfaction of the Local Planning Authority.

Reason: The CEMP is required prior to commencement of development in order to minimise the impact of the construction phase on the environment and
on the amenities of neighbouring residents, in accordance with Policy BP8 of the Borough DPD (March 2011).

61. Demolition Hours

Demolition and construction work and associated activities are only to be carried out between the hours of 08:00 and 18:00 Monday to Friday and 08:00-13:00 Saturday with no work on Sundays or public holidays other than internal works not audible outside the site boundary. Driven piling or ground improvement work which will generate perceptible off-site ground borne vibration is only to be carried out between the hours of 08:00 and 18:00 Monday to Friday.

Reason: In order to minimise the impact of the construction phase on the environment and on the amenities of neighbouring residents, in accordance with Policy BP8 of the Borough DPD (March 2011).

62. Piling Vibration

If piling or other ground improvement work is undertaken pursuant to this permission then the 5% level of vibration attributable to these activities shall not exceed a peak particle velocity of 1.5mm/sec when measured at the point of entry to any adjoining residential development. In the event of reasonable complaint of vibration nuisance and at the request of the Local Planning Authority monitoring to evaluate compliance with this condition is to be carried out and the results submitted to the Local Planning Authority.

Reason: In order to minimise the impact of the construction phase on the environment and on the amenities of neighbouring residents, in accordance with Policy BP8 of the Borough DPD (March 2011).

63. Written Scheme of Investigation

No demolition or development shall take place in each phase of the development until a stage 1 written scheme of investigation (WSI) has been submitted to and approved in writing by the Local Planning Authority. For land that is included within each 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 each phase which have archaeological interest, a stage 2 WSI shall be submitted to and approved in writing by the Local Planning Authority. 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. This part of the condition shall not be discharged for each phase until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

Reason: The WSI is required prior to commencement of development in order to ensure that archaeological investigation is initiated at an appropriate point in the development process, any areas of archaeological preservation are identified and appropriately recorded/preserved in accordance with Policy BP3 of the Borough Wide DPD (March 2011).

64. Foundation Design

No development shall take place in each phase of the development until details of the foundation design and construction method to protect archaeological remains have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: Foundation design is required prior to commencement of development because important archaeological remains may exist on site and the Local Planning Authority wishes to secure the provision of an archaeological monitoring prior to commencement of development in accordance with Policy BP3 of the Borough Wide DPD (March 2011).

65. Permitted Development

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 extension, enlargement or other alterations shall take place to the consented dwelling house/s without the prior written approval of the Local Planning Authority to whom a planning application must be made. This restriction also extends to the erection of fences, walls or provision of hard surfacing within the front gardens of the dwelling/s, for which a planning application would be required.

Reason: To protect local amenity, prevent over development of the site and ensure a satisfactory standard of external appearance, in accordance with Policy CP3 of the Core Strategy (July 2010) and Policy BP11 of the Borough Wide DPD (March 2011).

66. Satellite Dishes

No satellite dishes may be installed on the exterior of any of the approved apartment blocks, with the exception of a roof mounted dish providing a communal system available to each resident of the apartment block.

Reason: To ensure a satisfactory standard of external appearance, in accordance with Policy CP3 of the Core Strategy (July 2010) and Policy BP11 of the Borough Wide DPD (March 2011).

67. Boundary Treatment
Prior to first occupation of each phase of development hereby approved, details of all proposed walls, fences and boundary treatment shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall then be carried out in accordance with the approved details and retained permanently thereafter to the satisfaction of the Local Planning Authority. 

Reason: To ensure a satisfactory standard of external appearance, in accordance with Policy CP3 of the Core Strategy (July 2010) and Policy BP11 of the Borough Wide DPD (March 2011).

68. Timing of Station

Until the new on-site Beam Park Station has been constructed and is available for the use of rail passengers on site, residential occupations shall be limited to those units falling within phases, 1, 2 and 3.

Reason: To ensure that the number of occupied homes benefit from an appropriate level of public transport accessibility in accordance with Policy CM1 of the Core Strategy (July 2010).

69. Non-Residential Floor Areas

The total floor space for uses other than those falling within Use Class C3 (Dwelling Houses) shall not exceed 2350 sq.m (GEA) of which:

i. Up to 500 sq.m (GEA) A1 use;
ii. A minimum of 800 and a maximum of 1200 sq.m (GEA) D1 use;
iii. Up to 650 sq.m (GEA) D2 use.

Reason: To ensure that the scheme implemented is in accordance with the principles established by this permission and that an acceptable mix of uses are provided in accordance with Policy CM1 of the Core Strategy (July 2010).

70. Parking

No development shall take place in the relevant phase of the development until details of the car and motorcycle parking layout, electric vehicle charging points and passive provision for that phase have been submitted to and approved in writing by the Local Planning Authority. The scheme shall ensure that at least 20% of all residential parking spaces are for electric vehicles with an additional 20% passive provision (as defined in the London Plan March 2016) for future use and at least 10% of all commercial parking spaces shall be for electric vehicles with an additional 20% passive provision. The development shall provide up to 1,201 residential car parking spaces, plus up to 56 visitor spaces including a minimum of 6 car club spaces. The scheme shall be implemented in accordance with the approved details, prior to the occupation of the development, and shall be permanently retained thereafter and used for no 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 and in order to encourage the use of electric cars as a sustainable mode of transport, in accordance with Policies BR9 and BR10 of
71. Microclimate Assessment

No development shall take place in phases 6-8 until a microclimate assessment has been submitted to and approved in writing by the Local Planning Authority. The development shall ensure any wind mitigation measures are implemented prior to occupation of the relevant phase and shall be permanently retained thereafter.

Reason: To protect the amenity of future adjoining occupiers, in accordance with Policy BP8 of the Borough Wide DPD (March 2011).

72. Sunlight/Daylight Assessment

No above ground development shall take place in the relevant phase or plot of the development until minimum targets for sunlight and daylight for existing and proposed residential units within the site have been agreed with the Local Planning Authority. Thereafter, applications for reserved matters must ensure the detailed design of the units comply with the agreed targets.

Reason: To ensure a satisfactory standard of living for both existing and future occupiers in accordance with Policy BP8 of the Borough Wide DPD (March 2011).

73. Family Housing

A minimum of 25% of all residential units across the site shall have 3 bedrooms or more.

Reason: In order to provide a good mix of development and ensure a sustainable community in accordance with Policy CC1 of the Core Strategy (July 2010).

74. Water Efficiency

The development hereby permitted shall comply with the water efficiency optional requirement in paragraphs 2.8 to 2.12 of the Building Regulations Approved Document G. Evidence of compliance shall be notified to the building control body appointed for the development in the appropriate Full Plans Application, or Building Notice, or Initial Notice to enable the building control body to check compliance.

Reason: To minimise the use of mains water in accordance with Policy BR4 of the Borough Wide DPD (March 2011) and Policy 5.15 of the London Plan (March 2016).

75. Fire Safety

Each application for reserved matters consent must be accompanied with a fire statement produced by an independent third party suitably qualified assessor which shall detail the buildings construction, methods, products and materials used; the means of escape for all building users including those who are disabled or require level access together with the associated management
plan; access for fire service personnel and equipment; ongoing maintenance and monitoring and how provision will be made within the site to enable fire appliances to gain access to the building. The development shall be carried out in accordance with the approved details.

Reason: In order to provide a safe and secure development in accordance with Policy CP3 of the Core Strategy (July 2010).

64. Spectrum Building, 22 Freshwater Road, Dagenham, RM8 1EH - 17/01011/OUT

The Development Management Manager (DMM) introduced a report in relation to the Spectrum Building, 22 Freshwater Road, Dagenham, RM8 1EH.

This was an outline planning application relating to a proposed 8 storey side/rear extension to the Spectrum Building, a 7 storey former office block that was converted to 60 flats. The proposed extension would provide an additional 16 flats (4 two bedroom and 12 one bedroom).

The extension would oversail the access to the existing car park and part of the parking area and would have a two storey equivalent ‘drive through’ undercroft.

The extension would be one storey higher than the existing block but does not exceed the total height of the existing building in that the top floor would be of equivalent height to the top of the existing lift shaft. The siting and scale of the development is considered acceptable in relation to the existing building and its context.

The scheme would secure 6 units of intermediate affordable housing through a Section 106 agreement, which would also secure a local labour and business agreement and a carbon off-set payment. The provision of the 6 units results in the scheme providing 36% affordable housing on a habitable room basis. This exceeds 35% and can therefore be accepted without a viability appraisal at this stage, in accordance with the draft London Plan, and the London Plan Affordable Housing and Viability Supplementary Planning Guidance.

It was considered that the design and siting of the proposed extension will not harm the amenities of neighbours or existing residents of the block, and the units have been designed with sufficient space to achieve the London Plan floor space and external amenity space standards ensuring a good standard of accommodation for future occupiers.

It was proposed that the parking demand arising from the development would be met through surplus parking available within the existing car park serving the development. The applicant has provided details of the number of parking spaces available within the existing development and this exceeds the predicted demand for parking resulting from the proposed additional units. The proposal is therefore considered acceptable in this respect.

The energy strategy incorporates the provision of roof top photovoltaic panels and the carbon off-set contribution that will in combination ensure compliance with London Plan policy.
Details of the appearance (including external materials), layout and landscaping will be the subject of a reserved matters application thereby enabling a good quality design to be secured.

It was proposed to add an additional condition in relation to fire safety which would require a fire statement being produced by a third party.

Joseph Jarman and Jesse Gill, objectors to the application, were invited by the Chair to address the Board. They were concerned that the application showed 42 car parking spaces for 76 flats, queried the spaces which were available and also considered there was insufficient access for emergency vehicles at the rear of the building if the extension were approved. There was also only one disabled parking bay and traffic in the locality was very bad. They considered this to be very dangerous and requested that the application be refused.

The Applicant, Ron Hopkins, was invited to address the Board. He stated that the outline planning application had been submitted in June 2017 and he had worked closely with the Council on producing a parking stress report and energy assessment. He considered that the location was sustainable and would provide much needed housing which had been signed off by the NHBC and Fire Brigade in 2016. He was not aware of any car parking issues with the application.

Members were concerned about the lack of parking spaces and emergency vehicle access. In particular Members were concerned that the Applicant stated that the number of car parking spaces were being held back from being rented although he could not be precise on the number of spaces or the reason for this. In the absence of clarity on this matter it was not possible to ascertain whether the car parking provision would be adequate for the new development.

Members were also concerned about whether the affordable housing was under the Mayor of London’s plan or that of the borough. The DMM stated that this was under the London Plan and met the threshold of 35%.

The Board refused planning permission for the following reasons:

Insufficient clarity has been provided on the availability for rent of the existing unoccupied parking spaces on site. The development therefore fails to make adequate provision for car parking and would be likely to result in additional demand for on street parking in the locality which would be detrimental to highway safety and public amenity in an area with a high degree of parking stress contrary to policies BR9 and BR10 of the Borough Wide Development Policies DPD (March 2011).

65. Town Planning Appeals

The Board noted details of the following appeals:

Appeals Lodged

The following appeals have been lodged:
a) Change of use from single dwellinghouse to house in multiple occupation (HMO) to accommodate up to 6 people (retrospective) – 103 Fanshawe Avenue, Barking (Ref: 17/01382/FUL)

Application refused under delegated powers 9 October 2017 (Abbey Ward)

b) Demolition of garage and erection of two storey extension – 2 First Avenue, Dagenham (Ref: 17/00207/FUL)

Application refused under delegated powers 27 April 2017 (River Ward)

c) Erection of two storey one bedroom house – 33 Braintree Road, Dagenham (Ref: 17/00649/FUL)

Application refused under delegated powers 6 July 2017 (Heath Ward)

Appeals Determined

The following appeals have been determined by the Planning Inspectorate:

a) Appeal against Enforcement Notice

Unauthorised material change of use of single family dwellinghouse to a house in multiple occupation – 18 Beverley Road, Dagenham (Parsloes Ward)

Planning Inspectorate’s Decision: Appeal dismissed 12 February 2018

b) Demolition of garage and erection of part single/part two storey side/rear extension to provide new dwelling (retrospective) – 15 Rosslyn Avenue, Dagenham (Ref: 17/00170/FUL – Whalebone Ward)

Application refused under delegated powers 2 May 2017 for the following reasons:

1. The new dwelling does not meet minimum internal standards including lack of gross internal floor space (70m² required), built-in storage provision (2.0m² required), provision of a double bedroom where a dwelling comprises two or more bedspaces and insufficient floor area and width of single bedroom (7.5m²/2.15m required) and as such the dwelling is a substandard unit of accommodation detrimental to the living standards and amenities enjoyed by its occupiers, contrary to policy 3.5 of the London Plan (March 2016) and the Technical Housing Standards - nationally described space standards (March 2015).

2. The outdoor amenity area shared by the occupants of the original and new dwellings would result in a loss of privacy to ground floor
rooms and would therefore be unlikely to be well used and the overall size is insufficient. The development therefore fails to make adequate provision for external amenity space contrary to Policy 3.5 of the London Plan (March 2016) and policies BP5 and BP8 of the Borough Wide Development Policies DPD (March 2011).

3. The proposed first floor side extension would significantly reduce the width of an important gap within the street scene which provides relief from the built up nature of the street, would fail to maintain the character of the local area and would be harmful to the street scene contrary to Policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document (March 2011) and the Residential Extensions and Alterations Supplementary Planning Document (February 2012).

Planning Inspectorate’s Decision: Appeal dismissed 19 February 2018

c) Appeal against Enforcement Notice

Unauthorised subdivision of house into two separate units – 15 Rosslyn Avenue, Dagenham (Whalebone Ward)

Planning Inspectorate's Decision: Appeal succeeds in part and enforcement notice is upheld as varied - 19 February 2018

d) Erection of two storey 2 bedroom end of terrace house – 33 Temple Avenue, Dagenham (Ref: 17/00858/FUL – Whalebone Ward)

Application refused under delegated powers 20 July 2017 for the following reasons:

1. The proposed development does not comply with policy 3.5 of the London Plan (March 2016) and the Technical Housing Standards - nationally described space standards (March 2015) in that the Gross Internal Floor Area is below that required for a two-storey 2 bedroom 3 person dwelling and no storage space has been identified and therefore the new dwelling would not provide satisfactory living conditions.

2. The proposed development fails to provide adequate amenity space for the proposed and existing dwellings to the detriment of the amenity of future occupiers contrary to Policy BP5 of the Borough Wide Development Policies DPD (March 2011).

3. The proposed development fails to provide adequate amenity space for the proposed and existing dwellings to the detriment of the amenity of future occupiers contrary to Policy BP5 of the Borough Wide Development Policies DPD (March 2011).

Planning Inspectorate's Decision: Appeal dismissed 23 February 2018
66. Delegated Decisions (9 November to 8 December 2017)

The Board noted details of delegated decisions.