MINUTES OF
DEVELOPMENT CONTROL BOARD

Monday, 4 September 2017
(7:00 - 8:50 pm)

Present: Cllr Syed Ahammad (Deputy Chair in the Chair), Cllr Saima Ashraf, Cllr Faruk Choudhury, Cllr Edna Fergus, Cllr Irma Freeborn, Cllr Cameron Geddes, Cllr Syed Ghan, Cllr Amardeep Singh Jamu, Cllr Giasuddin Miah, Cllr Margaret Mullane, Cllr Adegboyega Oluwole, Cllr Chris Rice and Cllr Jeff Wade

Apologies: Cllr Faraaz Shaukat, Cllr Sanchia Alasia, Cllr Bill Turner, Cllr Dominic Twomey and Cllr John White

15. Declaration of Members' Interests

There were no declarations of interest.

16. Minutes - To confirm as correct the minutes of the meeting held on 31 July 2017

The minutes of the meeting held on 31 July 2017 were confirmed as correct.

17. The Short Blue, Bastable Avenue, Barking -16/02007/FUL

The Development Management Manager (DMM) introduced a report on the application relating to the Short Blue, Bastable Avenue, Barking.

The application site is a vacant plot located on the north side of Bastable Avenue adjacent to the junction with Endeavour Way in Barking, that was formerly occupied by a public house called the 'Short Blue' that has since been demolished.

The application sought planning permission for the erection of a 3 to 5 storey building providing 9 one-bedroom flats and 14 two-bedroom flats incorporating car parking and landscaping.

Several neighbour objections have been raised expressing concern about the height of the proposed building and the impact on the availability of on street parking. Despite the objections raised, the scheme was acceptable in terms of the principle of the development, external appearance, internal design, amenity space, accessibility, sustainability, and parking provision. The applicant was also now prepared to make a £12,000 contribution towards the improvement to the facilities at Newlands Park.

The Chair invited Allan Thacker, an objector to the application, to address the Board. He was Chair of Thames View TRA and had lived there for 37 years. He had received a number of complaints from local residents about the planning application in relation to the height of the proposed build. He considered that up to five storeys in the application is unacceptable as it would lead to a loss of privacy and reduction of light into other properties. Although he welcomed the
development of the vacant site, he considered that the building was too high and not in keeping with the locality.

The Chair invited James Boulter, the applicant, to address the Board. He considered that there was a need for affordable homes and the area has been blighted since the site became vacant in 2009. There was a need for a greater number of dwellings to make the scheme financially viable and Estuary Housing Association were committed to providing affordable homes, which they were keen to build as soon as possible. They were prepared to accept a condition requiring the commencement of works within 18 months rather than the normal period of 3 years. The sale of new homes would be reserved for local people for a period of three months and also there would be twenty-three parking spaces available for all properties. In particular, parking had been maximised, with no visual impact on the streetscene. Estuary Housing Association, the developer, were willing to gift a strip of land on the Endeavour Way frontage to enable the Council to mark out formal car parking spaces on-street. The design of the building would enhance the area. The application had complied with planning policy and would make a positive contribution to the area.

Members asked why the height of the building was considered acceptable for planning approval. The DMM responded that although this was one storey higher than neighbouring buildings, officers felt that it was acceptable as Bastable Avenue is a wide road and could accommodate the extra height without appearing over-dominant. He advised that the development was a mixture of 3, 4 and 5 storeys.

Members asked about the potential for overlooking of local residencies in respect of this development. The DMM stated that officers were satisfied that the development would not lead to overlooking into adjacent properties although care needed to be taken to ensure that the roof terraces were properly screened.

Members sought clarification about parking. The DMM advised that the number of parking spaces provided by the applicant was higher now than originally proposed. Any more parking places would be contrary to the London Plan.

Members asked the applicant to consider increasing the three-month period of priority for local applicants to be raised to six months. James Boulter responded that the three-month period had been agreed with the developer, Estuary Housing Association. He would need to go back to them to see if it was possible to negotiate for a six-month period in this instance.

Members asked whether encouragement for cycling could be considered by providing bikes to residents and whether trees would be planted. James Boulter responded that cycling was supported and he could raise this matter with Estuary Housing Association as part of the letting agreement and in conjunction with the Section 106 agreement. With reference to trees, there were some areas for landscaping where trees could be provided.

Members welcomed that the application proposed a tenure of 100% shared ownership however they asked about the amount of social housing in the Thames View area. The DMM responded that the amount of intermediate
forms of tenure such as shared ownership is quite low.

Members asked about the accessibility for disabled people. James Boulter confirmed that there would be two wheelchair units with adaptations. All units are equivalent to “life time” homes with space standards adhered to.

In answer to a question, the DMM advised that Children’s Services had calculated that the child yield of the development would be seventeen.

The Board **granted** planning permission subject to the completion of a Section 106 agreement to secure the shared ownership sub-market housing, a Marketing Strategy that gives priority to Borough residents to acquire the shared ownership units and which includes a restriction on sales to any non-Borough residents within the first 3 months of marketing, a restriction on sub-letting of the flats, a contribution of £12,000 towards improvements to Newlands Park and a clause that will prevent residents of the development from obtaining a parking permit for on street parking in the event that a Controlled Parking Zone (CPZ) is in future introduced within the vicinity of the site, and the transfer to the Council of a strip of land along the east boundary of the site in order to enable the widening of the pavement of Endeavour Way, and the following conditions (subject to any minor amendments):

1. The development permitted shall be begun before the expiration of **eighteen months** 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: D001; SK270717 Rev. A; D004; D101; D102; D103; D301; D401 (Bastable); D401 (Endeavour); D403; D404; D501; D701; D201; D202; D203; D204; D205; D206; D207; D208; D209; D210; D211; D212; D213; D214; D215; D216; D217; D218; D219; D220; D221; D222; D223; D601; D602; D604; L(9-)030, subject to any agreed amendment to the layout secured through the Section 106 agreement associated with the widening of the Endeavour Way footway.

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

3. The landscaping scheme shown on drawing No. L(9-)030 (subject to any agreed amendment to the layout secured through the Section 106 agreement associated with the widening of the Endeavour Way footway) 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. 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. SK270717 Rev. A shall be constructed and marked out 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 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. 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.

7. 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.

8. The refuse enclosures indicated on drawing No. D101 shall be constructed in accordance with the approved plans prior to the occupation of the development hereby approved and thereafter permanently retained for the use of the occupiers of the premises.

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.

9. The boundaries of the site shall be secured in accordance with the details
indicated on drawing No. 701 and thereafter permanently retained. No part of
the development shall be occupied until the approved boundary treatment for
that part has been provided

Reason: To ensure the boundary treatment protects or enhances the character
and amenity of the area in accordance with policy BP11 of the Borough Wide

10. No above ground new development shall commence until a scheme
showing the provisions to be made for external lighting has been submitted to
and approved in writing by the Local Planning Authority. The lighting 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
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 relevant part of
the development shall not be occupied until the approved scheme for that part
of the development 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

11. Before occupation 90% (21 no.) of the dwellings shall comply with Building
Regulations Optional Requirement Approved Document M4(2) Category 2:
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 London Plan.

12. A minimum of 10% (2 no.) of the residential units provided 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 London Plan.

13. The development hereby permitted shall be constructed in accordance with
the submitted Bastable Avenue Energy Statement and 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

14. No development shall take place until details of existing and finished site levels, finished floor and ridge levels of the buildings to be erected, and finished external surface levels have been submitted to and approved in writing by the Local Planning Authority.

Reason: The proposed levels of the development are required prior to commencement in order to ensure that any works in connection with the development hereby permitted respect the height of adjacent properties and in accordance with policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

15. Cycle parking shall be provided in accordance with the details shown on drawing No. 101 prior to the occupation of the development and thereafter maintained for the use of residents and visitors to the site.

Reason: In the interests of promoting cycling as a safe, efficient and non-polluting mode of transport in accordance with policy BR11 of the Borough Wide Development Policies Development Plan Document.

16. The development shall be carried out in accordance with the submitted Flood Risk and Drainage Strategy Assessment recommendations ref. 112893 – 101, and the approved attenuation tanks shall thereafter be maintained.

Reason: In order to reduce the risk of flooding on and off site and in accordance with policy BR4 of the Borough Wide Development Policies Development Plan Document.

17. 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. 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. This part of the condition shall not be discharged until these elements have been fulfilled in
accordance with the programme set out in the stage 2 WSI.

Reason: To safeguard the heritage of the Borough by providing an adequate opportunity to investigate and excavate archaeological remains on the site prior to the commencement of the development 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.

18. The remediation works approved by application reference 13/00831/CDN shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. If during the works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority.

Reason: Contamination must be remediated 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.

19. 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.

Reason: In order to reduce the environmental impact of the construction and the impact on the amenities of neighbouring residents in accordance with policy BP8 of the Borough Wide Development Policies Development Plan Document.

20. No development shall commence 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. 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.

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.

21. No development above ground level shall take place until a scheme
showing the provisions to be made for CCTV coverage, access control, and
any other measures to reduce the risk of crime, have been submitted to and
approved in writing by the Local Planning Authority. 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 order to provide a good standard of security to future occupants
and visitors to the site and to reduce the risk of crime in accordance with policy
BP11 of the Borough Wide Development Policies Development Plan
Document.

22. No piling shall take place until a piling method statement (detailing the
depth and type of piling to be undertaken and the methodology by which such
piling will be carried out, 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 Thames Water. Any piling must
be undertaken in accordance with the terms of the approved piling method
statement.

Reason: In order to ensure the protection of sub surface infrastructure in the
interest of residential amenity and in accordance with policy BP8 of the
Borough Wide Development Document.

23. 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. 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 within 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, details are required prior to commencement in order to ensure that any demolition and groundworks are included within the approved Strategy.

24. No above ground development shall commence until the submission to and approval by the Local Planning Authority of details of privacy screening to prevent overlooking of rear gardens of the adjacent maisonettes from the roof terraces of Plots 16 and 23 (floor plans as shown on drawing nos. D102 and D103). In each case, the approved screen shall be installed prior to the occupation of the flat it serves.

Reason: In order to protect the privacy and amenities of neighbouring residents and in accordance with policies BP8 and BP11 of the Borough Wide Policies Development Plan Document.

18. **Civic Centre, Rainham Road North, Dagenham - 17/01204/CDN**

The Development Management Manager (DMM) introduced a report on the application relating to the Civic Centre, Rainham Road North, Dagenham.

At the Development Control Board meeting on 7 November 2016, it was requested that this application should be determined by the Development Control Board due to Members’ Interest. The Civic Centre has been occupied by Coventry University London from 1 September 2017.

Condition 14 of planning permission 16/01390/FUL required a community use scheme for the Civic Centre to be submitted to and approved in writing by the Local Planning Authority before occupation of the University.

The community use scheme had been submitted for approval and full details were set out in the report.

Officers considered that the submitted community use scheme offered a satisfactory level of commitment that following the occupation of the Civic Centre by Coventry University London in September 2017, the buildings will continue to be available for wider community use.

It was noted that the entire premises were now leased to Coventry University London, who would let out various parts of the premises by prior arrangement.

Andy Gill, the applicant (Coventry University), addressed the Board and in answer to questions from Members, underlined that security of the premises was very important and in addition safeguarding was taken very seriously. All visitors to the CUL would need to have a lanyard and pass whilst on the premises. Parking was allocated as follows: the front area was for staff and visitors and the middle and back areas were by permit only.

The Board **granted** approval of condition 14 (details of community use scheme) of planning permission 16/01390/FUL as follows:
1. The submitted details set out below are in keeping with the relevant policies and are approved:

Dagenham Civic Centre, Community Use Scheme, dated July 2017 and prepared by Turnberry.

19. **Part of Becon House, Sterling Works, Rainham Road South, Dagenham-17/00480/FUL**

The Development Management Manager (DMM) introduced a report on the application relating to Part of Becon House, Sterling Works, Rainham Road South, Dagenham.

The application site is located on Rainham Road South, Dagenham within the Sterling Industrial Estate/Wantz Road Locally Significant Industrial Site. This application sought permission for the change of use of part of a warehouse in Becon House to a place of worship (Use Class D1).

The space was owned by Blutex and formed a small part of a larger warehouse that is used for archive storage. A site visit confirmed that there is space in the main warehouse to store these files and the proposal would involve no loss of employment.

The owner of Blutex had confirmed that worshippers would be able to use their 42 parking spaces with the exception of five parking spaces which will be required by Blutex employees between 9am-5pm Monday to Saturday.

The proposed hours of use were 6:30am to 11:00pm. The estimated number of visitors would range between 20-80 during a standard week and up to 150 for the Eid morning prayer twice a year. It was not anticipated that the use would have an adverse effect on nearby businesses due to the associated car parking facilities, the lack of openings in the external façade which should retain sound and the location of the premises at the edge of the industrial area. The site is separated from the nearest residential properties on the opposite side of Rainham Road South by the busy carriageway and is situated in a mixed commercial/residential area where noise levels are generally higher than in a purely residential street.

Four objections were received relating to the need for the facility, the loss of employment land and noise and car parking concerns. The responses came from a local businessman and one nearby resident plus two residents who lived some distance from the site. At that time, the applicant had not clarified the extent of the car parking provision for the premises.

The proposal was contrary to the Local Plan due to it involving the loss of an employment use in a Locally Significant Industrial Site. However, the proposal would only involve the loss of a small area of the existing warehouse which is currently used for archive storage and this could be accommodated elsewhere in the warehouse. There would be no loss of employment to the existing operator. It is therefore considered that the proposal would not be materially harmful to the employment function of the estate and would not be harmful to amenity or result in highway safety concerns.
In answer to questions, the applicant Mr Ali stated that the site was a new premises for him and was currently still occupied by Bluetex. He stated that the number of worshippers for Friday prayers was based on previous numbers.

Members expressed concern about parking and that there are already cars parking on double yellow lines near the premises. The DMM responded that it cannot be assumed that users of the premises would park illegally and that the number of parking spaces proposed for the use was considered to be more than adequate.

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).

2. The use hereby permitted shall be carried out in accordance with the following approved plans: 17110_099A, 17110_099B and 17110_099D.
   
   Reason: For the avoidance of doubt and in the interests of proper planning.

3. No external amplification or loud speaker system shall be placed on or used beyond any walls, roof or roof structures of the building.
   
   Reason: To safeguard the living conditions of neighbouring occupiers and to comply with policies BP8 and BP11 of the Borough Wide Development Policies DPD 2011.

4. The car parking areas indicated on drawing No. 17110_099D shall be marked out prior to the commencement of the use hereby approved and thereafter retained permanently for the accommodation of vehicles of users of the premises with the exception of 5 spaces which may be used by employees of the adjacent BLUTEX warehouse, as indicated in blue on the location plan submitted with the application, between the hours of 9am and 5pm Monday to Saturday.
   
   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.

5. The use hereby permitted shall not take place other than between the hours of 6:30am and 11:00pm.
   
   Reason: To prevent the use causing any undue disturbance to occupants of neighbouring properties at unreasonable hours and in accordance with policy BP8 of the Borough Wide Development Policies Development Plan Document.
6. Prior to the use commencing a secondary emergency exit shall be provided connecting the proposed place of worship and the existing warehouse.

Reason: To ensure there are sufficient exit routes out of the space in case of emergency.

20. **16-48 Cambridge Road, Barking - 17/00517/CDN**

The Development Management Manager (DMM) introduced a report on the application relating to 16-48 Cambridge Road, Barking. The application proposed key changes to the external materials strategy originally presented to Members.

Condition 11 of planning permission 16/01183/FUL required the developer to enter into detailed discussions with the Local Planning Authority around the external facing materials for the development and then to submit full details of the external materials to the Local Planning Authority for approval in writing.

The external materials condition was initially submitted for approval on 27 March 2017. It was noted that key changes were proposed to the original materials strategy that was presented in the application documents for Planning Application No. 15/01252/FUL and later in the application documents for the S73 amendment under Planning Application No. 16/01183/FUL. These applications were determined by the Development Control Board on 7 December 2015 and 7 November 2016 respectively.

Officers had been in detailed discussions with the developer over the past four months around the proposed materials to arrive at a revised scheme that could be supported by officers. Officers requested that the original scheme architects, Studio Egret West, be brought into those discussions.

The main changes to the materials strategy related to the prominent vertical and horizontal banding on the building façade which was originally identified as Portland stone cladding and the balcony cladding which was originally identified as stone cladding. It is proposed to replace these with powder coated aluminium sheet due to issues that have arisen at the detailed design stage.

It was considered that the revised materials would not materially affect the overall character, appearance and exemplar quality of the development as originally proposed and for this reason officers and the original scheme architect, Studio Egret West, are in full support of the proposals.

The proposed fire strategy for the development was summarised in the report for Members information, but the strategy was not for planning approval as it is a Building Regulations matter.

The Chair invited Christopher Egret, architect and on behalf of the applicant, to address the Board. He stated that consultations had been held about the building process and referred to the curved aluminium which was very thick and imitated the effect of stone. He was very happy with the overall effect of
the building. He also stated that there were fire sprinklers and alarms and the building was as safe as they could be.

In answer to Members questions, Mr Egret stated that approximately one third of the proposed 291 flats in the development were of an affordable nature.

The Board granted approval of condition 11 (external materials) of planning permission 16/01183/FUL as follows:

1. The submitted details set out below are in keeping with the relevant policies and are approved:

Drawing Nos. 3360_PLC_001_r1 and 3360_PLC_002_r1.

21. **736 and 738 Green Lane, Dagenham- 17/00731/FUL**

The Development Management Manager (DMM) introduced a report on the application relating to 736 and 738 Green Lane, Dagenham.

The application comprised the demolition of two existing single storey shops and the redevelopment of the site to provide a 3-storey building plus basement comprising two A1 (retail) shop units on the ground floor, ancillary storage use of the basement and four 1-bedroom flats above.

The development would result in four good quality flats, each with balcony space which exceeds London Plan requirements, and an improved retail offer for the site.

The development would not include any off-street parking provision, however, officers considered that the development would not materially increase parking pressures on nearby residential streets and therefore is acceptable with no car parking provision.

The principle and design of the development was considered acceptable and generally in keeping with the relevant policies.

In answer to a question, DMM advised that access to the premises would be from the front entrance.

The Board granted planning permission subject to the following conditions:

1. The development permitted shall be begun before the expiration of three years from this 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: 16287_01 Revision A, 16287_02, 16287_04 Revision C

   Reason: For the avoidance of doubt and in the interest of proper planning.
3. The combined rating level of the noise from 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 the residential occupiers are adequately protected from noise and in accordance with policy BR13 of the Borough Wide Development Policies Development Plan Document.

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

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

5. Habitable rooms having openings facing onto Green Lane or Dunkeld Road are to be provided with acoustic ventilators which are commensurate with the performance specification set out in Schedule 1 (paragraphs 6 and 7) of The Noise insulation Regulations 1975 (as amended).

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

6. 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'.
Reason: 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.

7. 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.

Reason: 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.

8. 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.

Reason: 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.

9. 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 6 and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 7 which is subject to the approval in writing of the Local Planning Authority.

Reason: 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.

10. 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. Any works which are associated with the generation of ground borne vibration are only to be carried out between the hours of 08:00 and 18:00 Monday to Friday.

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. 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.

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.

12. 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. 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 affected persons who have any problems or questions related to the ongoing development.
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 Plan Document.

13. 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.

14. No development above ground level shall commence until details of the balustrade and privacy screens for the balconies have been submitted to and approved in writing by the Local Planning Authority. The balustrade and privacy screens shall be designed in a manner to prevent overlooking between the proposed flats and adjacent properties. The approved details shall be implemented prior to occupation of the development and thereafter permanently maintained, to the satisfaction of the Local Planning Authority.

Reason: In the interests of design quality and to protect amenities in accordance with policy CP3 of the Core Strategy and policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

15. 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 London Plan.

16. The ground floor commercial space hereby approved shall be used for any purpose falling within Class A1 of the Use Classes Order and for no other purpose. The basement commercial space shall only be used for storage ancillary to the ground floor commercial space.

Reason: To protect the locality by avoiding the introduction of a use detrimental to its amenities and for which there is no local need.

17. The residential units hereby approved 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 any residential unit and shall 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 to support the communal television and satellite system. The proposed antennae or satellite dish shall be designed to minimise their visual impact and shall not be mounted on any publicly visible facade.

Reason: To safeguard the external appearance of the building in accordance with policy BP11 of the Borough Wide Development Policies Development Plan Document.

22. 56 Whalebone Lane South, Dagenham- 17/00672/FUL

The Development Management Manager (DMM) introduced a report on the application relating to 56 Whalebone Lane South, Dagenham.

The application site was located on the eastern side of Whalebone Lane South, Dagenham. No.56 is a 2-storey building located in a shopping parade which formed part of the Whalebone Lane South Neighbourhood Centre. The ground floor comprised a vacant retail unit, with ancillary storage space at first floor level.

The application sought permission for the demolition and rebuilding of a single storey rear extension, and the reconfiguration of the internal layout to provide ground floor retail accommodation and a two bedroom flat on the first floor.

The first-floor accommodation within the adjoining premises and nearby neighbouring premises were in residential use, as such the principle of the conversion of storage space into a two bedroom flat in this location was considered acceptable.

The proposal would not materially impact on the character and appearance of the area and would not result in unacceptable levels of overlooking or loss of privacy and complies with policies BP8 and BP11 of the Borough Wide Development Policies DPD 2011.

The proposed new dwelling accorded with the Technical Housing Standards – nationally described space standards (March 2015).

The application did not make any provision for access to amenity space, however, it was common for flats above shops not to benefit from such amenity space and in these circumstances the lack of such provision is considered to be acceptable.

No off-street parking provision was proposed for this development. The site has a PTAL (Public Transport Accessibility Level) of 2 on a scale of 1-6 where 6 is excellent. However, it was not considered that the absence of off-street parking provision would materially increase parking pressure within the immediate locality. was is unrestricted parking in nearby streets and any additional parking demand could be accommodated without resulting in highway safety concerns.

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.
2) The development hereby permitted shall be carried out in accordance with the following approved plans: PL-5565_01, PL-5565_02, PL-5565_03, PL-5565_04, PL-5565_05A, PL-5565_06A, PL-5565_07A, PL-5565_08A.

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

3) The materials to be used in the construction of the external surfaces of the development 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.

23. Town Planning Appeals

The Board noted details of the following appeals:

Appeals Lodged

The following appeals have been lodged:

a) Demolition of existing conservatory and erection of a part single/part two storey side extension – 4 Dronfield Gardens, Dagenham (Ref: 17/00122/FUL)

Application refused under delegated powers 28 March 2017 – Mayesbrook Ward

b) Application for prior approval of proposed single storey rear extension (depth: 5.0 metres; height to eaves: 3.0 metres and maximum height: 3.0 metres) – 56 Stratton Drive, Barking (Ref: 17/00286/PRIOR6)

Application refused under delegated powers 27 March 2017 – Longbridge Ward

c) Application for prior approval of proposed single storey rear extension (depth: 6.0 metres; height to eaves: 2.8 metres and maximum height: 3.0 metres) – 41 Victoria Road, Barking (Ref: 17/00527/PRIOR6)

Application refused under delegated powers 9 May 2017 – Abbey Ward

d) Retention of 3 canopy roofs and roller shutter to side of industrial
unit - Emperor House, Freshwater Road, Dagenham (Ref: 17/00328/FUL)

Application refused under delegated powers 15 May 2017 – Whalebone Ward

e) Erection of two storey 2 bedroom dwelling – 12 Hainault Road, Chadwell Heath (Ref: 16/01992/FUL)

Application refused under delegated powers 30 March 2017 – Whalebone Ward

f) Demolition of existing garages and erection of 8 two bedroom flats with associated car parking and landscaping - Garages to the rear of 82 - 94 High Road, Back Lane, Chadwell Heath (Ref: 16/01708/OUT)

Application refused under delegated powers 29 December 2016 – Whalebone Ward

g) Erection of one-bedroom bungalow – 84C Westminster Gardens, Barking (Ref: 16/01272/FUL)

Application refused under delegated powers 8 December 2016 – Thames Ward

Appeals Determined

The following appeal has been determined by the Planning Inspectorate:

a) Erection of a single storey front extension and a two storey side extension – 3 Ivy Walk, Dagenham (Ref: 17/00084/FUL - Alibon Ward)

Application refused under delegated powers 27 March 2017 for the following reason:

1. The proposed side extension would partly close off an important gap within the street scene and fail to maintain the spacious character of the Becontree Estate and would have an unsympathetic roof design contrary to policy CP2 of the Core Strategy DPD, policies BP2, BP8 and BP11 of the Borough Wide Development Policies DPD and guidance within the Supplementary Planning Document for Residential Extensions and Alterations.

Planning Inspectorate's Decision: Appeal dismissed 24 July 2017

b) Erection of single storey front extension and part single/part two storey side and rear extension – 28 Oglethorpe Road, Dagenham (Ref: 16/01943/FUL – Heath Ward)

Application refused under delegated powers 6 February 2017 for the following reason:
1. The two storey side and rear extensions, by reason of their siting and scale, would result in dominant and intrusive additions in the rear and side garden environment resulting in overshadowing and loss of outlook to the occupiers of 30 Oglethorpe Road. The proposal is contrary to policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document and the guidance contained in the Supplementary Planning Document 'Residential Extensions and Alterations'.

Planning Inspectorate’s Decision: Appeal dismissed 21 July 2017

c) Erection of two storey side extension – 81 Keir Hardie Way, Barking (Ref: 16/01840/FUL – Eastbury Ward)

Application refused under delegated powers 19 January 2017 for the following reason:

1. The proposed side extension would close off an important gap within the street scene which provides relief from the built-up nature of the street. It would reduce the space between the 2-storey host property and the 3 storey development at 83 Keir Hardie Way which currently mitigates the increased bulk and height of the adjacent terrace and would result in a cramped street scene. It would therefore fail to maintain the character of the 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 1 August 2017

d) Erection of first floor side extension incorporating rear dormer window and single storey side/rear extension – 113 Hunters Hall Road, Dagenham (Ref: 16/01962/FUL – Alibon Ward)

Application refused under delegated powers 1 March 2017 for the following reasons:

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 Becontree Estate and be harmful to the street scene. The proposed development is therefore contrary to policy CP2 of the Core Strategy Development Plan Document, policies BP2, 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).

2. The proposed side extension, involving the formation of a gable
end roof and additional rear dormer extension would appear incongruous, disharmonious and out of keeping with the design of other terraces in Hunters Hall Road and the original design of the host terrace, disrupting the appearance of the roofscape and resulting in harm to the character and appearance of the streetscene contrary to policy CP2 of the Core Strategy Development Plan Document, policies BP2, BP8 and BP11 of the Borough Wide Development Policies Development Plan Document (March 2011) and the Supplementary Planning Document for Residential Extensions and Alterations (February 2012).

Planning Inspectorate’s Decision: Appeal dismissed 31 July 2017

24. Delegated Decisions

The Board noted details of delegated decisions for the period 2-22 May 2017.