

MINUTES OF PLANNING COMMITTEE

Tuesday, 28 April 2020
(5:00 - 6:00 pm)

Present: Cllr Muhammad Saleem (Chair), Cllr John Dulwich (Deputy Chair), Cllr Andrew Achilleos, Cllr Faruk Choudhury, Cllr Edna Fergus, Cllr Cameron Geddes, Cllr Mick McCarthy, Cllr Simon Perry, Cllr Foyzur Rahman and Cllr Dominic Twomey

52. Declaration of Members' Interests

There were no declarations of interest.

53. Minutes (23 March 2020)

The minutes of the meeting held on 23 March 2020 were confirmed as correct.

54. 79a Whalebone Lane South, Dagenham (19/01312/FUL)

The Principle Development Management Officer (PDMO), Be First introduced a report on an application from Lidl Great Britain Ltd for the demolition of an existing petrol station including all existing buildings and structures and the erection of a new foodstore (Class A1) with associated car park and landscaping. The proposal would provide 1,676sqm gross internal floorspace with a retail sales area of 1041sqm accommodated in a building measuring 22m wide and 81m depth and covered by a mono-pitched roof with a maximum height of 8m. 51 car parking spaces would additionally be provided which included two active and ten passive electric vehicle charging points as well as four accessible and five allocated family bays.

In addition to the statutory internal and internal consultations, a total of 134 letters were sent to neighbouring properties together with the requisite site and press notices. A total of six responses were received of which four objected to the development and two were neutral in their comments, the responses to which were contained in the planning assessment detailed in the report.

Following the officer presentation a number of comments were expressed in respect of objections that had been made through the consultation period which the PDMO addressed to the satisfaction of the Committee, specifically the amenity of neighbouring occupiers, the impact of the development on the vitality and viability of the local retail centres and the number of car parking spaces provided.

In respect to the latter it was noted that the proposed parking provision was in excess of the draft London Plan. In order therefore to mitigate this the applicant had agreed to make a number of financial contributions including

towards the cost of a controlled crossing to ensure safe access to the site from the neighbourhood centre. It was noted that the contribution had been based on an assessment drawn up by the Council's transportation officers having regard to similar crossing schemes elsewhere in the borough.

Given the amount of large-scale development in the local area over the recent period reference was made to what measures would be put in place to mitigate against noise and the loss of air quality from the construction works. The PDMO pointed out should the Committee be mindful to approve the application no works could be commenced until both a Demolition and Construction Management Plan and an acoustic report had been submitted and approved by the Local Planning Authority.

In response to a question about Secure By Design principles the PDMO confirmed that it was intended to include a condition to achieve accreditation by the Metropolitan Police.

The redevelopment of the site for a retail store was considered an appropriate land use within a prominent edge of centre location. It would lead to regenerative benefits through job creation for local residents and additional training benefits.

The Committee **resolved**:

- (i) To agree the reasons for approval as set out in the report;
- (ii) To delegate authority to the Director of Inclusive Growth (or authorised Officer), in consultation with the Director of Law and Governance, to grant planning permission subject to the completion of a legal agreement under s106 of the Town and Country Planning Act 1990 (as amended) based on the Heads of Terms identified at Appendix 7 and the conditions listed in Appendix 6 of the report; and
- (iii) That if by 27 October 2020 the legal agreement has not been completed, the Planning Decisions Manager be delegated authority to refuse planning permission or extend the timeframe to grant approval.

55. Development Site at the Junction of Stamford Road and Woodward Road, Dagenham (20/0009/FUL)

The Principal Planning Policy Officer (PPPO), Be First, introduced a report on an application from LBBD for the change of use of the former Barking Library building from sui generis (furniture recycling) to Class D1 (community) with the construction of up to 266sqm (GIA) building for flexible Class D1 (community)/sui generis (police station), 56 Class C3 (residential) units; and associated works including landscaping and car parking provision.

In addition to the statutory internal and internal consultations, a total of 149 letters were sent to neighbouring properties together with the requisite site and press notices. One representation was received objecting on the grounds

of a loss of sunlight and daylight to their property, the response to which was contained in the planning assessment detailed in the report, and which in summary stated that following a technical analysis it was concluded that overall the proposed development was not considered to cause adverse harm to the overall daylight amenity to the objector's property.

In response to comments from the Chair the PPPO explained about the car parking provision as part of the new proposal as well as the mitigation measures to deal with the impacts of the development to neighbouring amenity. It was also noted that the applicant had been in discussions with the Police and that a Crime Prevention Scheme adhering to Secure By Design principles would be implemented by condition on the development with the aim of achieving silver accreditation.

The proposed development including 56 residential units would provide 100% affordable properties contributing to an identified need in the Borough. The scale, siting and design of the development was considered appropriate to the site's context and would result in a high-quality finish, whilst respecting the amenity of neighbouring occupiers. The proposed landscaping would positively contribute to the appearance and public realm of the area and enhance the arboricultural, biodiversity and environmental value of the site.

The Committee **resolved**:

- (i) To agree the reasons for approval as set out in the report;
- (ii) To delegate authority to the Director of Inclusive Growth (or authorised Officer), in consultation with the Director of Law and Governance, to grant planning permission subject to the completion of a Unilateral Undertaking under S106 of the Town and Country Planning Act 1990 (as amended) based on the Heads of Terms identified at Appendix 4 and the conditions listed in Appendix 5 of the report and detailed in the supplementary report; and
- (iii) That if by 28 October 2020 the Unilateral Undertaking has not been completed, the Director of Inclusive Growth (or other authorised Officer), in consultation with the Director of Law and Governance, be delegated authority to refuse planning permission, extend the timeframe to grant approval or refer the application back to the Planning Committee for determination.

56. Site No 4 Dagenham Dock, Thunderer Road, Dagenham (20/00388/FUL)

The Principle Development Management Officer (PDMO), Be First, introduced a report on an application from SEGRO Asset Management Limited for the erection of a new building comprising industrial/commercial floorspace (B1(C)/B2/B8 use classes) with associated car parking, landscaping and associated works and new service road in respect of the 1.263 hectare site known as Site No 4 Dagenham Dock, Thunderer Road, Dagenham (also known as Plot 63, Hindmans Way).

In addition to the statutory internal and internal consultations, letters were sent to three neighbouring properties to which no objections were received.

The proposal would result in the development of a vacant, awkwardly shaped brownfield industrial site and facilitate the relocation of an existing business to another site within the Borough. It accords with various policies of the London Plan and emerging draft London Plan.

The proposed design was considered acceptable and subject to conditions would not have an adverse impact on the local area and amenities.

The Committee **resolved**:

- (i) To agree the reasons for approval as set out in the report; and
- (ii) To delegate authority to the Director of Inclusive Growth (or authorised Officer), in consultation with the Director of Law and Governance, to grant planning permission subject to the conditions listed in Appendix 4 of the report as amended at the meeting and set out below, and any further amendments that are deemed necessary up to the issue of the Decision Notice.

Condition 2 – Plan Numbers 2

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

Approved Plans:

Site Location Plan 31292-PL-200, dated January 2020
Site Layout Plan 31292-PL-201, dated January 2020
External Finishes Plan 31292-PL-202 dated February 2020
Illustrative Site Layout Plan 31292-PL-203 dated February 2020
GA Floor Plans 31292-PL-204 dated January 2020
Elevations 31292-PL-205A dated January 2020
Illustrative Elevations 31292-PL-206 dated January 2020
VMU Elevations 31292-PL-207 dated January 2020
External Enclosures 31292-PL-208 dated February 2020
External Finishes 31292-PL-209 dated February 2020
Roof Plan 31292-RE-421B dated March 2020
Indicative External Lighting Layout 20-008-EX-001 PL2
Drainage Layout and Levels 19-056D_300T1
Planting Layout 800.19.01

Condition 3 – Contamination / Remediation

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be managed as per the Hotspot Protocol outlined within the approved Delta-Simons document Remediation & Verification Strategy dated

February 2020. An investigation and risk assessment must be undertaken in accordance with current best practice and where remediation is required in excess of that set out by the Hot Spot Strategy then a remediation scheme must be prepared in accordance with current best practice and which is subject to the approval in writing of the Local Planning Authority.

Condition 9 – Energy Strategy

a. The development hereby permitted shall be carried out in accordance with the submitted Energy Strategy dated 14th February 2020 prepared by MBA-Consultants to achieve a 35% carbon dioxide reduction. Minor amendments may be agreed in writing from time to time by the Local Planning Authority.

b. Unless agreed in writing the photovoltaic panels shall be located as shown on drawing 31292-RE-421 – Roof Plan dated March 2020.

The development shall not be occupied until the approved details have been implemented.

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

57. Vote of Thanks

The Chair placed on record his thanks to officers for the work undertaken to allow the meeting to be held virtually.

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