

MINUTES OF PLANNING COMMITTEE

Monday, 14 September 2020
(5:00 - 6:52 pm)

Present: Cllr Muhammad Saleem (Chair), Cllr John Dulwich (Deputy Chair), Cllr Sanchia Alasia, Cllr Faruk Choudhury, Cllr Cameron Geddes, Cllr Mohammed Khan, Cllr Olawale Martins, Cllr Foyzur Rahman and Cllr Dominic Twomey

Apologies: Cllr Irma Freeborn

10. Declaration of Members' Interests

There were no declarations of interest.

11. Minutes - To confirm as correct the minutes of the meeting held on 10 August 2020

The minutes of the meeting held on 10 August 2020 were confirmed as correct.

12. Land at Margaret Bondfield Avenue, Barking IG11 9NG - 20/00040/FUL

The Principal Development Management Officer (PDMO), Be First, introduced a report on an application from LBBD for the demolition of existing structures associated with a former garage site; construction of 15 units to provide temporary accommodation (Sui Generis) and associated works on land at Margaret Bondfield Avenue, Barking.

In addition to internal and internal consultations, a total of 118 letters were sent to neighbouring properties together with the requisite site and press notices. A total of ten objections were received along with a petition containing 71 signatures opposing the development. In addition, following the publication of the report a further two representations were received from occupants of neighbouring properties who had previously objected. The officer comments on the responses to the consultation were contained in the planning assessment detailed in the report.

A number of the objectors were present at the meeting and made representations. The issues raised included:

- Overcrowding and overdevelopment,
- Anti-social behaviour in the area,
- Loss of sunlight, privacy and overlooking of neighbouring property, given the distance from the development to existing housing,
- Loss of parking provision and general traffic congestion in the area,
- Access issues particularly for emergency vehicles,

- Height of the proposed buildings compared to surrounding housing, and
- Inadequate consultation on the proposed development.

Responding to the objections officers addressed the issue of the need for temporary accommodation in the Borough, recognised in both the local and emerging London Plan, the planned management of the temporary accommodation, and the secure by design arrangements which would mitigate a number of the local residents' concerns about the potential for anti-social behaviour. In respect of parking the site whilst currently used as a car park was unregulated and not designated for parking as such.

Officers were of the view that the development proposal would make a positive contribution to the provision of temporary units of accommodation for persons identified as homeless, which the Borough has been identified as having a shortage of. Given the Council's legal duty to provide accommodation for homeless families and the shortage of temporary units of accommodation, officers had given the provision of this type of accommodation substantial weight and had used it as a material consideration in the determination of this application.

The Committee acknowledged the objections and had regard to the sensitivity of these type of developments. However, it was stated that any decision on the application was required to be made on material planning considerations only.

In conclusion therefore, officers considered that although the proposed development did contain shortfalls in terms of the quality of accommodation, carbon reductions savings, and car and cycle park provision, that on balance these shortfalls were outweighed by the pressing need for low maintenance temporary accommodation for families in desperate need of housing. In the circumstances,

The Committee **resolved** to:

1. Agree the reasons for approval as set out in the report; and
2. Delegate authority to the Director of Inclusive Growth in consultation with Legal Services 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 10 of the report and the conditions listed at Appendix 9, and
3. That, if by 14 March 2021 the legal agreement had not been completed, the Director of Inclusive Growth had delegated authority to refuse planning permission or extend this timeframe to grant approval.

13. Trocoll House, Wakering Road, Barking IG11 8PD - 18/01927/FUL

At the last meeting held on 10 August (Minute 8 refers) Members agreed to defer consideration of the below referred to application at Trocoll House, Wakering Road, Barking to allow officers' time to consider a revised uplifted offer from the applicant of 35% affordable housing.

The Principal Development Management Officer (PDMO), Be First, accordingly introduced a report on the application from LBBD for the demolition and redevelopment of an existing building and car park site, the erection of a part 4, 5, 23 and 28-storey building to provide 198 Build to Rent (BtR) residential units, re-provision of the existing public house (Class A4) and new commercial floorspace at ground floor level (Use Class A3). The proposal also included 3 blue badge car parking spaces within the basement area.

Given the scale and strategic nature of the application it was referable to the Mayor of London for direction.

In addition to the requisite site and press notices as well as internal and external consultations, a total of 283 and 285 letters were sent to neighbouring properties respectively during separate periods of consultation which took place between November 2018 and October 2019. This resulted in three letters of objection of which two were from the same objector. Following the publication of the committee report, two further representations were received from the Barking and Dagenham Heritage Conservation Group maintaining previous objections to the proposals.

The officer comments on the responses to the consultation were contained in the planning assessment detailed in the report. There were no registered speakers.

The Committee noted that following the revised uplifting of affordable housing provision the application was now compliant with all material planning considerations. That said and despite assurances from the agent acting for the applicant, some members remained concerned that given the applicant stood by their initial appraisal that zero affordable housing was viable on the site, as to whether this development would come to fruition.

Notwithstanding this the officer view was the proposed residential-led development as presented would deliver a significant number of new homes to Barking Town Centre, bringing significant redevelopment benefits for the borough including private rented sector housing, a policy compliant level of affordable housing, and commercial floorspace, and the re-provision of the existing public house at ground level.

The proposal complied with the relevant policies set out in the National Planning Policy Framework, the London Plan and the Local Plan. Accordingly.

The Committee resolved to **resolved to**:

1. Agree the reasons for approval as set out in this report; and
2. Delegate authority to the Director of Inclusive Growth in consultation with Legal Services to grant planning permission subject to any direction from the Mayor of London and Natural England, 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 8 of the report and the conditions listed in Appendix 7; and
3. That, if by 14 March 2021 the legal agreement had not been completed, the Director of Inclusive Growth had delegated authority to refuse planning permission or extend this timeframe to grant approval.

14. Gascoigne Estate East King Edwards Road, Barking - 20/01251/VAR

The Principal Development Management Officer (PDMO), Be First, introduced a report on an application from LBBB for a Section 73 variation of condition 2 (approved parameter plans) and the amendment of the approved parameter plans in relation to Development Parcels I and J; in respect of the outline planning permission (19/00310/FUL), at Gascoigne Estate East, King Edwards Road, Barking.

Given the scale and strategic nature of the development the original application had been referred to the Mayor of London for direction.

In addition to the internal and external consultations and the requisite site and press notices, a total of 35 neighbouring properties were directly consulted. There were no objections raised to the development, although one response requested clarification on the demolition of Dove House, which was passed to the applicant to address. The material planning considerations were addressed in the planning assessment set out in the report.

Accordingly, the Committee **resolved to**:

1. Agree the reasons for approval as set out in the report; and
2. Delegate authority to the Director of Inclusive Growth in consultation with Legal Services to grant planning permission subject to any direction from the Mayor of London, 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 7 of the report and the conditions listed at Appendix 6; and
3. That, if by 6th January 2021 the legal agreement had not been completed, the Director of Inclusive Growth had delegated authority to refuse planning permission or extend this timeframe to grant approval.

15. Gascoigne Estate East King Edwards Road, Barking - 20/001250/REM

The Principal Development Management Officer (PDMO), Be First, introduced a report on an application from LBBD for the approval of reserved matters following outline planning permission granted for Phase 3a of 19/00310/FUL development parcels I and J at Gascoigne Estate East, King Edwards Road, Barking.

In addition to the internal and external consultations and the requisite site and press notices, a total of 35 neighbouring properties were directly consulted. There were no objections raised to the development, although one response requested clarification on the demolition of Dove House, which was passed to the applicant to address. The material planning considerations were addressed in the planning assessment set out in the report.

Further to the publication of the committee report, further discussions took place with the Council's Transportation Development Manager and as a result a further condition was requested.

Accordingly, the Committee **resolved** to:

1. Agree the reasons for approval as set out in the report; and
 2. Delegate authority to the Director of Inclusive Growth in consultation with Legal Services to grant planning permission subject to the conditions listed at Appendix 5 of the report and the inclusion of an additional condition, namely
13. Detailed Highway Design.