

Barking and Dagenham Council Planning Committee		Date: 16 th October 2020
Application No:	20/01612/FUL	Ward: Becontree
Reason for Referral to Planning Committee as set out in Part 2, Chapter 9 of the Council Constitution	The application is a strategic development which is of a scale and importance that should be determined at Planning Committee.	
Address:	200 Becontree Avenue, Dagenham, Barking and Dagenham, RM8 2TS.	
Development:	Application for variation of conditions: 2 (Approved drawings); 3(Hard and soft Landscaping and Tree Protection); 5 (Car Parking); 4 (Child Playspace); 6 (Cycle Parking); 7 (Refuse Store); & 18 (External Materials) following grant of planning permission 18/02154/FUL.	
Applicant:	London Borough of Barking and Dagenham	
<p>Summary: ADDENDUM</p> <p>Late Representation Following the publication of the committee report, a further representation against the application has been received. The grounds for objection are below:</p> <ul style="list-style-type: none"> - The change in tenure from shared ownership to affordable rent is material and should be rejected or sent back to planning committee to be reconsidered by Councillors. - The change in tenure from shared ownership to affordable rent would result in a lack of people to build a stake in the community over the long term. Rent encourages people to move in who will stay for a shorter time putting more strain on local public services and that home ownership is much better for people financially over the long term. This site was a synagogue and had always been for community use, converting it into short stay rented apartments is a massive backward step. - The introduction of affordable rent units would prejudice those wishing to access a shared ownership unit in the borough. Not satisfied that the justification of the change of tenure to allow for a greater range of residents to access these units at a cheaper weekly rent. <p>Section 2.0 of the committee report discusses the change in affordable housing tenure in more detail. Notwithstanding this, the applicant proposes the tenure change to affordable rent as it is considered more value to meet local community needs. The LBBDD Strategic Housing Market Assessment and Housing Needs Survey (2019) states that 20% of in need households can afford shared ownership costs in comparison to 61% of in need households that can afford 66-79% of market rent (affordable rent). These findings show that the provision of 100% affordable rent (maximum 80% market rate) better suits local needs than shared ownership at this location.</p> <p>Officers consider that the revised tenure meets a desired need at this location and is a more affordable option. Where the change does not result in the opportunity for people to invest in a shared ownership unit at this specific location, Befirst and other developers are providing shared ownership units elsewhere in the borough where interested parties can access. Officers consider</p>		

that the affordable rent tenure does not necessarily mean that tenants will stay for a shorter period than that of a shared ownership occupier. The perceived pressure on public services will not be greater because of the change in tenure.

The application proposes community space and 100% affordable housing. Officers consider that the proposal continues to be a benefit to residents in the community and borough.

The revised application is being determined by planning committee as a matter of protocol.

Officers consider that this addendum acknowledges and addressed this late representation.

Applicant Amendments

Following the publication of the committee report, the applicant would like to make further amendments to the following conditions:

The applicant would like to clarify the correct revision date of the drawings on some of the drawings. The content of the drawings remain unchanged. The revised dates of the drawings reflect the following conditions and are considered acceptable by officers.

2. Development in Accordance with Approved Plans

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

- 573BE_ARC_DE_050 Rev P4 09/07/19
- 573BE_ARC_DE_200 Rev P4 09/07/19
- 573BE_ARC_DE_201 Rev P4 09/07/19
- 573BE_ARC_DE_202 Rev P4 09/07/19
- 573BE_ARC_DE_203 Rev P4 09/07/19
- 573BE_ARC_DE_300 Rev P3 09/07/19
- 573BE_ARC_001 Rev P4 09/07/19
- 573BE_ARC_002 Rev P3 09/07/19
- 573BE_ARC_EX_050 Rev P5 05/08/2020
- 573BE_ARC_EX_200 Rev P4 09/07/19
- 573BE_ARC_EX_201 Rev P4 09/07/19
- 573BE_ARC_EX_202 Rev P4 09/07/2018
- 573BE_ARC_EX_203 Rev P4 09/07/19
- 573BE_ARC_EX_300 Rev P3 09/07/19
- 573BE_ARC_PR_050 Rev P11 05/08/2020
- 573BE_ARC_PR_200 Rev P5 05/08/2020
- 573BE_ARC_PR_201 Rev P5 05/08/2020
- 573BE_ARC_PR_202 Rev P5 05/08/2020
- 573BE_ARC_PR_203 Rev P5 05/08/2020
- 573BE_ARC_PR_300 Rev P2 05/08/2020
- 573BE_ARC_PR_A_100 Rev P7 05/08/2020
- 573BE_ARC_PR_A_101 Rev P7 05/08/2020
- 573BE_ARC_PR_A_102 Rev P7 05/08/2020
- 573BE_ARC_PR_A_103 Rev P7 05/08/2020
- 573BE_ARC_PR_A_104 Rev P7 05/08/2020
- 573BE_ARC_PR_A_200 Rev P6 05/08/2020
- 573BE_ARC_PR_A_201 Rev P6 05/08/2020
- 573BE_ARC_PR_A_202 Rev P6 05/08/2020
- 573BE_ARC_PR_A_203 Rev P6 05/08/2020
- 573BE_ARC_PR_A_300 Rev P2 05/08/2020
- 573BE_ARC_PR_A_301 Rev P2 05/08/2020
- 573BE_ARC_PR_A_302 Rev P2 05/08/2020
- 573BE_ARC_PR_A_303 Rev P2 05/08/2020

- 573BE_ARC_PR_A_304 Rev P2 05/08/2020
- 573BE_ARC_PR_A_305 Rev P2 05/08/2020
- 573BE_ARC_PR_A_306 Rev P2 05/08/2020
- 573BE_ARC_PR_A_307 Rev P2 05/08/2020
- 573BE_ARC_PR_A_308 Rev P2 05/08/2020
- 02775_ARC_PR_B_100 Rev P6 05/08/2020
- 02775_ARC_PR_B_101 Rev P6 05/08/2020
- 02775_ARC_PR_B_102 Rev P6 05/08/2020
- 02775_ARC_PR_B_103 Rev P6 05/08/2020
- 02775_ARC_PR_B_200 Rev P5 05/08/2020
- 02775_ARC_PR_B_201 Rev P5 05/08/2020
- 02775_ARC_PR_B_202 Rev P5 05/08/2020
- 02775_ARC_PR_B_203 Rev P5 05/08/2020
- 02775_ARC_PR_B_300 Rev P5 05/08/2020
- 02775_ARC_PR_B_301 Rev P2 05/08/2020
- 02775_ARC_PR_B_302 Rev P2 05/08/2020
- 573BE_ARC_PR_600 Rev P2 11/08/2020
- 573BE_ARC_PR_601 Rev P2 11/08/2020
- 573BE_ARC_PR_610 Rev P2 11/08/2020
- 573BE_ARC_PR_611 Rev P2 11/08/2020
- 573BE_ARC_PR_612 Rev P2 11/08/2020
- 573BE_ARC_PR_620 Rev P2 11/08/2020
- 8277-PL-101-GA-P Rev 2 16/09/2020
- 8277-PL-102-HW-P Rev 3 16/09/2020
- 8277-PL-103-SW-P Rev 3 16/09/2020
- 8277-PL-104-TL-P Rev 3 16/09/2020
- 8277-PL-105-EKW-P Rev 3 16/09/2020
- 8277-PL-106-FF-P Rev 3 16/09/2020
- 8277-PL-107-LT-P Rev 3 16/09/2020
- 8277-PL-201-SS-P Rev 2 16/09/2020
- 8277-SE-301-GA-P Rev 2 16/09/2020
- 8277-SE-302-GA-P Rev 2 16/09/2020
- 8277-SE-303-GA-P Rev 2 16/09/2020
- Energy and sustainability statement by SCMS Associates dated March 2020
- Transport Assessment Addendum by Steer dated 05/08/20
- Revised Design and Access Statement P2 by Archio
- Affordability Note dated 4th September 2020
- Daylight and Sunlight Report by Waterslade dated August 2020

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

6) Cycle Parking

Prior to the occupation of any building within the development the cycle parking serving that building as shown on drawing Nos. 573BE_ARC_PR_050 Rev P11, 573BE_ARC_PR_A_100 Rev P7 and 02775_ARC_PR_B_100 Rev P6 shall be completed and thereafter maintained. Minor amendments may be agreed in writing from time to time by the Local Planning Authority.

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

18) External Materials

All external surfaces of the development shall be constructed using the materials shown on drawing Nos. 573BE_ARC_PR_A_200 Rev P6, 573BE_ARC_PR_A_201 Rev P6, 573BE_ARC_PR_A_202 Rev P6, 573BE_ARC_PR_A_203 Rev P6, 02775_ARC_PR_B_200 Rev P5, 02775_ARC_PR_B_201 Rev P5, 02775_ARC_PR_B_202 Rev P5, 02775_ARC_PR_B_203 Rev P5, 573BE_ARC_PR_600 Rev P2, 573BE_ARC_PR_601 Rev P2, 573BE_ARC_PR_610 Rev P2, 573BE_ARC_PR_611 Rev P2, 573BE_ARC_PR_612 Rev P2, 573BE_ARC_PR_620 Rev P2. Minor amendments may be agreed in writing from time to time by the Local Planning Authority.

Reason: In order 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.

Previously approved conditions

The applicant has submitted further information to confirm that previously approved conditions (approved under 19/01837/CDN) relating to Condition 15- (Construction Management) and Condition 12 (Piling Method) are still relevant for the minor amendment scheme. 19/01837/CDN

Officers consider that the information submitted addresses the continued approval of the noted conditions.

Recommendation:

The recommendation remains unchanged.

Contact Officer
Grace Liu

Title:
Principal Development
Management Officer

Contact Details:
Tel: 020 8227 2273
E-mail:
grace.liu@befirst.london