

ADDENDUM REPORT

Barking and Dagenham Council Planning Committee addendum report		Date: 25/03/2021
Application No:	21/00204/FULL	Ward: Gascoigne
Address:	Highbridge Road, Barking, IG11 7BA	
Development:	<i>Construction of a temporary Tesco store with pharmacy on the southern part of the existing Tesco car park, comprising 1,369sqm GEA, car parking spaces, cycle parking spaces, service yard, associated cage marshalling and trolley bays</i>	
<p>Summary: ADDENDUM</p> <p><u>Additional neighbour representation</u></p> <p>A response has been received on behalf of the River Roding Trust:</p> <ul style="list-style-type: none"> • No objection in principle • (1) Trees: the trees alongside the river at the Tesco site are the only grouping of mature trees alongside the River Roding in Barking town centre. As such, they should be protected to screen any developments and to add to the amenity along the river. The Trust understands the need to develop the site, but believes that this shouldn't be done at the expense of mature trees. The Trust therefore requests that all Category B trees are retained. Whilst, as a compromise, Category C trees may be removed, the Trust requests that the applicant pays to plant equivalent trees in the local area within three months of these trees being removed; waiting years for replacement trees when the development is finished would represent an effective loss of biodiversity, in conflict with the NPPF. • (2) Public footpath: the Trust requests that any permission be granted subject to provision being made to keep the public footpath along the edge of the site open and to provide a proper diversion route through other parts of the site if it has to be shut for short periods in order to carry out works. The path in question has been used as of right by the public for a period of more than 25 years and we therefore believe it is now a public right of way by virtue of section 31 Highways Act 1980. Since taking over the site, the Applicant has unlawfully shut this public right of way, cutting off a key and important route for local people. The route is not even required for building yet- the applicant is merely using it as a private car park; this represent a cavalier disregard for the rights of local people and the Trust requests that a condition in respect of keeping this public right of way open should be included in any planning permission. <p><i>Officer response:</i></p> <ul style="list-style-type: none"> • The loss of trees is assessed in the officer report. • With regards to the public footpath. This is in private ownership which has been open to allow the public to walk around the existing car park. This application would only be implemented in the event there is wider redevelopment which would include improvements to the river walk, thus necessitating the closure of the walkway to enable the alterations. The closure would be temporary and would facilitate wider development opportunities. 		

Recommendation: 1. The Officer recommendation remains unchanged.		
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