

MINUTES OF PLANNING COMMITTEE

Monday, 22 May 2023
(7:00 - 7:30 pm)

Present: Cllr Muhammad Saleem (Chair), Cllr Faruk Choudhury, Cllr Muhib Chowdhury, Cllr Alison Cormack and Cllr Sabbir Zamee

Apologies: Cllr Jack Shaw, Cllr Edna Fergus, Cllr Cameron Geddes, Cllr Harriet Spoor and Cllr Dominic Twomey

1. Declaration of Members' Interests

There were no declarations of interest.

2. Minutes (20 March 2023)

The minutes of the meeting held on 20 March 2023 were confirmed as correct subject to the inclusion of Councillor Zamee in the list of attendees.

3. Planning Performance Review Sub (28 March 2023)

The minutes of the meeting of the Planning Performance Review Sub-Committee held on 28 March 2023 were noted.

4. DHL, Shed A, Barking Logistics Centre, Box Lane - 22/01197/FULL

The Principal Development Management Officer (PDMO), Be First Development Management Team, introduced a report and presentation on an application from Titan Waste Solutions for a change of use from industrial warehousing to a waste processing facility at DHL, Shed A, Barking Logistics Centre, Box Lane, Barking IG11 0SQ. This was a revised application, the previous one having been refused for the following reasons:

1. Principle of development, and
2. Failure to submit an up-to-date noise assessment, together with separate fire and energy statements.

In addition to internal and external consultations, a total of 376 notification letters were sent to neighbouring properties, in respect of which thirteen representations of objection were made from nine separate individuals, the material planning considerations of which were addressed in the planning assessment set out in the report and summarised by the PDMO.

Following the officer presentation Members asked a number of questions focusing on the environmental impact of the development on neighbouring properties, which the PDMO was satisfied that should the application be approved the proposed conditions set out in the report would mitigate the concerns raised by objectors.

The PDMO summed up that the revised application for the change of use from storage and distribution to a waste management operation had specified the type of waste that would be processed at the site, namely construction, demolition and excavation waste. Taking into account the submitted information, together with consultation responses from Planning Policy, and the proposed Section 106 legal agreement, would in the officer's view overcome the reason for the previous refusal, and that the principle of development could be supported.

The noise assessment and other supporting document demonstrated that the operation at the site would be fully enclosed, and this together with conditions restricting the use would ensure that the proposal would not have an unacceptable impact on the sensitive receptors in the local area and neighbouring properties in terms of noise, dust, and odour.

The fire statement has been prepared in line with Policy D12 of the London Plan and the proposal would be required to be delivered in line with the submitted report. This would be secured by a planning condition. In addition, it was noted that the applicant would have to make the building safe for their employees through other types of legislation.

The development would adopt a sustainable approach to transport whilst ensuring an acceptable impact on local highway and infrastructure. The Energy Strategy submitted as part of the proposed development demonstrated that the proposal would sufficiently reduce carbon dioxide emissions, and that it would be acceptable in terms of sustainability and impact on air quality.

In conclusion the officers found the proposed development to be acceptable following careful consideration of the relevant provisions of the NPPF, the Development Plan and all other relevant material considerations. Furthermore, they were satisfied that any potential material harm in terms of the impact of the proposal on the surrounding area would reasonably be mitigated through compliance with the listed conditions and associated legal agreement.

The Committee **RESOLVED** to:

- (i) Agree the reasons for approval as set out in the report,
- (ii) Delegate authority to the Strategic Director of Inclusive Growth (or authorised Officer) to grant planning permission subject to any direction from the Mayor of London, and the completion of a S106 of the Town and Country Planning Act 1990 (as amended) based on the Heads of Terms identified at Appendix 5 and the Conditions listed at Appendix 4 of the report; and
- (iii) That, if by 23 November 2023 the legal agreement was not completed, the Strategic Director of Inclusive Growth (or other authorised officer),

be delegated authority to refuse planning permission, or extend the timeframe to grant approval, or refer the application back to the Planning Committee for determination.