MINUTES OF THE DEVELOPMENT CONTROL BOARD

Monday, 8 February 2016
(7:00 - 9:40 pm)

Present: Cllr Sanchia Alasia (Chair), Cllr Faraaz Shaukat (Deputy Chair), Cllr Syed Ahammad, Cllr Abdul Aziz, Cllr Irma Freeborn, Cllr Cameron Geddes, Cllr Syed Ghani, Cllr Giasuuddin Miah, Cllr James Ogunbode, Cllr Adegboyega Oluwolo, Cllr Chris Rice, Cllr Bill Turner, Cllr Jeff Wade, Cllr Phil Waker, Cllr John White and Cllr Dan Young

Also Present:

Apologies: Cllr Peter Chand and Cllr Edna Fergus

61. Declaration of Members’ Interests

There were no declarations of interest.

62. Minutes - To confirm as correct the minutes of the meeting held on 12 January 2016

The minutes of the meeting held on 12 January 2016 were confirmed as correct.

63. Lidl Stores, 62 - 82 Ripple Road, Barking-15/01575/FUL

The Development Management Manager introduced a report on an application relating to Lidl Stores, 62 - 82 Ripple Road, Barking. The application sought the demolition of the existing food store and construction of two-storey food store (2,622 sqm GIA) with 68 space undercroft and a surface level car park.

Lidl had refused to entertain the provision of housing on this site above their store as they considered it would affect their ability to maximise their retail offer and to extend the store further in the future.

Officers did not consider that Lidl has satisfactorily demonstrated why a mixed use residential scheme cannot be delivered on the site given the high demand for new housing in the Borough and London-wide. Accordingly, the proposal failed to address the Council’s regeneration aspirations for the town centre and was contrary to London Plan Policy 3.4 which required housing potential to be optimised in order to bridge the gap identified in the London Plan between housing need and housing supply. They recommended the Board to refuse planning permission.

The Board asked why this application was being recommended for rejection and what discussions had been held by officers with Lidl. Members were keen to encourage mixed use but they felt that it should not be enforced. The report considered that the site was appropriate for a mixed use scheme and officers had requested Lidl to modify the application, without success.
The Chair invited Mr Olu Johnson, on behalf of the applicant, to address the Board. He stated that Lidl were keen to expand their current retail development in Ripple Road, particularly as ASDA had a new store in Barking. Lidl owned the Ripple Road site freehold. He stated that this site was allocated for retail usage and not for a mixed use with housing. If it were agreed to include housing at this site, this would impact on Lidl’s ground floor area. It would also impact upon parking spaces. He considered that Lidl's core business was retail and that although ten units were requested for housing, this had been suggested late in the application process. Mr Johnson stated that the materials were in line with the design and access statement and in keeping with the conservation area. He added that the proposed development would have substantial benefit with £8m investment and provide additional jobs for local people being paid the living wage.

In answer to questions from Members, Mr Johnson added that any underground car parking would not be cost effective and that there had not been any objections to the proposed development. He re-iterated that the Lidl Board wished to intensify and expand its existing use in retail capacity and did not support mixed use for housing at this site. Lidl also encouraged apprenticeships and students placements as well as employing local people.

The Board discussed this application in detail. They considered that the island roundabout area in Ripple Road was not suitable for housing development and that if they were to reject the application it would prevent a major development in the locality with investment and local job opportunities. They rejected the officers’ recommendation for refusal of the application.

The Board **granted** planning permission and the conditions for the application would be submitted to its meeting on 7 March 2016.

64. **Land at front of 1-29 Webber House, North Street, Barking-15/01778/FUL**

The Development Management Manager introduced a report on an application relating to the Land at the front of 1-29 Webber House, North Street, Barking. The application sought the erection of 13 two-storey houses and 1 three-storey house comprising 12 one-bedroom and 2 two-bedroom houses and the provision of new and reconfigured car parking.

Officers had no objection to the principle of a residential development on the application site subject to a policy compliant scheme which provided good quality accommodation for future occupiers, and respected the character and appearance of the area and the amenity of surrounding residential occupiers. In answer to a question, the Divisional Director for Regeneration advised that all the homes would be available for sub-market rent. In addition, it was advised that emergency vehicles would be able to access the roadway without blocking.

There had been three individual responses to the consultation process, one of which amounted to an objection. A 117 signature petition objecting to the development had been received from the Whiting Avenue Residents and Tenants Association.
The Chair invited Mrs Sue Parkin, an objector, to address the Board. She highlighted that residents were consulted on this development at a Family Fun day two years ago. She was concerned about the potential development in terms of wildlife and green space. In particular she was also concerned that emergency vehicles would not be able to access the road with the new development and parking was not sufficient in North Street. There were other developments nearby and she considered that this proposed development was unacceptable.

The Chair then invited Mr Kelvin Gallagher, an objector, to address the Board. He had spoken to 120 residents in the locality of North Street and the general issues of concern to them were in relation to noise, pollution and the proposed development. Mr Gallagher accepted that there was a shortage of housing but he was concerned that there was a lack of parking available in North Street. He also was concerned about a number of residents who were asthmatic and experienced breathing difficulties with local pollution. Residents had noted that there had been occasions where emergency vehicles had become stuck owing to severe parking problems in North Street which was very narrow and in addition the area was often very congested. He requested that the Board consider these issues and the needs of residents in Whitings Avenue.

The Chair then invited Phil Hamilton, the Architect representing the applicant, to address the Board. Mr Hamilton advised that he had led consultation meetings with residents and was keen to address and allay their concerns. The development was for fourteen affordable houses and the existing car parking bays would be reconfigured. Three quarters of the area would be allocated for the new mews with the remainder providing 14 new car parking spaces. In addition the reconfiguration of the existing parking would result in a net increase of seven formal parking bays and it was hoped that this would alleviate the pressure on parking which was often done illegally. He recognised that the development would reduce the green space although there was a park nearby He added that owing to the proposed reconfiguration on parking in North Street this would improve the access for emergency vehicles.

The Principal Regeneration Officer added that there had been a CPZ consultation but that residents had voted against its introduction. She added that more double yellow lines were going to be introduced in North Street and each new property would have its own refuse bins, which should improve car parking in the locality.

The Board discussed this application in detail and were concerned about dust, noise and disturbance although these would be covered in the conditions. They were also concerned about the parking situation and congestion in North Street and loss of green space although it was noted that there was a park to the south at Abbey Green. In addition, there were plans to re-landscape the mews area with blossom trees and it was hoped that new residents would introduce pot plants and flowers in their private courtyards.

*(Standing Orders were suspended at this juncture, to allow the meeting to continue beyond 9.00 pm)*

The Board granted planning permission subject to the following conditions:
Conditions

1. The development permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

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

136_P_01 P02, 02 P01, 03 P01, 100 P06, 101 P06, 102 P05, 200 P05, 201 P01, 300 P06, 301 P03 and 400 P03.

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

3. No development shall commence until an investigation and risk assessment, in addition to any assessment provided with the planning application, has been completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

   (i) a survey of the extent, scale and nature of contamination;
   (ii) an assessment of the potential risks to human health; property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes; adjoining land; groundwaters and surface waters; ecological systems; archaeological sites and ancient monuments; and
   (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency’s ‘Model Procedures for the Management of Land Contamination, CLR 11’.

4. No development shall commence until a detailed remediation scheme, to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment, has been prepared and submitted to the Local Planning Authority for approval in writing. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

5. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development, other than that required
to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

6. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Condition 3, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition 4, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason for Conditions 3 to 6: Contamination must be identified prior to commencement of development to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with policy BR5 of the Borough Wide Development Policies Development Plan Document and policy 5.21 of the London Plan.

7. A) No development shall commence until the developer has secured the implementation of a programme of archaeological evaluation in accordance with a written scheme which has been submitted to and approved in writing by the Local Planning Authority and a report on that evaluation has been submitted to the Local Planning Authority.

B) If heritage assets of archaeological interest are identified by the evaluation under A), then before development commences the developer shall secure the implementation of a programme of archaeological investigation in accordance with a Written Scheme of Investigation which has been submitted to an approved in writing by the Local Planning Authority.

C) No development shall subsequently take place other than in accordance with the Written Scheme of Investigation approved under Part B).

D) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part B), and the provision for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: Heritage assets of archaeological interest may survive on the site. The Local Planning Authority wishes to secure appropriate archaeological investigation prior to development, followed by the publication of results, in
accordance with policies BP2 and BP3 of the Borough Wide Development Policies Development Plan Document.

8. No development shall commence until a Construction Environmental Management Plan (CEMP) and a Site Waste Management Plan (SWMP) have been submitted to and approved in writing by the Local Planning Authority. These Plans shall incorporate details of:

a) construction traffic management;
b) the parking of vehicles of site operatives and visitors;
c) loading and unloading of plant and materials;
d) storage of plant and materials used in constructing the development;
e) the erection and maintenance of security hoarding(s) including decorative displays and facilities for public viewing, where appropriate;
f) wheel washing facilities;
g) measures to control the emission of dust, dirt and emissions to air during construction; such measures to accord with the guidance provided in the document “The Control of Dust and Emissions During Construction and Demolition”, Mayor of London, July 2014; including but not confined to, non road mobile machinery (NRMM) requirements;
h) a scheme for recycling/disposing of waste resulting from construction works;
i) the use of efficient construction materials;
j) methods to minimise waste, to encourage re-use, recovery and recycling, and sourcing of materials;
k) and a nominated Developer/Resident Liaison Representative with an address and contact telephone number to be circulated to those residents consulted on the application by the developer’s representatives. This person will act as first point of contact for residents who have any problems or questions related to the ongoing development.

Once approved the Plans shall be adhered to throughout the construction period.

Reason: The CEMP and SWMP are required prior to commencement of development in order to reduce the environmental impact of the construction and the impact on the amenities of neighbouring residents, and in accordance with policy BP8 of the Borough Wide Development Policies Development Plan Document.

9. No development shall commence until a Surface Water Drainage Scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The Scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: The Drainage Scheme is required prior to commencement of development in order to reduce the risk of flooding and in accordance with policy BR4 of the Borough Wide Development Policies Development Plan Document and policy 5.13 of the London Plan.

10. No development shall commence until a Local Labour and Business
Strategy has been submitted to and approved in writing by the Local Planning Authority. The Strategy shall incorporate measures to promote employment opportunities arising from the development to, and encourage job applications from, residents of the London Borough of Barking and Dagenham and shall incorporate measures to promote opportunities for local businesses to gain contracts associated with the construction of the development. The Strategy shall be implemented in accordance with the approved details.

Reason: The Strategy is required prior to commencement of development in order to ensure that the local economy and local residents in need of employment would benefit from the development, and in accordance with the principles of policy CC3 of the Core Strategy.

11. Construction work and associated activities, other than internal works not audible outside the site boundary, are only to be carried out between the hours of 08.00 and 18.00 Monday to Friday and 08.00 and 13.00 Saturday, with no work on Sundays or public holidays without the prior written permission of the Local Planning Authority. Other than with the prior written approval of the Local Planning Authority, piling is to be carried out between the hours of 08:00 and 18:00 Monday to Friday only.

Reason: To ensure that the proposed construction work and associated activities do not cause nuisance and disturbance to neighbouring occupiers and in accordance with policy BP8 of the Borough Wide Development Policies Development Plan Document.

12. No above ground new development shall commence until full details, including samples, specifications and annotated plans, of all external facing materials have been submitted to the Local Planning Authority for approval in writing. The development shall only be implemented in accordance with the approved details and to the satisfaction of the Local Planning Authority.

Reason: To protect or enhance the character and amenity of the area and to ensure a high quality finish to the building in accordance with policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document and policies 7.1, 7.4 and 7.6 of the London Plan.

13. No above ground new development shall commence until full details of the hard landscaping have been submitted to and approved in writing by the Local Planning Authority. The hard landscaping scheme shall include, but not be limited to, details of the following:

a) surface materials;
b) boundary treatment;
c) refuse storage; and
d) management and maintenance.

The hard landscaping scheme shall be implemented prior to occupation of the development in accordance with the approved details and thereafter permanently maintained, to the satisfaction of the Local Planning Authority.

Reason: In the interests of design quality, residential amenity, walking, accessibility and public safety, in accordance with policy CP3 of the Core
14. No above ground new development shall commence until a detailed scheme of soft landscaping for the site has been submitted to and approved in writing by the Local Planning Authority. All trees, shrubs, plants and seeds introduced to the site should generally be native (except for fruit trees) and of local provenance, unless otherwise agreed. The approved landscaping scheme shall be carried out in the first planting and seeding seasons following the occupation or completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To secure the provision of the landscaping in the interests of the visual amenity of the area and in accordance with policy CP3 of the Core Strategy and policies BR3 and BP11 of the Borough Wide Development Policies Development Plan Document.

15. No above ground new development shall commence until a scheme showing the provisions to be made for external lighting has been submitted to and approved in writing by the Local Planning Authority. The lighting is to be designed, installed and maintained so as to fully comply with The Association of Chief Police Officers - Secured by Design publication “Lighting Against Crime – A Guide for Crime Reduction Professionals”, ACPO SPD, January 2011. The design shall satisfy criteria to limit obtrusive light presented in Table 1, page 25 of the guide, relating to Environmental Zone E3 – Medium district brightness areas - small town centre or urban locations. The relevant part of the development shall not be occupied until the approved scheme for that part of the development has been implemented. Thereafter the approved measures shall be permanently retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of security and safety, to avoid light pollution and safeguard neighbouring amenity and in accordance with policy BP11 of the Borough Wide Development Policies Development Plan Document.

16. The noise mitigation measures set out in Table 10 of report “North Street Site, Barking, Noise and Vibration Assessment”, reference 60477763 dated December 2015 are to be fully implemented before the first occupation of the house to which they relate. All houses with a requirement for glazing with a $R_w+C_v$ of 15 dB are to be fitted with ventilation units which are designed so that they are capable of performing to the same acoustic specification as associated glazing.

Reason: To ensure that the proposed houses are adequately protected from noise and in accordance with policy BR13 of the Borough Wide Development Policies Development Plan Document and policy 7.15 of the London Plan.

17. No above ground new development shall commence until the developer has submitted to the Local Planning Authority for approval in writing, in
consultation with the Local Highway Authority, a scheme of highway works associated with the development. The approved works shall be carried out prior to the occupation of the development, or as otherwise agreed in writing with the Local Planning Authority, in consultation with the Local Highway Authority.

Reason: In the interests of highway safety and in accordance with policies BR9 and BR10 of the Borough Wide Development Policies Development Plan Document.

18. The 14 new car parking spaces and the 20 reconfigured car parking spaces indicated on drawing No. 136_P_100 P06 shall be constructed and marked out prior to the occupation of the development. 2 of the 14 new car parking spaces shall be marked as accessible parking bays (to be clearly marked with a British Standard disabled symbol) and allocated to the 2 new wheelchair accessible houses. The car parking spaces shall thereafter be retained permanently.

Reason: To ensure and promote easier access for disabled persons and to ensure sufficient parking in accordance with policies BC2, BR9 and BR10 of the Borough Wide Development Policies Development Plan Document and policy 6.13 of the London Plan.

19. The development hereby permitted shall not be occupied until details of a communal television and satellite system have been submitted to and approved in writing by the Local Planning Authority. The approved system shall be provided prior to occupation of the development and be made available to each house. No antennae or satellite dishes may be installed on the exterior of the building, with the exception of a single antennae or satellite dish to support the communal television and satellite system. The proposed antennae or satellite dish shall be designed to minimise its visual impact and shall not be mounted on any publicly visible façade.

Reason: To safeguard the external appearance of the buildings in accordance with policy CP2 of the Core Strategy and policies BP2 and BP11 of the Borough Wide Development Policies Development Plan Document.

20. The development hereby permitted shall not be occupied until bird nesting and bat roosting bricks/boxes have been installed in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority. The details shall accord with the advice set out in 'Biodiversity for Low and Zero Carbon Buildings: A Technical Guide for New Build' (Published by RIBA, March 2010) or similar advice from the RSPB and the Bat Conservation Trust.


shall be notified to the building control body appointed for the development in the appropriate Full Plans Application, or Building Notice, or Initial Notice to enable the building control body to check compliance.

Reason: To ensure that accessible housing is provided in accordance with policy 3.8 of the Minor Alterations to the London Plan.

22. The 2 wheelchair units identified on the approved drawings shall be constructed to, or capable of easy adaptation to, Building Regulations Optional Requirement Approved Document M4(3) Category 3: (Wheelchair user dwellings) (2015 edition). Evidence of compliance shall be notified to the building control body appointed for the development in the appropriate Full Plans Application, or Building Notice, or Initial Notice to enable the building control body to check compliance.

Reason: To ensure that sufficient accessible housing is provided in accordance with policy 3.8 of the Minor Alterations to the London Plan.

23. The development hereby permitted shall be carried out in accordance with the submitted Energy and Sustainability Statement prepared by XCO2 Energy, dated December 2015. Details of the proposed siting of photovoltaic panels shall be submitted to the Local Planning Authority for approval in writing prior to the occupation of the development. The approved photovoltaic panels shall be provided before the occupation of the development and thereafter permanently retained.

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.

24. There shall be no vegetation clearance or tree works during the bird breeding season (February to September). If this is not possible the vegetation should be surveyed immediately prior to removal by a suitably qualified ecologist. If nests/nesting birds are present, the relevant works must be delayed until the nesting season is over and the fledglings have left the surrounding area.

Reason: To protect the ecology of the area in accordance with policy CR2 of the Core Strategy.

25. The houses hereby permitted shall be let as Council accommodation via the Council's existing lettings and allocations policy (which can be varied from time to time). The homes will be let at an affordable rent that will be pegged at between 50% - 65% of a local market rent level and will be retained as Council accommodation in perpetuity.

Reason: To accord with the submitted scheme and ensure that affordable housing is provided in accordance with policy BC1 of the Borough Wide Development Policies Development Plan Document.
The Development Management Manager introduced a report on an application relating to Ilchester Road Garages, Ilchester Road, Dagenham and Fitzstephen Road Garages, Fitzstephen Road, Dagenham. The application sought full planning permission for the demolition of garages between No.’s 31 and 41 Ilchester Road and No.’s 180 and 190 Fitzstephen Road and the erection of 6 one bedroom bungalows and 2 two storey two bedroom houses along with car parking and landscaping on each site. The bungalows would be available solely for people who were of statutory retirement age or who required an adapted property and are on the Council’s housing list. The houses would be for families on the general Council housing list. The properties will be let at an affordable rent that will be pegged at between 50% - 65% of a local market rent level.

The Board granted planning permission subject to the following conditions:

1. The development hereby permitted must be commenced not later than the expiration of THREE YEARS from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

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

Ilchester Road

135_P_003 Rev P02
135_P_100 Rev P05
135_P_101 Rev P05
135_P_104 Rev P02
135_P_300 Rev P07
135_P_400 Rev P04

Fitzstephen Road

135_P_004 Rev P02
135_P_102 Rev P05
135_P_103 Rev P05
135_P_105 Rev P01
135_P_301 Rev P07
135_P_401 Rev P03

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

3. No above ground new development shall take place until a detailed scheme to improve the vehicular and pedestrian access to the site including any associated off site highway works, footpath improvements and/or alterations required in the interests of highway safety has been submitted to and approved.
in writing by the Local Planning Authority. The approved scheme shall be implemented and constructed in accordance with the approved details prior to the first use of the building hereby approved.

Reason: To ensure that the approved development does not prejudice the free flow of the traffic or conditions of general safety along the neighbouring highway, or the safety of future occupiers, and in accordance with Policy BR10 of the Borough Wide Development Policies DPD (March 2011).

4. No above ground new development shall be commenced until details/samples of all materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved materials.

Reason: To protect or enhance the character and amenity of the area in accordance with Policies BP8 and BP11 of the Borough Wide Development Policies DPD (March 2011).

5. No above ground new development shall be commenced until a scheme of hard and soft landscaping for the site, including details of materials, species and a planting schedule have been submitted to and approved in writing by the Local Planning Authority. The approved hard landscaping shall be carried out prior to the occupation of the development and thereafter permanently retained. The approved soft landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or completion of the development, whichever is the sooner. Any plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To safeguard and improve the appearance of the area in accordance with Policy BP11 of the Borough Wide Development Policies DPD (March 2011).

6. No above ground new development shall be commenced until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the position, design, materials and type of boundary treatment to be erected. No part of the development shall be occupied until the approved boundary treatment for that part has been provided. The approved boundary treatment shall be retained unless the Local Planning Authority gives prior written approval for its removal.

Reason: To ensure the boundary treatment protects or enhances the character and amenity of the area in accordance with Policy BP11 of the Borough Wide Development Policies DPD (March 2011).

7. The car parking areas indicated on drawings 135_P_003 Rev P02 and 135_P_004 Rev P02 shall be constructed and marked out prior to the occupation of the development. The parking areas shall be appropriately signed / marked / controlled to ensure that they are retained permanently for the accommodation of vehicles of occupiers and visitors to the premises and
not used for any other purpose.

Reason: To ensure that sufficient off-street parking areas are provided and not to prejudice the free flow of traffic or conditions of general safety along the adjoining highway in accordance with Policies BR9 and BR10 of the Borough Wide Development Policies DPD (March 2011).

8. No above ground development shall be commenced until the details of the lighting of the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The scheme, is to be designed, installed and maintained so as to comply with The Association of Chief Police Officers - Secured by Design publication “Lighting Against Crime – A Guide for Crime Reduction Professionals”, ACPO SPD, January 2011 and shall be designed to satisfy criteria to limit obtrusive light presented in Table 1, p25 of the guide, relating to Environmental Zone E2 – (Low district brightness areas – Rural, Small village, or relatively dark urban location). The scheme shall be designed to avoid spill on to trees and the adjacent residential properties. Cowls, hoods and shields to limit lighting and light spill should be considered as part of the design.

Reason: In the interests of the amenities and security of the future occupiers and the protection of wildlife habitat and in accordance with Policies BC7 and BP8 of the Borough Wide Development Policies DPD (March 2011).

9. No deliveries, external running of plant and equipment or construction works, other than internal works not audible outside the site boundary, shall take place on the site other than between the hours of 0800 to 1800 on Monday to Friday and 0800 to 1300 on Saturday and not at all on Sundays, Public or Bank Holidays without the prior written permission of the Local Planning Authority.

Reason: To ensure that the proposed construction work does not cause nuisance and disturbance to neighbouring occupiers and in accordance with Policy BP8 of the Borough Wide Development Policies DPD (March 2011).

10. The development shall not commence until a Construction Environmental Management Plan (CEMP) and a Site Waste Management Plan (SWMP) have been submitted to and approved in writing by the Local Planning Authority. These plans shall incorporate details of:
• construction traffic management
• the parking of vehicles of site operatives and visitors
• loading and unloading of plant and materials
• storage of plant and materials used in constructing the development
• the erection and maintenance of security hoarding including decorative displays
• wheel washing facilities
• measures to control the emission of dust, dirt and emissions to air during construction; such measures to accord with the guidance provided in the document “The Control of Dust and Emissions during construction and demolition”, Mayor of London, July 2014; including but not confined to, non road mobile machinery (NRMM) requirements
• a scheme for recycling/disposing of waste resulting from demolition and
construction works
- the use of efficient construction materials
- methods to minimise waste, to encourage reuse, recovery and recycling, sourcing of materials
- details of a nominated developer/resident liaison representative with an Address and contact telephone number to be circulated to those residents consulted on the application by the developer's representatives. This person will act as first point of contact for residents who have any problems or questions related to the ongoing development.

Once approved these plans shall be adhered to throughout the development of the site.
Reason: The CEMP is required prior to commencement of development in order to minimise the impact of the construction phase on the environment and on the amenities of neighbouring residents, in accordance with Policy BP8 of the Borough Development Policies DPD (March 2011).

11. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles, has been submitted to and approved in writing by the Local Planning Authority. The drainage system shall be designed such that there is no increase in the rate of surface water run off from the site resulting from the development and such that storm water flows are attenuated. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
Reason: Sustainable urban drainage systems must be identified prior to the commencement of development to prevent the increased risk of flooding, improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system in accordance with Policy CR4 of the Core Strategy (July 2010) and Policy BR4 of the Borough Wide Development Policies DPD (March 2011).

12. No development shall take place until an investigation and risk assessment, in addition to any assessment provided with the planning application, has been completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:
(i) a survey of the extent, scale and nature of contamination;
(ii) an assessment of the potential risks to:
- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;
(iii) an appraisal of remedial options, and proposal of the preferred option(s).
(iv) this must be conducted in accordance with DEFRA and the Environment Agency’s ‘Model Procedures for the Management of Land Contamination, CLR 11’.
13. No development shall take place until a detailed remediation scheme required to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

14. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

15. Following completion of measures identified in the approved remediation scheme, a verification report (also known as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

16. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 12 and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 13 which are subject to the approval in writing of the Local Planning Authority.

Reason (for conditions 12 to 16): Contamination must be identified prior to the commencement of development to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy BR5 of the Borough Wide Development Policies DPD (March 2011).

17. The bungalows hereby permitted must be occupied by at least one tenant who is over the statutory retirement age at the time of letting, in the case of Joint Tenancies at least one tenant must meet this criteria; or must be occupied by at least one tenant who has been assessed as requiring a wheelchair housing design standard dwelling and who is registered disabled regardless of age.

Reason: To ensure that the dwellings which have been specially constructed to serve the needs of such tenants remain available to meet this housing need and in accordance with Policies BC1 and BC2 of the Borough Wide Development Policies DPD (March 2011).

18. The units hereby permitted shall be let as Council accommodation via the Council’s existing lettings and allocations policy (which can be varied from time to time). The homes will be let at an affordable rent that will be pegged at between 50% - 65% of a local market rent level and will be retained as Council accommodation in perpetuity.

Reason: To accord with the submitted scheme and ensure that affordable housing is provided in accordance with Policy BC1 of the Borough Wide Development Policies DPD (March 2011).
19. The houses hereby permitted shall comply with Building Regulations Optional Requirement Approved Document M4(2) Category 2: Accessible and adaptable dwellings (2015 edition). The bungalows hereby permitted shall be constructed to, or capable of easy adaptation to, Building Regulations Optional Requirement Approved Document M4(3) Category 3: (Wheelchair user dwellings) (2015 edition). Evidence of compliance shall be notified to the building control body appointed for the development in the appropriate Full Plans Application, or Building Notice, or Initial Notice to enable the building control body to check compliance.

Reason: To ensure that accessible housing is provided in accordance with Policy 3.8 of the Minor Alterations to the London Plan (May 2015).

20. The development hereby permitted shall not be occupied until details of refuse enclosures showing the design, location and external appearance have been submitted to and approved in writing by the Local Planning Authority. The approved enclosures shall be provided before the commencement of the use and thereafter permanently retained.

Reason: To provide satisfactory refuse storage provision in the interests of the appearance of the site and locality in accordance with Policies BP8 and BP11 of the Borough Wide Development Policies DPD (March 2011).

66. **174-176 Ripple Road, Barking- 15/00427/FUL**

This item was deferred to a future meeting of the Board.

67. **SCL House, 21 - 25 River Road, Barking- 15/01553/FUL**

The Development Management Manager introduced a report on an application relating to SCL House, 21 - 25 River Road, Barking. The application sought the erection of an extension to the south side of an existing industrial unit which was currently used for the production of noodles for human consumption. The site forms part of the former Bardag recreation ground and is allocated in the Local Plan as Strategic Industrial Land (SIL).

This application was a resubmission of a previously refused application and it was noted that although the development was compliant with the London Plan, the site was allocated for housing in the London Riverside Opportunity Area Planning Framework (LROPF) and the proposed development was contrary to it.

The Board refused planning permission for the following reason:

The proposed development is contrary to the London Riverside Opportunity Area Planning Framework Supplementary Planning Guidance 2015 which seeks to change the designation of the site to housing. The granting of permission for this extension would embed the industrial use on the site and make the possibility of future residential development less likely to come forward thereby compromising the long-term land use aspirations for the London Riverside area.
68. **1A Farr Avenue, Barking-15/01670/FUL**

The Development Management Manager introduced a report on an application relating to 1a Farr Avenue, Barking. The application sought full planning permission for the change of use of part of the mini-cab office to a class A1 retail shop (grocery) approximately 18 sq m in size. It is proposed to segregate the current mini cab office waiting area to form the separate retail unit with the installation of a new shop front to the elevation facing Bastable Avenue.

Members did express concerns that the development would not be in keeping with the current architectural heritage of the shopping parade but officers considered that the proposed alterations would not be harmful.

*(At this point, the Board extended the meeting beyond 9.30 pm to allow the remaining business of the meeting to be transacted.)*

The Board granted planning permission subject to the following conditions:

1. The development hereby permitted must be commenced not later than the expiration of THREE YEARS from the date of this permission.

   *Reason:* To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 01; 02; 03; 04; 05; 06.

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

3. The use hereby permitted shall not take place other than between the hours of 6.00 am and 11.00 pm.

   *Reason:* To prevent the use causing any undue disturbance to occupants of neighbouring properties at unreasonable hours and in accordance with policy BP8 of the Borough Wide Development Policies Development Plan Document.

69. **194 Ripple Road, Barking-15/01099/FUL**

The Development Management Manager introduced a report on an application relating to 194 Ripple Road, Barking. The application sought the demolition of the church and erection of part single/ part three/ part four storey building to provide replacement church on ground floor with 4 one bedroom and 5 two bedroom flats above. Any noise and disturbance would be controlled by conditions.

Members did express some concerns about the development being car free although it was noted that this was suitable in an area with a very high level of public transport accessibility and with parking controls in the surrounding streets.

The Board granted planning permission subject to the following conditions:
1. The development permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by S.51 of the Planning and Compulsory Purchase Act 2004)

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 14189_PL02 Rev. B; 14189_PL03 Rev. A; 14189_PL04.

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

3. No above ground development shall take place until details/samples of all materials, including details of the glazing to the ground floor Ripple Road frontage and any associated security shutters, to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved materials.

Reason: 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.

4. No development above ground level shall take place until a scheme of hard and soft landscaping for the site, including details of materials, species and a planting schedule have been submitted to and approved in writing by the Local Planning Authority. The approved hard landscaping shall be carried out prior to the occupation of the development and thereafter permanently retained. The approved soft landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or completion of the development, whichever is the sooner. Any plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To safeguard and improve the appearance of the area in accordance with policy BP11 of the Borough Wide Development Policies Development Plan Document.

5. Details of the proposed living roofs including their type, location and specific purpose together with a maintenance schedule shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any development above ground level. The living roofs shall be constructed in accordance with the approved details and thereafter maintained in accordance with the approved maintenance schedule.

Reason: In the interests of reducing the impact of the development on the mains drainage system, enhancing the insulation of the building and contributing to biodiversity and in accordance with policy CR1 of the Core Strategy and policies BR3, BR4 and BP11 of the Borough Wide Development...

6. No development above ground level shall take place until details of refuse enclosures showing the design, location and external appearance have been submitted to and approved in writing by the Local Planning Authority. The approved enclosures shall be provided before the commencement of the use and thereafter permanently retained.

Reason: To provide satisfactory refuse storage provision in the interests of the appearance of the site and locality in accordance with policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

7. Cycle parking shall be provided in accordance with the details shown on drawing No. 14189_PL02 Rev. B prior to the occupation of the development and thereafter maintained for the use of residents and visitors to the site.

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

8. No development above ground level shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the position, design, materials and type of boundary treatment to be erected. No part of the development shall be occupied until the approved boundary treatment has been provided. The approved boundary treatment shall be retained unless the Local Planning Authority gives prior written approval for its removal.

Reason: To ensure the boundary treatment protects or enhances the character and amenity of the area in accordance with policy BP11 of the Borough Wide Development Policies Development Plan Document.

9. The residential occupiers of the proposed development shall not be eligible for a parking permit within any adjoining Controlled Parking Zones (CPZ).

Reason: To prevent residential occupiers of the proposed development from taking up parking spaces in adjoining CPZs which are already in high demand by existing local residents in accordance with Policies BR9 and BR10 of the Borough Wide Development Policies Development Plan Document.

10. No development shall be carried out until a method statement identifying the root protection areas of the trees within the rear gardens of Nos. 209 and 215 Morley Road, and giving details of any works to be carried out within the root protection areas of the trees and the method to avoid damage to the trees during these works has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: The method statement is required prior to commencement in order to ensure that retained trees are adequately protected during the construction phase in accordance with Policy CR2 of the Core Strategy and policies BR3 and BP11 of the Borough Wide Development Policies Development Plan Document and
Section 197 of the Town and Country Planning Act 1990

11. No development above ground level shall take place until a scheme showing the provisions to be made for external lighting, CCTV coverage, access control, and any other measures to reduce the risk of crime, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been implemented. Thereafter the approved measures shall be permanently retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to provide a good standard of security to future occupants and visitors to the site and to reduce the risk of crime in accordance with policy BP11 of the Borough Wide Development Policies Development Plan Document.

12. The flats hereby permitted shall not be occupied until a scheme of noise mitigation incorporating sound insulation measures to protect residents from noise generated by the place of worship has been submitted to and approved by the Local Planning Authority. The scheme shall be implemented and thereafter maintained.

Reason: To maintain reasonable levels of protection for the occupiers of the flats from external noise and in accordance with policy BP8 of the Borough Wide Development Policies Development Plan Document.

13. All external doors and windows of the ground floor shall be kept shut, other than for access and egress, when activities involving music or singing whether amplified or not, or the use of any public address system are taking place within the place of worship.

Reason: To maintain reasonable levels of protection for the occupiers of the flats from external noise and in accordance with policy BP8 of the Borough Wide Development Policies Development Plan Document.

14. Prior to the occupation of the development an air conditioning system shall be installed to serve the place of worship hereby permitted in accordance with details which shall have been submitted to and approved by the Local Planning Authority and it shall thereafter be maintained. The system shall be designed to provide adequate cooling and ventilation with all doors and windows closed.

Reason: In order prevent noise nuisance to occupiers of the neighbouring dwellings and in accordance with policies BR13 and BP8 of the Borough Wide Development Policies Development Plan Document.

15. The Main Hall and Youth Room shall not be used between the hours of 11pm and 8am on any day.

Reason: In order prevent noise nuisance to occupiers of the neighbouring dwellings at unsociable hours and in accordance with policies BR13 and BP8 of the Borough Wide Development Policies Development Plan Document.

16. No development shall take place until details of existing and finished site levels, finished floor and ridge levels of the buildings to be erected, and finished
external surface levels have been submitted to and approved in writing by the Local Planning Authority.

Reason: The proposed levels of the development are required prior to commencement in order to ensure that any works in connection with the development hereby permitted respect the height of adjacent properties and in accordance with policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

17. Prior to the commencement of the development a bat inspection of all internal roof spaces shall be carried out by a qualified ecologist. The results shall be submitted to the Local Planning Authority. If there is evidence of bat roost(s) on the site no development shall commence until the submission to and approval by the Local Planning Authority of a bat habitat mitigation strategy. The development shall then be carried out in accordance with the approved strategy.

Reason: The inspection is required prior to commencement of the development in order to prevent harm to wildlife habitats and in accordance with Policy BR3 of the Borough Wide Development Policies Development Plan Document.

18. A nesting bird survey of the existing buildings shall be carried out by a suitably qualified ecologist no more than 2 days prior to commencement of works affecting the existing roof structures that could support nesting birds. The results of the survey should be submitted to the Local Planning Authority before works commence. If nesting birds are found i) works should be delayed until the nesting season is over and the fledglings have left the area and ii) a strategy should be agreed with the Local Planning Authority to ensure the nesting birds are not disturbed by any other works taking place on the site.

Reason: The survey is required prior to commencement of the development to protect the ecology of the area as nesting birds may be present on the site and in accordance with policy CR2 of the Core Strategy, policy BR3 of the Borough Wide Development Policies Development Plan Document and policy 7.19 of the London Plan.

19. The development shall not be occupied until bird nesting and bat roosting boxes have been installed on the building or in any trees on the site in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority. The details shall accord with the advice set out in “Biodiversity for Low and Zero Carbon Buildings: A Technical Guide for New Build” (Published by RIBA, March 2010) or similar advice from the RSPB and the Bat Conservation Trust.

Reason: In order to preserve and enhance the Borough’s natural environment and to comply with policy CR2 of the Core Strategy, policy BR3 of the Borough Wide development Policies Development Plan Document and policy 7.19 of the London Plan.

20. Before occupation all of the dwellings shall comply with Building Regulations Optional Requirement Approved Document M4(2) Category 2: Accessible and adaptable dwellings (2015 edition). Evidence of compliance shall be notified to the building control body appointed for the development in
the appropriate Full Plans Application, or Building Notice, or Initial Notice to enable the building control body to check compliance.

Reason: To ensure that accessible housing is provided in accordance with policy 3.8 of the Minor Alterations to the London Plan.

21. An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency’s ‘Model Procedures for the Management of Land Contamination, CLR 11’.

22. Where required, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

23. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation
scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

24. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 21, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 22, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 23.

25. Where indicated by the remediation strategy a monitoring and maintenance scheme to include monitoring the long term effectiveness of the proposed remediation, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority.

Reason for Conditions 21 to 25: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with Policy BR5 of the Borough Wide Development Policies Development Plan Document.

26. Glazing to habitable rooms is to incorporate noise attenuating trickle ventilators and is to achieve a sound reduction index performance of not less than:

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<th>Octave band centre frequency SRI, dB</th>
<th>125Hz</th>
<th>250Hz</th>
<th>500Hz</th>
<th>1000Hz</th>
<th>2000Hz</th>
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<td>26</td>
<td>31</td>
<td>32</td>
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Reason: To ensure that the proposed dwellings are adequately protected from traffic noise and in accordance with policy BR13 of the Borough Wide Development Policies Development Plan Document.

27. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

i. the parking of vehicles of site operatives and visitors;
ii. details of access to the site; including details of plans to minimise deliveries of materials and export of any waste materials within the times of peak traffic congestion on the local road network.
iii. loading and unloading and the storage of plant and materials used in constructing the development;
iv. the erection and maintenance of security hoardings including decorative
displays;
v. wheel washing facilities;
vi. measures to control the emission of noise, dust and dirt during construction;
vii. a scheme for recycling/disposing of waste resulting from demolition and construction works; and
viii. details of a nominated developer/resident liaison representative with an address and contact telephone number to be circulated to those residents consulted on the application by the developer’s representatives. This person will act as first point of contact for residents who have any problems or questions related to the ongoing development.

Reason: The construction method statement is required prior to commencement of development in order to reduce the environmental impact of the construction and the impact on the amenities of neighbouring residents, and in accordance with policy BP8 of the Borough Wide Development Policies Development Plan Document.

28. No deliveries, external running of plant and equipment or construction works, other than internal works not audible outside the site boundary, shall take place on the site other than between the hours of 0800 to 1800 on Monday to Friday and 0800 to 1300 on Saturday and not at all on Sundays, Public or Bank Holidays without the prior written permission of the Local Planning Authority.

Reason: To ensure that the proposed construction work does not cause undue nuisance and disturbance to neighbouring properties at unreasonable hours and in accordance with policy BP8 of the Borough Wide Development Policies Development Plan Document.

29. No above ground development shall commence until the developer has submitted to the Local Planning Authority for approval in writing, in consultation with the Local Highway Authority, a scheme of highway works associated with the development, that shall include the re-instatement of the existing dropped kerbs, the rationalisation of on street parking bays adjacent to the site and provision for servicing and deliveries to the site. The approved works shall be carried out prior to the occupation of the development, or as otherwise agreed in writing with the Local Planning Authority, in consultation with the Local Highway Authority.

Reason: In the interests of highway safety and in accordance with policies BR9 and BR10 of the Borough Wide Development Policies Development Plan Document.

70. Town Planning Appeals

The Board noted details of the following appeals:

Appeals Lodged

The following appeals had been lodged
a) Demolition of side extension and erection of 2 storey two bedroom dwelling – 159 Great Cullings, Rush Green (Ref: 14/01413/FUL)

Application refused under delegated powers 21 July 2015 (Eastbrook Ward).

b) Demolition of rear extension and outbuildings, conversion of police station and erection of 5-storey building to rear to provide 24 residential units and use of ground floor of police station for Class A1 (retail) or Class A3 (restaurant/cafe) purposes – Former Barking Police Station, Ripple Road, Barking (Ref: 15/00658/FUL)

Application refused at Development Control Board 15 September 2015 (Abbey Ward).

c) Application for prior approval of proposed single storey rear extension (depth: 6.0 metres; height to eaves and maximum height: 3.0 metres) – 58 Stratton Drive, Barking (Ref: 15/01574/PRIOR6)

Application refused under delegated powers 10 December 2015 (Longbridge Ward).

Appeals Determined

The following appeals had been determined by the Planning Inspectorate:

a) Erection of 2 two storey 2 bedroom houses – Land at Eastbrook Close, Dagenham (Ref: 14/01429/FUL – Eastbrook Ward).

Application refused under delegated powers 30 March 2015 for the following reason:

1. The proposed houses, by reason of their siting and design, would result in cramped and intrusive additions to the existing open street scene, harmful to the character and appearance of the area and the amenities of neighbouring and future occupiers, contrary to policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.


b) Erection of single storey building in rear garden to provide 2 one bedroom dwellings and formation of car parking area in rear garden - 569 Gale Street, Dagenham (Ref: 15/00078/FUL – Goresbrook Ward).

Application refused under delegated powers 27 April 2015
for the following reasons:

1. The proposed residential units, located to the rear of an existing building will result in a form of backland development out of character and harmful to the prevailing pattern of development in the area contrary to policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document and paragraph 53 of the NPPF.

2. The development, by virtue of the shortfall in the size of the external private amenity space to the host building and the proposed residential bungalows would result in substandard units of accommodation detrimental to the living standards and amenities enjoyed by future occupiers of the properties. The proposal is therefore contrary to Policy BP5 of the Borough Wide Development Policies Development Plan Document 2011.


c) Erection of two storey side extension - 160 Fanshawe Crescent, Dagenham (Ref: 15/00409/FUL – Parsloes Ward).

Application refused under delegated powers 10 August 2015 for the following reason:

1. The development by virtue of its siting and design, with particular relevance to the proximity of the side extension to the boundary with No.162 Fanshawe Crescent, would result in the reduction of an important gap to the detriment of the character, appearance and spatial standards of the streetscene. The proposal is contrary to policy CP3 of the Core Strategy, policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document, and the adopted Supplementary Planning Document for Residential Extensions and Alterations guidance.


71. Delegated Decisions

The Board noted details of delegated decisions for the period 26 October-20 November 2015.