### Agenda

#### Strategic Development Committee

**Date**
Tuesday 15th October 2019

**Time**
6.30 p.m.

**Venue**
The Will Thorne Council Chamber, Old Town Stratford, E15

**Contact:** Shirley Fortune, Principal Committees and Partnerships Officer
Tel: 020 3373 1255; e-mail: shirley.fortune@newham.gov.uk

#### MEMBERSHIP

**Councillors (9):**
- Daniel Blaney (Chair)
- Carleene Lee-Phakoe (Vice-Chair)
- James Beckles
- Mumtaz Khan
- Genevieve Kitchen
- Mas Patel
- Rachel Tripp
- Harvinder Singh Virdee
- John Whitworth

  - East Ham North;
  - Plaistow South;
  - Custom House;
  - Green Street West;
  - Boleyn;
  - Forest Gate South;
  - Forest Gate North;
  - Boleyn;
  - West Ham;

**Substitutes**
- Joshua Garfield
- Alan Griffiths
- Nilufa Jahan
- Shaban Mohammed
- Mushtaq Mughal

  - Stratford and New Town;
  - Canning Town South;
  - Green Street East;
  - Canning Town North;
  - Green Street West;

*Quorum: 3*

#### Officers usually in attendance:
- Amanda Reid – Director of Planning and Development (Chief Planning Officer)
- James Bolt – Senior Development Manager
- James Coulstock – Development Manager
- Amanda-Jayne Campbell – Legal Advisor
- Narinder Ubhi – Transport Advisor
## Agenda

<table>
<thead>
<tr>
<th>Report</th>
<th>Ward(s) Affected</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1. Apologies for Absence</strong></td>
<td></td>
</tr>
<tr>
<td><strong>2. Information for Visitors (Pages 1 - 2)</strong></td>
<td></td>
</tr>
<tr>
<td><strong>3. Minutes (Pages 3 - 38)</strong></td>
<td></td>
</tr>
</tbody>
</table>

Minutes of the meeting held on 16 July and 11 September 2019 for confirmation.

| **4. Declarations of Interest** |                  |

In accordance with the Members’ Code of Conduct, Members are asked to note the guidance on declaring interests, which is attached to this agenda. In addition to considering the guidance, Members are asked to check the standing list of declarations of registered interests set out on the guidance document and confirm that these declarations of personal interests are correct and to state if there are any other interests they wish to declare.

Members will also be asked whether or not, in light of the agenda, the interests declared are prejudicial interests.

| **5. Determining Planning Applications** |                  |

Members are asked to note the following advice from the Head of Legal Services:

"When determining planning applications, by law, Members must have regard to the provisions of the development plan and to any other material considerations and must determine the application in accordance with the plan, unless material considerations indicate otherwise.

Reports submitted to Members of the Committee contain full details of the relevant issues for Members to consider when deciding whether or not to grant planning permission.

Applications for 'deemed' planning consent must be dealt with fairly by reference to the same criteria as the Committee would adopt for an application by a private developer.

Members should take account of the provisions of the
Human Rights Act 1998 as they relate to each application and the conflicting interests of the applicant and any third party opposing the application in reaching the decision.

The provisions of the Act have been taken into account in the processing of all applications and preparation of reports."

6. Announcements from the Chair

7. Royal Docks Service Station, North Woolwich Road, Silvertown E16 2AB (Pages 39 - 106)

The purpose of this report is to set out the Officer recommendations to Strategic Development Committee regarding an application for planning permission relating to the following proposal.

Application under Section 73 to vary Condition 2 (approved plans) attached to planning permission 17/00363/FUL dated 12th October 2017 which granted full planning permission for: Redevelopment of former Royal Docks Service Station to provide a new residential development comprising of 295 residential units set across four buildings ranging in height from 5 storeys to 13 storeys with single basement level, landscaping, amenity space, and ancillary associated development.

Proposed amendments comprise:

- Removal of oversail to Block A
- Adjustments to buildings massing including height and footprint
- Internal reconfiguration including removal of duplex units in Block B
- Amendment to basement layout including reduction in car parking spaces from 121 to 106
- Reduction in number of units from 295 to 294
- Alterations to housing mix and affordable housing
- Relocation of substation
- Alterations to external elevations

This application site affects the settings of Listed Buildings - Grade II* Former St Mark's Church and the Grade II War Memorial at the Former St Mark's Church.

Recommendation – APPROVAL


8. North Woolwich Road, Silvertown London E16 2AB Royal Docks
Redevelopment of the vacant wharf for use as a road-river hub for construction demolition and excavation waste storage and transfer, comprising the construction of stock bays, for storage of construction, demolition and excavation waste, incorporating a sustainable drainage system, widening of the wharf landing area, storage and fabrication for civil engineering projects and erection of weighbridge, office facilities and associated infrastructure.

Recommendation – APPROVAL


9. 104-106 Broadway, Stratford, London E15 1NG (Pages 183 - 252)

Demolition of the existing building and the erection of part 4, 6 and 7 storey building for retail/commercial use at ground floor (A1/A2/A3/B1(a) and apart-hotel use on the upper floors.

This application is affecting the setting of Stratford St. Johns Conservation Area and is affecting the setting of Grade II listed building, Church of St John The Evangelist and Grade II listed street furniture, the Railings of Church of St John The Evangelist).

Recommendation – APPROVAL


10. The White Horse 125 High Street South, London, E6 6EJ (Pages 253 - 316)

Part-three, four and six storey building with A3/A4 public house & restaurant on ground floor and thirty-one self-contained flats on upper floors (This application is affecting the setting of a Grade II Listed Building, Central Park War Memorial, East Ham).

Recommendation – REFUSAL


11. TFL Highway Compound, 14 Armada Way, Beckton E6 7AB (Pages 317 - 364)

Stratford and New Town

East Ham South

Beckton
Section 73 application to vary Condition 3 (Permission Expiry) and Condition 4 (Alternatives sites scheme) to allow the highways depot to continue to operate and provide highways maintenance and repair for Newham and London attached to planning permission 15/03067/FUL dated 29th March 2016 which granted permission for:

"Time limited planning permission until the 31st December 2020 for the construction of a TfL highways compound including the erection of a salt store, stores, offices and parking for cars and operational vehicles, the storage of engineering and construction materials and street lighting equipment. (This proposal does not accord with the development plan)"

Recommendation – APPROVAL


Section 73 application to remove Condition 6 (permitted development rights), attached to planning permission 82/24240/1 dated 11/10/1982 which granted full planning permission for:

"Erection of 118 dwellings."

Recommendation – REFUSAL


13. Site 2G And B Compressor Hire Ltd, Thames Wharf, Dock Rd, Silvertown, London E16 1AF (Pages 383 - 410)

Section 73 application to vary Condition 1 (Time Limited Consent) - to extend the use until 31st July 2024 attached to planning consent 17/02618/FUL dated 11/10/2017 which granted permission for:

Planning permission for time limited consent for the continued use of the site for waste recycling and material transfer and processing.

Recommendation – APPROVAL

14. **Site 4 Docklands Waste Recycling Ltd, Thames Wharf, Dock Rd, Silvertown, London E16 1AF (Pages 411 - 442)**

Section 73 application to vary Condition 1 (Time Limited Consent) - to extend the use until 31st July 2024 and removal of condition 4 (Installation of PVC curtain and high level dust suppression system) attached to planning consent 17/02617/FUL dated 11.10.2017 which granted permission for:

"Planning permission for time limited consent for the continued use of the site for waste recycling and material transfer and processing".

Recommendation – APPROVAL


15. **Date of Next Meeting**

30 October 2019
In very straightforward cases where the recommendation is to approve, the Committee sometimes makes a decision based solely on the officer's report without an officer presentation or extensive debate. However, more complex matters under consideration are dealt with as follows:

- The Chair takes the item in the order listed on the agenda and announces its name and the nature of the proposal.
- Presentation from the applicant (if any) - 5 minutes
- The Committee may put questions to those who have spoken.
- Objectors - 5 minutes
- The Committee may put questions to those who have spoken.
- The planning officer (where necessary) briefly introduces the item and confirms the recommendation
- The Committee may put questions to the officer.
- The Committee then debates the matter seeking to avoid repetition of issues already raised and does not hear any additional representations or comments, but may seek clarification from officers.

When the Chair considers that there has been sufficient debate, he/she will call for a decision. A vote may be taken on the recommendation in the report or on a motion moved by a Member of the Committee, altering the recommendation.

Where Members of the Strategic Development Committee are minded not to follow Officers recommendations to approve or refuse planning permission the matter will be automatically deferred and the matter brought back to Members with a new report.

(This is an extract from the procedures adopted by the Committee on 3rd July 2002 and amended on 27th May 2010. A copy of the complete note is also available from the clerk).
### Use Classes

<table>
<thead>
<tr>
<th>Use Class</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A1</strong></td>
<td>Shops, Retail Warehouses, Hairdressers, Travel and Ticket Agencies, Post Offices, Pet Shops, Sandwich Bars, Internet Cafes, Showrooms, Domestic Hire Shops, Dry Cleaners, Funeral Directors</td>
</tr>
<tr>
<td><strong>A2</strong></td>
<td>Banks, Building Societies, Estate and Employment Agencies, Professional and Financial Services</td>
</tr>
<tr>
<td><strong>A3</strong></td>
<td>Establishments where the primary purpose is for the sale of food and drink for consumption on the premises (restaurant/snack bar/cafè)</td>
</tr>
<tr>
<td><strong>A4</strong></td>
<td>Public Houses, Wines Bars other Drinking Establishments (but not night clubs)</td>
</tr>
<tr>
<td><strong>A5</strong></td>
<td>Establishments where the primary purpose is sale of hot food for consumption off the premises</td>
</tr>
</tbody>
</table>
| **B1** | A) Offices other than in A2;  
B) Research & Development;  
C) Light Industry – use for any industrial process which can be carried out within a residential area without causing detriment to amenity |
| **B2** | Use for any industrial process, other than that falling within B1 |
| **B8** | Storage or Distribution, including open air storage |
| **C1** | Hotels, boarding and guest houses where no significant element of care is provided |
| **C2** | Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres |
| **C2a** | Secure residential accommodation – prisons, young offenders institutions, detention centres, secure training centres, custody centres, short term holding centres, secure hospitals, secure local authority accommodation, military barrack. |
| **C3** | A) House occupied by a single person, couple, or family (including an employer and domestic employees, a carer and the person receiving care;  
B) House occupied by up to six people living together as a single household and receiving care (supported housing scheme);  
C) House occupied by up to six people living together as a single household which do not fall within the definition of C4 (e.g. a small religious community or a person/family with a lodger) |
| **C4** | Houses occupied by between three and six unrelated individuals as their only or main residence, where basic amenities are shared (e.g. student lets) |
| **D1** | Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries, museums, libraries, places of worship, public halls, exhibition halls, church halls, law courts and non residential education and training centres |
| **D2** | Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or sports arenas (except for motor sports or where firearms are used) |
| **Sui Generis** | There are many uses that are not specifically categorised by the four main use classes. These uses are classified sui generis and include, theatres, nightclubs, retail warehouse clubs, amusement arcades, laundrette, casinos, petrol filling stations and motor car show rooms. Betting Offices and payday loan shops. Large HMOs. |
Section 85 of the Local Government Act 1972 provides that a Member (Councillor) of an authority must attend a meeting of the authority as a whole (i.e. Council) or a Committee, Sub-Committee or a Joint Committee at least once every six months. Attendance at a meeting of a Committee or Sub-Committee of Council listed below would count in lieu of a meeting of Council provided that the Councillor was an appointed member of that Committee or Sub-Committee

Standards Advisory Committee
Local or Strategic Development Committee
Licensing Committee
Overview and Scrutiny Committee or a Scrutiny Commission
Investment and Accounts Committee
Chief Officers Appointment Committee
Audit Board

Members of the Executive (the Mayor and Cabinet Members) also need to attend a meeting of the Executive i.e. Cabinet at least once every six months.

If you have any queries with regard to this guidance you should contact:

Daniel Fenwick (Monitoring Officer) – 01708 432 484
E-mail: daniel.fenwick@onesource.co.uk
Members' Declarations of Interest

Matters for Consideration
Revised Guidance – February 2016

The following is offered as a guide to Members. Further details are set out in the Members’ Code of Conduct, attached as Part 5.1 of the Council’s Constitution.

1. Disclosable Pecuniary Interests

Disclosable Pecuniary Interests (DPI) are covered in detail in the Localism Act 2011 and a list of DPIs is set out at the end of this document. Breaches of the law relating to these may be a criminal offence.

1.1 If you have a DPI in any item on the agenda, you must declare it and not speak or vote on that item. You are required by the Constitution to leave the room (including any public seating area). If you do so without a prior Dispensation (see below) you may be committing a criminal offence, as well as a Breach of the Code of Conduct. The Council's Constitution requires any Member declaring a DPI to leave the meeting during consideration of the matter.

1.2 Members will be asked at the start of the meeting if they have any declarations of interest. The Council’s Code of Conduct requires you to make a verbal declaration of the fact and nature of any DPI. You are also required to declare any DPIs before the consideration of the matter, or as soon as the interest becomes apparent, if you were not aware of it at the start of the meeting.

2. Non-Disclosable Pecuniary Interest or Non-Pecuniary Interest

2.1 The Council's Code of Conduct requires you to make a verbal declaration of the existence and nature of any "Non-Disclosable Pecuniary Interest or Non-Pecuniary Interest". Any Member who does not declare these interests in any matter when they apply may be in breach of the Code of Conduct.

2.2 You may have a "Non-Disclosable Pecuniary Interest or Non-Pecuniary Interest" in an item of business where:

2.2.1 A decision in relation to that business might reasonably be regarded as affecting your well-being or financial standing, or a member of your family, or a person with whom you have a close association with to a greater extent than it would affect the majority of the Council taxpayers, ratepayers or inhabitants of the ward or electoral area for which you have been elected or otherwise of the authority's administrative area, or

2.2.2 It relates to interests which would be a DPI, but in relation to a member of your family or a person with whom you have a close association and that interest is not a DPI. If the matter concerns your spouse, your civil partner or someone you live with in a similar capacity, it is covered by the provisions relating to DPIs.

2.2.3 It could also cover membership of organisations which you have listed on your Register of Interests (including appointments to outside bodies), where there is no well-being or financial benefit accruing to you but where your membership might be said to be relevant to your view of the public interest.

2.3 A person with whom you have a close association is someone who is more than an acquaintance, and is someone you are in contact with over a period of time, whether regularly or not. It is someone that a reasonable member of the public might think you would be prepared to favour or disadvantage when discussing a matter which affects
them and so covers friends, colleagues, business associates, or someone you know through social contact.

2.4 Family should be given a wide meaning. In relation to the family of both you and your partner, it would include the parents, parents-in-law, children and step children, brothers and sisters, grandparents, grandchildren, uncles and aunts, nephews or nieces, together with the partners of any of these persons.

2.5 You should make a verbal declaration of any such interest in a matter to be considered at the meeting at the start of the meeting, or before the consideration of the item of business, or as soon as the interest becomes apparent if you are not aware at the start of the meeting of the interest.

3. **Register of Members interests**

Members are required to complete the Register of Interests and to keep this register up to date by informing the Monitoring Officer in writing within 28 days of becoming aware of any change in respect of their DPIs.

4. **Dispensations**

In certain circumstances the Monitoring Officer is able to grant a dispensation to you which will enable you either to participate in the discussion on a matter, to vote on the matter, or both. Dispensations can only be granted in limited circumstances. If you believe that you are able to claim a dispensation you must seek advice as soon as possible from the Monitoring Officer, who will consider your request.

The Monitoring Officer, under Section 33(2) of the Localism Act, has granted the following general dispensations to all Members until the Annual Council meeting in 2018, on the grounds that the dispensation is in the interests of the inhabitants of Newham and/or it is appropriate to grant the dispensation to maintain a similar position as applied under the previous code of conduct. This means Members do not need to leave the meeting if their Disclosable Pecuniary Interest arises and is:

- An interest common to the majority of inhabitants in their ward.
- An interest so remote that it is not likely to prejudice their judgement of the public interest.
- Council housing unless related to their own particular tenancy.
- School meals and/or transport unless relating to their own child’s school.
- Statutory sick pay for members.
- Members allowances.
- Setting Council Tax or precept.
- Agreeing any Local Council Tax Benefit Scheme.
- Interests arising from membership of an outside body to which the authority has appointed or proposes to appoint them.
- The Local Government Pension Scheme unless relating specifically to their own circumstances.

5. **Bias and Predetermination**

If in relation to any decision, your outside connections may make it appear to a reasonable person that there is a real danger of bias, or predetermination you should seek advice as to whether it is appropriate for you to participate in any discussion about the matter and in the decision, regardless of whether or not you consider that you should declare an interest as defined above.

For further advice about these matters please contact Daniel Fenwick 0170 843 2714
E-mail: daniel.fenwick@onesource.co.uk