STRATEGIC DEVELOPMENT COMMITTEE

Meeting held on 11th September 2019
in The Will Thorne Council Chamber, Old Town Stratford, E15

Present:
Councillor Daniel Blaney (Chair)
Councillors Carleene Lee-Phakoe,
James Beckles, Mumtaz Khan, Mas Patel,
Rachel Tripp and John Whitworth

Also Present:
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– Transportation Planning Officers
Lauren Annison
Robin Bennett
Lindsey Blecher
Holly Harrison
Rajvinder Kaur
Sean Scott
Adam Silverwood

The meeting commenced at 5.08 p.m. and closed at 9.20 p.m.

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Gen Kitchen and Harvinder Singh Virdee.

Apologies for lateness were received from Councillor Mumtaz Khan.

2. INFORMATION FOR VISITORS

The Chair referred visitors to the Information for Visitors, on page 1 of the published Agenda.

3. MINUTES

The minutes of the meetings held on 5 July 2019, was confirmed as a correct record, subject to Councillor Mas Patel’s name being added to the attendance.
The Minutes of the meeting held of 16 July 2019, were deferred to the next meeting as the printing on pages 15 to 18, and were not fully legible.

The Committee instructed the Clerk to republish the minutes.

4. DECLARATIONS OF INTEREST

Councillors James Beckles declared an interest by virtue of being the Council’s nominated representative on the London City Airport Consultative Committee on the following items:

- Item 8 - Royal Dock Service Station North Woolwich Road, E16 2AB
- Item 10 - 1 Bradfield Road Silvertown, London E16 2AX
- Item 11 - ExCel 1 Western Gateway, Canning Town London E16 1XL
- Item 20 - Hotel 2 Festoon Way, Canning Town London E16 1RH
- Item 21 - Former Beckton Gasworks and Adjoining Land Armada Way, Beckton, London, E6 7FB

Councillors Daniel Blaney, James Beckles and Rachel Tripp declared an interest for Item 9 - Stratford Centre and Morgan House, The Mall, Stratford, E15 by virtue of being the Council’s nominated representatives on the Local Legacy Development Corporation’s Planning Decisions Committee.

Councillors James Beckles declared an interest by virtue of being the Council’s nominated representative on the London City Airport Consultative Committee on the following items:

- Item 8 - Royal Dock Service Station North Woolwich Road, E16 2AB
- Item 10 - 1 Bradfield Road Silvertown, London E16 2AX
- Item 11 - ExCel 1 Western Gateway, Canning Town London E16 1XL
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- Item 21 - Former Beckton Gasworks and Adjoining Land Armada Way, Beckton, London, E6 7FB

Councillors Daniel Blaney, James Beckles and Rachel Tripp declared an interest for Item 9 - Stratford Centre and Morgan House, The Mall, Stratford, E15 by virtue of being the Council’s nominated representatives on the Local Legacy Development Corporation’s Planning Decisions Committee.

Councillor Carleen Lee-Phakoe also stated that Items 12 and 13 - Newham Sixth Form College Prince Regent Lane, E13 8SG, were located in her ward; Plaistow South. She stated that she had an open mind when considering these applications

5. DETERMINING PLANNING APPLICATIONS

The Committee noted the advice from the Head of Legal Services, with regard to determining planning applications.
6. ANNOUNCEMENTS FROM THE CHAIR

Officer Update Report (attached as Appendix 1)

- Item 7 - Land Comprising Former HSS Site and 300 Manor Road, E16
- Item 8 - Royal Dock Service Station North Woolwich Road, E16 2AB
- Item 9 - Stratford Centre and Morgan House, The Mall, Stratford, E15
- Item 11 - ExCel 1 Western Gateway, Canning Town London E16 1XL
- Item 16 - Part Former Showcase Cinema Car Park, Jenkins Lane
- Item 17 - Baptist Tabernacle, West Ham Lane, Stratford, E15 4PT
- Item 18 - 72 - 76 High Street North, East Ham, London E6 2JA
- Item 21 - Former Beckton Gasworks and Adjoining Land Armada Way, Beckton, London, E6 7FB

Requests to address the Committee

- Item 7 - Land Comprising Former HSS Site and 300 Manor Road, E16
  - Duncan Cumberland - English Cities Fund
  - Susan Barclay and James Chagula (CAH TELCO Housing Group) in support
  - Jo Phillips - objecting

- Item 8 - Royal Dock Service Station North Woolwich Road, E16 2AB
  - Paul Galgey – Agent, Planning Potential

- Item 9 - Stratford Centre and Morgan House, The Mall, Stratford, E15
  Applicants Team
  - Hanne Puttonen (Frogmore)
  - Rachel Crick (Avison Young)
  - Marc Williams (AHMM)
  - David Lewis (Motion)

- Item 10 - 1 Bradfield Road Silvertown, London E16 2AX
  Applicant’s Team
  - Chris Gascoigne - DP9 (Agent)
  - Ewout Vandeweghe – Stockwool (Architect)
  - Lawrence Quail – Aitch Group (Applicant) /Luke Cadman – Aitch Group (Applicant)
  - Anthony O’Shea (Objecting)

- Item 11 - ExCel 1 Western Gateway, Canning Town London E16 1XL
  Applicants’ Team
  - Damian Norman
  - Sam Mallison
  - Alex Rogerson
  - Tom Edwards
  - Brain Cole
Item 12 - Newham Sixth Form College Prince Regent Lane, E13 8SG
- Louise Morton (agent) and Mandeep Gill (Principal)

Item 13 - Newham Sixth Form College Prince Regent Lane, E13 8SG
- Louise Morton (agent) and Mandeep Gill (Principal)

Item 16 - Part Former Showcase Cinema Car Park, Jenkins Lane

Applicants’ team
- Alun Evans (Agent – ROK Planning)
- Jamie Dempster (Agent – ROK Planning)
- Anthony Fusi (Architect – 360 Architecture)

Item 18 - 72 - 76 High Street North, East Ham, London E6 2JA
- Michael Woods

7. LAND COMPRISING FORMER HSS SITE AND 300 MANOR ROAD, CANNING TOWN, LONDON, E16 4PA

Redevelopment of land bounded by Manor Road, (i) outline planning permission for up to 449 dwellings (Class C3), up to 1,845m2 of commercial (Class B1) and retail (Class A1/A2/A3/A4) floorspace; car parking, open space and associated infrastructure works; (ii) full planning permission for Phase 1 for 355 dwellings (Class C3), 555m2 of commercial (Class B1) and retail (Class A1/A2/A3/A4) floorspace; car parking, open space and associated infrastructure works.

The application was accompanied by an Environmental Statement for the purposes of Environmental Impact Assessment under The Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

This was a Major Planning Application.

The application affected the settings of Listed Buildings.

The Applicants’ team, led by Duncan Cumberland of English Cities Fund, gave a presentation which outlined the planning aspects and benefits of the scheme. The presentation included:

- Other significant regeneration schemes in Newham and London
- Long term investment in Newham
- Pre-application discussions with Officers and presentations to Newham’s Design Review Panel (DRP) over 2 years
- Amendments to the scheme following DPR recommendations
- New homes, public space and affordable housing mix
- Highways upgrade for pedestrians; cycle friendly environment. New connections by removing physical barriers
Susan Barclay and James Chagula, led a deputation from Carista Anchor House (CAH) and TELCO Housing Group. They addressed the Committee in support of the application, explaining the work of CAH, a homelessness charity based in Canning Town, which provides residential and life-skills support for single homeless adults, requesting that at least 10 of the units be made available to the charity at social rent.

Mr Chagula told the Committee of his experience being homeless in the borough; sleeping rough in the Stratford Shopping Mall, and the plight of homelessness in London, due to escalating rents and social problems.

The Committee also heard from local resident Jo Phillips, objecting to the application. Ms Phillips spoke of the continued gentrification of the Canning Town; deprived for many years, its poor air quality and now only affordable to the wealthy, who would only live there on work days and do not form part of the community.

She spoke of historic problems with tower blocks and unsafe cladding.

She also supported the representation from CAH and TELCO for 10 units to be allocated to the charity.

In exercise of delegated authority, the Committee considered a report of the Council’s Director of Planning and Development, which outlined the application for the above site.

The Presenting Officer gave a detailed presentation of the application before the Committee summarising the assessment contained in the Committee report and the Officer Update report, concerning typographic errors.

In the subsequent discussion and in response to a number of questions, the following points were raised:

- Ongoing discussions with Newham’s Legal and Housing service on nomination rights are welcomed for the affordable housing offer
- Landscaping purposely overlooked to encourage passive surveillance, as discussed with DRP; similar to that at the Rathbone development; Maintenance to be linked into service charge; full time gardener to be employed on site
- Height of building discussed with Officers and DRP, felt appropriate on this site; officers were mindful of the height restrictions set by London City Airport
- Applicant aware of national issues concerning unused retail space. Discussions held with local ward councillors and were optimistic. A number of sponsored events were held during the summer, which would continue. They were now considering offering smaller scale work spaces/start-up businesses. Lessons learnt from earlier schemes and the applicant will work with LBN Officers to agree a commercial retail strategy
- Affordable housing; in the first Phase, all shared amenities
Community engagement - consultation included over 2,000 letters circulated

If mindful to approved the application, the Committee asked the notification of the 'car–free' development, be fully advertised to all prospective residents.

Decision

The Strategic Development Committee RESOLVED to AGREE:

1. the reasons for approval as set out in the report;

2. to refer the application to the Mayor of London (the GLA) as a Stage 2 referral;

3. subject to the Mayor of London (or delegated authorised officer) advising that he is content to allow the Council to determine the application itself and does not wish to direct refusal, or to issue a direction under Article 7 that he is to act as the Local Planning Authority for the purpose of determining the application; delegate authority to the Council's Director of Planning and Development, Chief Planning Officer to grant planning permission subject to the completion of a legal agreement under s106 of the Town and Country Planning Act 1990 (as amended), based on the Heads of Terms identified at Appendix 2 of the report and the Conditions listed in Appendix 1 of the report; and

4. that, if by 11 March 2020 the legal agreement has not been completed, the Director of Planning and Development, Chief Planning Officer is delegated authority to refuse planning permission or extend this timeframe to grant approval.

Councillors Mumtaz Khan, by virtue of arriving during the discussion of this item, was unable to participate in the discussion or vote on the application.

8. ROYAL DOCK SERVICE STATION, NORTH WOOLWICH ROAD,
SILVERTOWN LONDON E16 2AB

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

The application site affected 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.

In exercise of delegated authority, the Committee considered a report of the Council’s Director of Planning and Development, which outlined the application for the above site.

The Presenting Officer gave a detailed presentation of the application before the Committee summarising the assessment contained in the Committee report and the Officer Update report, concerning clarification of paragraph 7.4.7.

Paul Galgey, the Agent for the application, responding to a question from the Chair on the applicant’s response to social housing, outlined on page 302 of the published agenda, advised of their financial viability appraisal and the four additional affordable homes offered. He added that the viability assessment had been scrutinised by a third party.

The Committee discussed the distribution of affordable housing offer and their preference for London affordable rents.

The Director of Planning and Development – Chief Planning Officer, in explaining the Officer recommendation for approval, stated that the application was assessed against policy, the viability assessment, independently scrutinised, and the overall affordable housing offered. She acknowledged the Committee’ concerns and said that it was officers’ belief that the applicant could viably afford social rent units but with a lower overall percentage of affordable housing.

The applicant advised the Committee that they were willing to consider an offer of London Affordable Rent.

Neil Deely Chair of the Design Review Panel (DRP) commented on the application. He explained that DRP had seen the applicant 4 or 5 times and that the design team had responded positively to all comments.

He believed it a good scheme; as good as it could be, but would struggle to call it exemplary. He added that it was of sufficient quality to give support to additional height.

In light of the potential offer at London Affordable Rent, the Chair, suggested that the application be deferred to allow Officers the opportunity to re-assess
the proposal.

There being a vote

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<thead>
<tr>
<th>In favour of deferral</th>
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<td>Against deferral</td>
<td>1</td>
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<td>Abstentions</td>
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Decision

The Strategic Development Committee RESOLVED to DEFER the application to allow officers the opportunity to assess the overall package in terms of the revised London Affordable Rent offer.

9. STRATFORD CENTRE AND MORGAN HOUSE, THE MALL, STRATFORD, LONDON, E15

Demolition of existing structures including Morgan House and construction of a mixed-use development comprising ground plus 42 and 21 storey PRS residential buildings (423 residential units in total) including private and communal amenity areas, ground plus 17 storey hotel block, ground plus 10 storey office block, retail floorspace (Use classes A1, A2, A3, A4), provision of a new public square including landscaping and public realm improvements, car and cycle parking, basement, service yard, replacement market trader storage facilities, alterations to the existing Stratford Centre including modifications to the existing multi-storey car park, demolition of existing entrance and exit ramps and installation of a new entrance and exit ramp, alterations to servicing and storage facilities with associated highway works, access and connectivity improvements and other associated works.

The application affects the settings of Listed Buildings.

The application affects the settings of Conservation Areas.

The application was accompanied by an Environmental Statement for the purposes of Environmental Impact Assessment under The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended).

The applicant's team, led by, Hanne Puttonen, addressed the Committee. Their presentation included:

- The issue of homelessness taken very seriously and had been working in partnership with Mayor Fiaz on a homelessness task force
- Good footfall at Stratford Mall
- Activate new public space
- Pop up restaurants
- Secure storage for market traders
- Public consultation - event in Stratford Centre with 60 attendees, 17,000 flyers circulated and Social media presence
Worked with market traders, offering local services for local start-up business
Increase in affordable housing

The Committee heard from a local resident viewed the model with the Applicant.

In exercise of delegated authority, the Committee considered a report of the Council’s Director of Planning and Development, which outlined the application for the above site.

The Presenting Officer gave a detailed presentation of the application before the Committee summarising the assessment contained in the Committee report and the Officer Update report, concerning:

- Corrections to the report
- Typographical errors
- Clarification – Market Trader Facilities
- Additional condition

In the subsequent discussion and in response to a number of questions, the following points were raised:

- Clarified the entrances and service yards
- Noted the Council responsibility for the market traders and the rents
- Previous Metropolitan masterplan for Stratford was not adopted by the authority
- Officers described the current policy in relation to tall buildings, with the preference for heights being Stratford and Canning Town area
- Application meets requirement for under 12 playspace; the green spaces, between the building could be use as outside place space for families
- Questioned the lack of 4 bed family housing
- More pedestrian movements. TfL consultation on impacts to Stratford station and the recent gyratory system
- Good quality cycle provision
- Social rent unit allocated in single tower to allow better Registered Social Landlord governance
- Ongoing dialogue with resident traders
- Air quality emission adheres to the required levels. Energy linked in the Olympic park network, green roofs and Carbon offset payment
- Section 106 contribution to education
- Corrections to the report
- Typographical errors
- Clarification – Market Trader Facilities
- Additional condition

In the subsequent discussion and in response to a number of questions, the following points were raised:
- Clarified the entrances and service yards
- Noted the Council responsibility for the market traders and the rents
- Previous Metropolitan masterplan for Stratford was not adopted by the authority
- Officers described the current policy in relation to tall buildings, with the preference for heights being Stratford and Canning Town area
- Application meets requirement for under 12 playspace; the green spaces, between the building could be use as outside place space for families
- Questioned the lack of 4 bed family housing
- More pedestrian movements. TfL consultation on impacts to Stratford station and the recent gyratory system
- Good quality cycle provision
- Social rent unit allocated in single tower to allow better Registered Social Landlord governance
- Ongoing dialogue with resident traders
- Air quality emission adheres to the required levels. Energy linked in the Olympic park network, green roofs and Carbon offset payment
- Section 106 contribution to education

There being no further discussion, the chair move to the vote

In favour of the recommendation 4
Against the recommendation 1
Abstentions 2

Decision

The Strategic Development Committee RESOLVED to AGREE:

1. the reasons for approval as set out in the report;

2. to refer the application to the Mayor of London (the GLA) as a Stage 2 referral; and

3. subject to the Mayor of London (or delegated authorised officer) advising that he is content to allow the Council to determine the application itself and does not wish to direct refusal, or to issue a direction under Article 7 that he is to act as the Local Planning Authority for the purpose of determining the application; delegate authority to the Council’s Director of Planning and Development, Chief Planning Officer grant planning permission subject to the completion of a legal agreement under s106 of the Town and Country Planning Act 1990 (as amended), based on the Heads of Terms identified at Appendix 2 of the report and the Conditions listed in Appendix 1 of the report; and

4. that, if by 11 March 2020 the legal agreement has not been
completed, the Council’s Director of Planning and Development, Chief Planning Officer is delegated authority to refuse planning permission or extend this timeframe to grant approval.

10. 1 BRADFIELD ROAD, SILVERTOWN, LONDON E16 2AX

Redevelopment of the site to provide a single building of 12 storeys in height comprising 55 residential units, with associated cycle parking, plant and refuse areas, resident amenity areas and associated development.

In exercise of delegated authority, the Committee considered a report of the Council’s Director of Planning and Development, which outlined the application for the above site.

The applicant’s team, led by Chris Gascoigne - DP9, addressed the Committee outlining the planning aspects and benefits of the scheme.

Anthony O’Shea, local resident, addressed the meeting, objecting to the application. His objections included:

- Daylight/sunlight implications on the houses opposite; contrary to the guidelines
- Lack and poor positioning of Site Notices
- Disruption to the existing flora and fauna
- Construction management plan, not provided
- Concerns relating to hours of operation and heavy vehicles, and access, as residents had been forced to walk in the road during previous developments
- Current state of the road – pot holes

The Presenting Officer gave a detailed presentation of the application before the Committee summarising the assessment contained in the Committee report.

The Presenting Officer advised that the Construction Management Plan would be enforced by conditions. This would include full details of operating hours; which usually state no construction on Sundays.

The Director of Planning and Development (Chief Planning Officer) confirmed that enforcement action would be taken against any breach of condition, and stated that she would encourage residents to advise her team, if they were aware of any breach.

The Director of Planning and Development (Chief Planning Officer), expressed her disappointment that the resident had had a previous bad experience. She added the issues of flora and fauna were addressed in the Officer report, and that she made a note to ensure that site notices were more visible and appropriated fixed in future.

With regard the sunlight/daylight guidelines, the Director of Planning and
Development (Chief Planning Officer), confirmed that all applications were assessed against Council’s polices.

The Committee heard for Neil Deely on the view of the Design Review Panel. He reported that there had been at least 3 sessions, where a public realm and strategic positioning were discussed. Following a number of conversations, DRP were confident about the shape and positioning of the building. He added it was important that the high quality building was viewable in all directions, and as always, there were mindful of the quality of details. DRP were still awaiting the landscaping details.

The Committee’s Transport Advisor advised of the parking stress survey, parking provision and assessable and walking routes.

Officers referred the Committee to page 547 of the published agenda, which outlined the assessment of the improved offer of affordable and social housing.

The Committee also noted that no playspace was proposed on the site, as it was considered to too close to the highway. Officers had suggested an offsite contribution; location not yet finalised.

There being no further discussion, the Chair moved to the vote.

Decision

The Strategic Development Committee RESOLVED to AGREE:

1. the reasons for approval as set out in the report;

2. refer the application to the Mayor of London (the GLA) as a Stage 2 referral; and

3. subject to the Mayor of London (or delegated authorised officer) advising that he is content to allow the Council to determine the application itself and does not wish to direct refusal, or to issue a direction under Article 7 of the Mayor of London Order 2008, that he is to act as the Local Planning Authority for the purpose of determining the application; delegate authority to the Council’s Director of Planning and Development, Chief Planning Officer, to grant planning permission subject to the completion of a legal agreement under s106 of the Town and Country Planning Act 1990 (as amended), based on the Heads of Terms identified at Appendix 2 of this report and the Conditions listed in Appendix 1 of the report; and that, if by 11th March 2020 the legal agreement has not been completed, the Council’s Director of Planning and Development, Chief Planning Officer, is delegated authority to refuse planning permission or extend this timeframe to grant approval.
Temporary use of land and buildings at The ExCel to allow a Motor Racing Track, Motor Car Racing and activities (SuiGeneris). (The application affected the setting of Grade II Listed Buildings).

The Applicant’s team, led by Sam Mallison, gave a presentation to the Committee, outlining the planning aspects and benefit of the application. The presentation included:

- E-racing growing brand and fan base
- Looking forward to hosting the event and becoming an addition to British Summer of Sport – references to London 2012 Olympic Games
- Similar events held in New York, Hong Kong and Mexico
- Contribution to local employment and economy
- Promoting public transport and electronic parking

In exercise of delegated authority, the Committee considered a report of the Council’s Director of Planning and Development, which outlined the application for the above site.

The Presenting Officer gave a detailed presentation of the application before the Committee summarising the assessment contained in the Committee report and the Officer update Report relating to replacement Conditions.

In the subsequent discussion and in response to a number of questions, the following points were raised:

- Confirmation of the programme timetable including construction and dismantled
- Requesting hosting rights for up 10 years in partnership with Excel
- Lessons learned from use at Battersea Park and other cities; London Excel only appropriate site
- E-racing hopes to act as a model for platform for change in promoting more sustainable mode of transport

Councillor Tripp stated that she did not share the applicant's passion and interpretation of environment travel relating to the promotion of electric car and electronic parking points, which still contributed to carbon footprint.

The being no further discussion, the Chair moved the recommendation to approve. There being a vote:

- In favour of the recommendation to approval 5
- Against the recommendation to approves 0
- Abstentions 2

**Decision**

**The Strategic Development Committee RESOLVED to AGREE:**
1. the reasons for approval as set out in the report; and
2. Granted planning permission based on the Conditions listed in Appendix 1 of the report.

12. NEWHAM SIXTH FORM COLLEGE, PRINCE REGENT LANE, PLAISTOW, LONDON E13 8SG

Section 73 application to vary Condition 1 (to extend the temporary time limit to not later than 19th November 2024) attached to planning consent 14/01687/VAR dated 27.10.2014 which granted permission for:

*The erection of a single storey 'temporary' building containing 6 classrooms, 1 staffroom and 2 meeting rooms.*

Given the similar nature of the application, listed on Item 13, the Committee considered it appropriate that these be considered in one presentation from the Presenting Officer and Applicant.

Louise Morton, Agent and Mandeep Gill, Principal, addressed the Committee, outlining the planning aspects and benefits of the application. Their presentation included:

- Previous applications and temporary building
- Excellent exam results
- Increased student intake and college progress
- Increase required to reflect demand
- Response to neighbour objections

In exercise of delegated authority, the Committee considered a report of the Council’s Director of Planning and Development, which outlined the application for the above site.

The Presenting Officer gave a detailed presentation of the application before the Committee summarising the assessment contained in the Committee report.

In the subsequent discussion and in response to a number of questions, the following points were raised:

- Mr Gill agreed to address the objections relating the maintenance of the cycle rack
- Impact on learning in current environment, although, temporary was good quality and well maintained
- Confidence that the wooden cladded temporary building accorded with recent fire regulations and would re-check to confirm it was ‘fit for purpose’
- The college was not experiencing financial difficulties and hoped to submit an applicant for a permanent building in the next few years
It was agreed that an informative would be added to ensure the temporary building complied with legislation to safeguard risk of fire.

There being no further discussion, the Chair move to the vote.

**Decision**

The Strategic Development RESOLVED to AGREE:

1. the reasons for approval as set out in the report; and
2. granted planning permission based on the Conditions listed in Appendix 1 for the report.

**13. NEWHAM SIXTH FORM COLLEGE, PRINCE REGENT LANE, PLAISTOW, LONDON E13 8SG**

Section 73 application to vary Condition 3 (Time Limited Consent) - to extend the time period to 19th November 2024 attached to planning permission 14/02236/FUL dated 21st November 2014 which granted permission for:

*Erection of 2 storey building (Use Class D1) accommodating classrooms for a temporary period of 5 years.*

The application was presented and considered along with Item 12.

It was agreed that an informative would be added to ensure the temporary building complied with legislation to safeguard risk of fire.

**Decision**

The Strategic Development Committee RESOLVED to AGREE:

1. the reasons for approval as set out in the report; and
2. granted planning permission based on the Conditions listed in Appendix 1 of the report.

**14. AREAS 7 AND 1C, BARKING ROAD, CANNING TOWN, LONDON, E16**

Application for approval of reserved matters in relation to layout and appearance pursuant to condition B1 for Block D2 of Phase 3 / Development Parcel 3 / Plot D2 of the Area 7 & 1c (Hallsville Quarter) development pursuant to Planning Permission 17/04045/VAR dated 14 June 2019.

The application was accompanied by Statement of Conformity to the previously approved Environmental Statement for the purposes of Environmental Impact Assessment.

The application affected the setting of a Grade II Listed Building, Royal Oak Public House.
The Committee, having read the report, had no questions of the Presenting Officer, and the application was agreed without debate.

Decision

The Strategic Development Committee RESOLVED to AGREE:

1. the reasons for approval of the reserved matter of layout and appearance as set out in the report; and

2. delegated authority to the Council's Director of Planning and Development to grant approval of the reserved matters in relation to layout and appearance pursuant to Condition B1 of Planning Permission 17/04045/VAR, dated 14 June 2019 in respect of Block D2 of Phase 3 / Development Parcel 3 / Plot D2 of the Area 7 & 1c (Hallsville Quarter), based on the Condition listed in Appendix 1 of the report.

15. AREAS 7 AND IC, BARKING ROAD, CANNING TOWN, LONDON, E16

Application for approval of reserved matters in relation to layout and appearance pursuant to Condition B1 for Block D1 of Phase 3 / Development Parcel 3 / Plot D1 of the Area 7 & 1c (Hallsville Quarter) development pursuant to Planning Permission 17/04045/VAR dated 14 June 2019.

The application was accompanied by Statement of Conformity to the previously approved Environmental Statement for the purposes of Environmental Impact Assessment.

The application affected the setting of a Grade II Listed Building, Royal Oak Public House.

The Committee, having read the report, had no questions of the Presenting Officer, and the application was agreed without debate.

Decision

The Strategic Development Committee RESOLVE to AGREE:

1. the reasons for approval of the reserved matter of layout and appearance as set out in the report; and

2. delegated authority to the Council's Director of Planning and Development to grant approval of the reserved matters in relation to layout and appearance pursuant to Condition B1 of Planning Permission 17/04045/VAR, dated 14 June 2019 in respect of Block D1 of Phase 3 / Development Parcel 3 / Plot D1 of the Area 7 & 1c (Hallsville Quarter), based on the Condition listed in Appendix 1 of the report.
16. PART FORMER SHOWCASE CINEMA CAR PARK, JENKINS LANE, EAST HAM, LONDON, IG11 7NZ

Redevelopment of the site for new build self-storage accommodation comprising 9657 sqm and associated landscaping, car parking, new access and cycle parking.

The application is a departure from the Development Plan.

The Committee heard from the Applicants’ team, led by Alun Evans, highlighting the planning aspects and benefits of the scheme. They advised of the history the site and the organisation, highlighting their pride in their customer experience, sustainability, environmental record and biodiversity aspiration of the site.

In exercise of delegated authority, the Committee considered a report of the Council’s Director of Planning and Development, which outlined the application for the above site.

The Presenting Officer gave a detailed presentation of the application before the Committee summarising the assessment contained in the Committee report and the Officer Update report, concerning consultee comments received from the London Borough of Barking and Dagenham.

Councillor Khan expressed concern that consultation process was undertaken during the school summer holidays; possibility prejudicing representations from local residents. The Presenting Officer, referred the Committee to the summary of the relevant planning application history, outlined on page 793 of the published agenda, which explained that following Officer recommendation, the applicant withdrew the original application in May 2019, which would have led to an earlier consultation.

The Committee noted that the application was sited in an industrial area, with the closest residential area appropriately 15 minutes walking distance away.

There being no further discussion, the Chair moved the recommendation to approve.

Decision

The Strategic Development Committee RESOLVED to AGREE:

1. the reasons for approval as set out in the report;

2. to refer the application to the Mayor of London (the GLA) as a Stage 2 referral;

3. subject to the Mayor of London (or delegated authorised officer) advising that he is content to allow the Council to determine the
application itself and does not wish to direct refusal, or to issue a
direction under Article 7 that he is to act as the Local Planning Authority
for the purpose of determining the application; delegate authority to the
Council’s Director of Planning and Development, Chief Planning Officer,
to grant planning permission subject to the completion of a legal
agreement under s106 of the Town and Country Planning Act 1990 (as
amended), based on the Heads of Terms identified at Appendix 2 of the
report and the Conditions listed in Appendix 1 of the report; and

4. that, if by 11th March 2020, the legal agreement has not been
completed, the Council’s Director of Planning and Development, Chief
Planning Officer, is delegated authority to refuse planning permission or
extend this timeframe to grant approval.

17. BAPTIST TABERNACLE, WEST HAM LANE, STRATFORD,
LONDON, E15 4PT.

Section 73 Application to vary condition 2 to improve unit 16 with an additional
single bedroom, resulting in the 1b/2p flat becoming a 2b/3p flat and changes
to north, south, east and west external elevations and to vary condition 27
(Hours of operation for the D1 use) from the hours of 09:00 and 21:30 on
Monday to Saturday and between 06:00 and 21:00 on Sunday and Bank
Holidays(with the exception of the 4 days as set out in the Community Use
Management Strategy) to the hours of 09:00 and 22:00 on Monday to
Saturday and between 06:00 and 22:00 on Sunday and Bank Holidays (with
the exception of the 4 days as set out in the Community Use Management
Strategy) attached to planning permission 18/00307/FUL dated 10/12/2018
which granted full planning permission for Demolition of existing building;
errection of a part 1, part 3, part 5/6 storey building comprising replacement
church and community use (Class D1) over ground and basement levels
together with 17 self-contained flats (comprising 9 x 1, 4 x 2 and 4 x 3 bed),
together with associated cycle parking and landscaping.

The Committee, having read the report, noted the Officer Update Report
relating to a consultee comment received on 10 September 2019 from the
London Fire Brigade.

There were had no questions of the Presenting Officer, and the application
was agreed without debate.

Decision

The Strategic Development Committee RESOLVED to AGREE:

1. the reasons for approval as set out in the report; and
2. delegated authority to the Council’s Director of Planning and
Development, Chief Planning Officer to grant planning permission
subject to the completion of a legal agreement under s106 of the
Town and Country Planning Act 1990 (as amended) by 11 March
2020 based on the Heads of Terms identified at Appendix 2 of the
report and the Conditions listed in Appendix 1 of the report. If the legal agreement is not completed by such date, the Council's Director of Planning and Development, Chief Planning Officer is delegated authority to refuse planning permission or extend this timeframe to grant approval.

18. 72 - 76 HIGH STREET NORTH, EAST HAM, LONDON E6 2JA

Erection of part one, part two, part three storey extension to roof of existing building to provide retail (Class A1) and cafe (Class A3) floor space at ground floor and hotel (Class C1) on the upper floors with associated alterations to existing elevations and associated landscaping works.

The Committee noted the Officer Update Report relating to typographical errors within the Officer recommendation.

In response to a question, the Presenting Officer referred the Committee to Condition 13, outlined on page 938 of the published agenda, relating to details of type, secure and covered cycle parking facilities, being submitted prior to occupation of the development.

Decision

The Strategic Development Committee RESOLVED to AGREE:

1. the grant of planning permission subject the Conditions listed in Appendix 1 of the report; and
2. the reasons for approval as set out in the report; and delegated authority to the Council's Director of Planning and Development, Chief Planning Officer to issue planning permission subject to the completion of a legal agreement under s106 of the Town and Country Planning Act 1990 (as amended) by (11th March 2019 - 6 months from the date of the committee) based on the Heads of Terms identified at Appendix 2 of the report and the Conditions listed in Appendix 1 of the report. If the legal agreement is not completed by such date then the Council's Director of Planning and Development, Chief Planning Officer is delegated authority to refuse planning permission or extend this timeframe to grant approval.

19. AVENUE RESOURCE CENTRE, 103 FIRST AVENUE, PLAISTOW, LONDON E13 8AP

Removal of single storey office and storage buildings and erection of part two and single storey building for outpatient services and office accommodation for Trust support staff. Installation of car park control barriers, hard and soft landscaping.

The Committee, having read the report, had no questions of the Presenting Officer, and the application was agreed without debate.
Decision

The Strategic Development Committee RESOLVED to AGREE:

1. the reasons for approval as set out in the report; and
2. granted planning permission based on the Conditions listed in Appendix 1 of the report.

20. HOTEL 2 FESTOON WAY, CANNING TOWN LONDON E16 1RH

The proposed works relates to the replacement of the external cladding systems on the two end stair cores on the North and South Elevations only.

The Committee, having read the report, had no questions of the Presenting Officer, and the application was agreed without debate.

Decision

The Strategic Development Committee RESOLVED to AGREE:

1. the reasons for approval as set out in this report; and
2. granted planning permission based on the Conditions listed in Appendix 1 of the report.

21. FORMER BECKTON GASWORKS AND ADJOINING LAND ARMADA WAY, BECKTON, LONDON, E6 7FB.

Infilling of gasholder bases 7 and 8.

The Committee noted the Officer Update Report relating to Deletion and replacement of Condition 1, relating to the Time.

The Agent for the Applicant, responding to a question, advised the work was necessary due to safety and preparing the site for disposal. He added that this was normal practice.

Decision

The Strategic Development Committee RESOLVED to AGREE:

1. the reasons for approval as set out in the report; and
2. granted planning permission based on the Conditions listed in Appendix 1 of the report. Infilling of gasholder bases 7 and 8.

The Committee noted the Officer Update Report relating to Deletion and replacement of Condition 1, relating to the Time.

The Agent for the Applicant, responding to a question, advised the work was necessary due to safety and preparing the site for disposal. He added that
this was normal practice.

Decision

The Strategic Development Committee RESOLVED to AGREE:

1. the reasons for approval as set out in the report; and
2. granted planning permission based on the Conditions listed in Appendix 1 of the report.

22. VOTE OF THANKS - SANTOKH KAULDER

The Director of Planning and Development (Chief Planning Officer) advised that Santokh Kaulder, former Planning Officer, has successfully been appointed Regeneration Manager for the authority.

The Chair and members gave a vote of thanks to Santokh for his dedication to the planning service and wished him well in his new role.

23. DATE OF NEXT MEETING

15 October 2019.