

LONDON BOROUGH OF TOWER HAMLETS

STRATEGIC DEVELOPMENT COMMITTEE

31st May 2012 at 7.00 pm

ADDENDUM REPORT OF HEAD OF PLANNING AND BUILDING CONTROL

INDEX

Agenda item no	Reference no	Location	Proposal
9.1	PA/11/03824	Orchard Wharf, Orchard Place	<p>Cross-boundary hybrid planning application for erection of a concrete batching plant, cement storage terminal and aggregate storage facilities, together with associated structures and facilities, walkway and landscaping, jetty and ship to shore conveyor.</p> <p>1) Outline Application: All matters reserved Jetty; and Ship to shore conveyor.</p> <p>2) Full details</p> <p>Demolition of all existing buildings; Concrete batching plant; Cement storage terminal; Aggregate storage facilities; Associated structures and facilities; Associated highway works; Walkway; and Landscaping.</p>

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1.0 FURTHER LOCAL REPRESENTATIONS

- 1.1 Since the writing of the main report, four additional letters of representation have been received, objecting to the proposed works. Officers consider the majority of comments raised which relate to neighbouring amenity, noise impacts and the impact of the proposal on the East India Dock Basin are addressed within the committee report and a copy of the additional representations are available to view this evening.
- 1.2 Concern has been raised with regard to the Committee report format. Principally this relates to the Hours of Operation condition which is proposed in paragraph 3.3, but no detail is provided in this particular section of the report. This is a standard approach taken to the listing of planning conditions. However the full restrictive hours of operation have been set out in paragraph 4.22 (Proposal) as Officers were aware of the sensitively around the operating hours.
- 1.3 Additionally it has been queried what measures will be imposed to control the times at which vehicles can access the site. Officers are aware that the HGVs/Cement mixers must be stored on-site overnight in accordance with the applicants Environmental Permit requirements. However in order to ensure there is no ambiguity with regard to vehicular access to the site outside of operation hours, it is proposed to restrict vehicular movements in accordance with the hours of operation at the site. These matters will be controlled by condition.

2.0 FURTHER STATUTORY CONSULTATIONS

- 2.1 On 24th May 2012, the Lee Valley Regional Park Authority (LVRPA) held a Committee Meeting to discuss the Orchard Wharf proposal. The LVRPA comments are outlined in paragraph 6.32 of the planning committee report. The LVRPA had initially concluded that any resolution to grant planning permission would be referred to the

Secretary of State for his consideration under the Lee Valley Regional Park Act 1994.

- 2.2 Following the meeting with the Executive Committee at the LVRPA it was resolved that whilst the Park Authority would retain their objection, as the mitigation measures have now been secured for the East India Dock Basin, the Park Authority will not be referring the application, if granted consent, to the Secretary of State for consideration.

3.0 CLARIFICATIONS

- 3.1 Paragraph 7.1, Local Representation, has incorrectly stated that the application was publicised in the Evening Standard newspaper. The application was not publicised in the Evening Standard, the application was only publicised in East End Life newspaper in accordance with the requirements of the Statement of Community Involvement.
- 3.2 Some references have been made to the Managing Development DPD Proposed Submission Version January 2012. This was an error and all reference to the Managing Development DPD should be referenced as 'Managing Development DPD Submission Version May 2012'.