

LONDON BOROUGH OF TOWER HAMLETS

MINUTES OF THE DEVELOPMENT COMMITTEE

HELD AT 7.30 P.M. ON WEDNESDAY, 12 OCTOBER 2005

**COUNCIL CHAMBER, 1ST FLOOR, TOWN HALL, MULBERRY PLACE, 5 CLOVE
CRESCENT, LONDON, E14 2BG**

Members Present:

(none)

Councillor Julian Sharpe (Vice-Chair, in the Chair)

Councillor Ray Gipson

Councillor Khaled R Khan

Councillor Muhammed Ghulam Mortuza

Councillor Martin Rew

Councillor Ashton McGregor

(none)

Other Councillors Present:

(none)

Officers Present:

Chris Proudley

– (Legal Advisor/Trowers and Hamlins)

Michael Scott

– (Acting Head of Development & Building Control,
Planning)

Brian Bell

– (Democratic Services)

1. APOLOGIES FOR ABSENCE

2. DECLARATIONS OF INTEREST

3. UNRESTRICTED MINUTES

4. DEPUTATIONS

5. PLANNING APPLICATIONS FOR DETERMINATION

5.1 7-9 Solebay Street, London E1 (Report No. 020/056)

Officers reported that the applicant had withdrawn the application.

5.2 Corner of Chandler Street and Meetinghouse Alley, London E1 (Report No. 021/056)

Mr Michael Scott (Interim Head of Development and Building Control) introduced the report, drawing particular attention to the tabled plans and drawings. The application was for a Sure Start Children's Centre with ancillary community and training facilities above. The site had been designated as temporary open space in the 1998 UDP with the understanding that it would be developed by the nearby school. However it was no longer needed for this purpose, and as it was currently vacant with little amenity value, officers regarded alternative uses as acceptable. The proposed building was four storeys high at its northern elevation in line with the adjoining properties in Chandler Street, falling to two and one storeys towards the south of the site. He believed the possibility of any noise or other nuisance was limited because of the intended uses, and had been addressed by various design features.

The Chair then invited Ms Marianne Fredericks, to address the committee on behalf of the objectors.

Ms Fredericks stated that her main grounds of objection were the inadequacy of the consultation, loss of open space and other pressing needs in the Wapping area. She disputed whether there had been proper consultation with the local community including the relevant LAP. The open space had been available to and used by them until it had been fenced off, but once built on would never be again. She detailed other facilities in the area for children and young people, and queried whether expanding existing projects had been adequately considered. She also drew attention to the possibility of new residential developments in the area, and the attendant health and other needs of an expanding and ageing population.

In response to Members' queries, the legal advisor emphasised that any reasons for deferral must relate strictly to planning grounds.

On a vote of:

4 FOR
1 AGAINST
1 ABSTENTION

It was **AGREED** that consideration of the report be deferred to seek further justification of the departure from the UDP involving loss of public open space. Members asked that the further report also contain greater detail of the consultation carried out by the applicant.

5.3 Southern Part of Suttons Wharf, Palmers Road, London E2 (Report No. 022/056)

Mr Michael Scott (Interim Head of Development and Building Control) introduced the report, explaining that the scheme was a variation on one approved in April and December 2004. The current application replaced the proposed live/work units with offices for the applicant, Toynbee Housing Association themselves.

Councillors Mortuza and Khan asked that their opposition to the proportion of the development proposed for shared ownership, and to the bedroom mix in contrast to housing need in the borough, be recorded.

On a vote of:

**5 FOR
0 AGAINST
1 ABSTENTION**

It was **AGREED** that planning permission for the demolition of the warehouse at the south end of the existing cash and carry premises, and construction of a nine and a half story building containing 169 residential units, 2620 sq.m of office, and a café/bar/shop, together with a semi underground car-park, access road and landscaped areas including public open space and canalside walk, be **GRANTED** subject to the following conditions:

1. Details of: materials; landscaping of estate, parkland and canalside; walls, fences etc; lighting including the avoidance of light disturbance to canal wildlife; refuse system; bicycle parking to UDP standards; communal TV reception facilities;
2. Details of external treatment and screening to minimise impact of raised car park;
3. Design details, including surface treatment and lighting of access road;
4. Bins and parking to be retained for benefit of residents of development;
5. No outward opening gates onto highways/estate roads;
6. Car park to have dedicated spaces - 3 for office occupier, 1 for cafe occupier, 22 for the 3 bedroom dwellings;
7. Details of protection of canal, trees and nature area on this and adjoining sites during construction;
8. Standard hours of construction (powered pile driving restricted to 10-4 Mon to Fri only);

9. Hours of operation for restaurant not to exceed 9am – 11pm Mon-Sat, 10am-10.30pm Sundays and Public Holidays;
10. Details of extract flue for restaurant and any other external plant required for building in general, flue to be provided before restaurant occupied and maintained thereafter;
11. Maintenance of planting;
12. Site Management Agreement, to include avoidance of bird nesting periods;
13. Further investigation of contamination and proposals for remediation, to include prevention of pollution of ground and surface water;
14. Archaeological investigation;
15. Noise/vibration remediation;
16. No storage of solid matter within 10m of canal bank during construction or thereafter;
17. Air Quality Assessment Report to minimise impact of the development;
18. Development should achieve at least a 'good' eco-homes rating.

That the planning permission be subject to a Section 106 legal agreement to secure the following:

1. Car-free development;
2. A minimum of 35% affordable housing;
3. Area of new public open space (approx. 500 sq.m) to be landscaped by developer and transferred to LBTH as a further addition to Meath Gardens - scheme to include lighting and requirement for developer to maintain planting for the first 2 years;
4. £27,500 for highway improvements in Palmers Road;
5. £17,500 for works to existing Meath Gardens such as refurbishment of children's' playground;
6. £155,000 towards the cost of the canal footbridge proposed for adjoining site;
7. Public pedestrian access - 24 hour from the development to Roman Road, through Suttons Wharf North and across the development to park, canal walkway and proposed canal bridge; dawn to dusk from secondary links from development to park;

8. Local labour during construction.

The meeting ended at 9.08 p.m.

Chair, Councillor Rofique U Ahmed
Development Committee