

LONDON BOROUGH OF TOWER HAMLETS

MINUTES OF THE STRATEGIC DEVELOPMENT COMMITTEE

HELD AT 7.10 P.M. ON THURSDAY, 17 JUNE 2010

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

Members Present:

Councillor Carli Harper-Penman (Chair)

Councillor Bill Turner
Councillor Kabir Ahmed
Councillor Shahed Ali
Councillor David Edgar
Councillor Dr. Emma Jones
Councillor Anwar Khan

Other Councillors Present:

Nil

Officers Present:

Megan Crowe	– (Legal Services Team Leader, Planning)
Owen Whalley	– (Service Head Major Projects, Development & Renewal)
Jerry Bell	– (Strategic Applications Manager Development and Renewal)
Alison Thomas	– (Private Sector and Affordable Housing Manager)
Mary O'Shaughnessy	– (Planning Officer)
Simon Ryan	– (Senior Planning Officer)
Alan Ingram	– (Democratic Services)

COUNCILLOR CARLI HARPER-PENMAN (CHAIR) IN THE CHAIR

1. ELECTION OF VICE-CHAIR

Councillor Anwar Khan nominated Councillor Bill Turner to serve as Vice-Chair of the Committee for the remainder of the current Municipal Year. There being no further nominations, the Chair **Moved** and it was

RESOLVED

That Councillor Bill Turner be elected Vice-Chair of the Strategic Development Committee for the remainder of the Municipal Year 2010/11.

2. APOLOGIES FOR ABSENCE

There were no apologies for absence.

The Chair apologised for the late start of the meeting, owing to her having been delayed in traffic.

3. DECLARATIONS OF INTEREST

Members declared interests in items on the agenda for the meeting as set out below:-

Councillor	Item(s)	Type of Interest	Reason
Carli Harper-Penman	9.2	Personal	She had been previously lobbied when the matter had been under consideration during the former Council administration but had expressed no views. She had been contacted by a number of parties but had expressed no views.
	9.3	Personal	
Bill Turner	9.2	Personal	The matter had been discussed at a meeting of the LAP for his area in 2007.
Anwar Khan	9.1	Personal	He would be a member of an education board established by the Canary Wharf Group.
David Edgar	9.1	Personal	He worked for an organisation that had a long lease on premises in the Canary Wharf estate. He had received a
	9.2	Personal	

	9.3	Personal	briefing note from the applicants. He was a Ward Member for the area of the application.
Shahed Ali	9.2, 9.3	Personal	He had received correspondence from concerned parties.
Kabir Ahmed	9.2	Personal	He was a Ward Member for the area of the application and had received correspondence from concerned parties.
Dr Emma Jones	9.2, 9.3	Personal	She had received correspondence from concerned parties.

4. UNRESTRICTED MINUTES

The minutes of the meeting were agreed and approved as a correct record.

5. STRATEGIC DEVELOPMENT COMMITTEE PROCEDURAL MATTERS

5.1 Strategic Development Committee Terms of Reference, Quorum, Membership and Dates of Meetings (SDC001/011)

Mr A. Ingram, Democratic Services Officer, introduced the report detailing arrangements agreed at the Annual General Meeting of the Council held on 26 May 2010, for the Terms of Reference, Quorum, Membership and Dates of Meetings for the current Municipal Year.

The Chair **Moved** and it was -

RESOLVED

- (1) That the meeting of the Strategic Development Committee due to be held on 27 October 2010 be rescheduled to take place on 28 October 2010.
- (2) That, subject to the above and to correction of the dates shown in Appendix 3, the Terms of Reference, Quorum, Membership and dates of future meetings of the Committee be noted as set out in the appendices to the report.

5.2 Strategic Development Committee Public Speaking Procedure (SDC002/011)

Mr A.Ingram, Democratic Services Officer, introduced the report concerning proposed amendments to the Public Speaking Procedure at meetings of the Committee. He indicated that the proposed changes to the Committee's own procedures, if agreed, would be reported to the Council Meeting on 14 July 2010.

The Chair **Moved** and it was -

RESOLVED

- (1) That the proposed changes to the Council's Constitution in relation to the Public Speaking Procedure, as set out in Appendix 1 to the report, be noted.
- (2) That the proposed changes to the Committee's own procedures, as set out in Appendix 2 of the report, be agreed with effect from 14 July 2010.

6. RECOMMENDATIONS

The Committee **RESOLVED** that:

- 1) In the event of changes being made to recommendations by the Committee, the task of formalising the wording of those changes is delegated to the Corporate Director, Development and Renewal along the broad lines indicated at the meeting; and
- 2) In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Corporate Director, Development and Renewal is delegated authority to do so, provided always that the Corporate Director does not exceed the substantive nature of the Committee's decision.

7. PROCEDURE FOR HEARING OBJECTIONS

The Committee noted the procedure for hearing objections at meetings.

8. DEFERRED ITEMS

There were no deferred items.

9. PLANNING APPLICATIONS FOR DECISION

9.1 25 Churchill Place, London, E14 5RB (SDC004/011)

Mr O. Whalley, Service Head Major Projects, introduced the site and proposal for 25 Churchill Place, London, E14 5RB, regarding the application to erect a 19 storey office building plus waterside promenade level and basement level with infrastructure and landscaping works.

Mr J. Bell, Strategic Applications Manager, gave a detailed presentation of the scheme, which had been considered and subsequently amended on three previous occasions, as set out in the circulated report and the tabled planning update report. He added that the financial element of the S106 agreement had been increased after negotiations by Officers, as also set out in the update report.

Members then asked questions, which were answered by Planning Officers, relating to increased transport contributions; conversion of sports pitches to Astro turf and cycle parking provision.

On a unanimous vote, the Committee **RESOLVED**

- (1) That planning permission be **GRANTED** at 25 Churchill Place, London, E14 5RB for the erection of a 19 storey office building (Use Class B1) plus waterside promenade level together with basement level containing plant, servicing and parking facilities and also incidental infrastructure and landscaping works, subject to any direction by the Mayor of London and subject to the prior completion of a legal agreement and to the conditions and informatives set out in the report as amended by the update report tabled at the meeting of the Committee.
- (2) That the Corporate Director Development & Renewal be delegated authority to negotiate the legal agreement indicated above.
- (3) That the Corporate Director Development & Renewal be delegated authority to issue the planning permission and impose the conditions and informatives to secure the matters listed in the report, as amended by the update report.
- (4) That, if within three months of the date of this Committee meeting, the legal agreement has not been completed, the Corporate Director Development & Renewal be delegated power to refuse planning permission.

9.2 Land bounded by Hackney Road and Austin Street including Mildmay Mission Hospital, E2 7NS (SDC003/011)

Mr O. Whalley, Service Head Major Projects, presented the report on the site and proposal for the demolition of existing buildings and redevelopment of land bounded by Hackney Road and Austin Street, including Mildmay Mission Hospital, E2 7NS to provide seven buildings from one to nine storeys, providing 139 residential units, a new building for Mildmay Hospital, a new

building for Shoreditch Tabernacle, a commercial unit, new landscape amenity areas, parking, servicing and cycle bay provision, highway and enabling. The application also sought Conservation Area consent for the demolition of existing buildings.

Mr J. Bell, Strategic Applications Manager, made a detailed presentation of the scheme, as contained in the circulated report and tabled update report.

Members then put forward questions, which were answered by Planning Officers, regarding: the S106 Open Space and Green Gris contribution; the allocation of funding towards primary school places and how the number of places was calculated; appropriateness of a car free development and the ongoing review of parking space provision; adequacy of playspace provision; the mix of housing tenure in the development.

On a unanimous vote, the Committee **RESOLVED**

- (1) That planning permission be **GRANTED** at land bounded by Hackney Road and Austin Street including Mildmay Mission Hospital, E2 7NS for the demolition of existing buildings and redevelopment to provide a campus of seven buildings from one to nine storeys providing 139 residential units, a new building for Mildmay Hospital (2,795 sq metres), a new building for the Shoreditch Tabernacle Baptist Church (423 sq metres), a commercial unit (72 sq metres) (Use Classes A1-A4 or B1) fronting onto Hackney Road, new landscape amenity areas, parking, servicing and cycle bay provision, highway works and all necessary enabling works, subject to any direction by the Mayor of London and to the prior completion of a legal agreement to the satisfaction of the Chief Legal Officer and to the conditions and informatives set out in the report.
- (2) That Conservation Area consent be **GRANTED** at land bounded by Hackney Road and Austin Street including Mildmay Mission Hospital, E2 7NS, for the demolition of existing buildings, subject to the conditions set out in the report.
- (3) That the Corporate Director Development & Renewal be delegated authority to negotiate the legal agreement indicated in resolution (1) above.
- (4) That, if within three months of the date of this Committee meeting, the legal agreement has not been executed, the Corporate Director Development & Renewal be delegated authority to refuse planning permission.
- (5) That the Corporate Director Development & Renewal be delegated power to impose the conditions and informatives on the planning permission and Conservation Area consent set out above to secure the matters listed in the report.
- (6) That the Strategic Applications Manager, Development & Renewal arrange for all Members of the Committee to be provided with a briefing note detailing the formula for calculating child yields for new housing developments.

9.3 Former Blessed John Roche Secondary School, Upper North Street, London E14 6ER (SDC005/011)

Mr O. Whalley, Service Head Major Projects, introduced the report regarding the demolition of existing buildings and redevelopment of the site at the former Blessed John Roche Secondary School, Upper North Street, London, E14 6ER, to provide 490 residential units, a community centre, retail floorspace, restaurant and café, crèche, leisure facilities and car parking, vehicular crossovers and entrances to the site together with hard and soft landscaping.

Mr S. Ryan, Planning Officer, made a detailed presentation of the application, as contained in the circulated report and amended in the tabled update report.

Members then asked questions, which were answered by Planning Officers, concerning: the commercial impact of the retail units on Crisp Street Market; the size of the community centre, its management and use by external groups; allocation of parking spaces for family housing units; enforcement of conditions on construction works; provision of cycle spaces and associated crime prevention measures; the density of the development; and allocation between social and market housing units.

On a vote of 6 - 1, the Committee **RESOLVED**

- (1) That planning permission be **GRANTED** at the former Blessed John Roche Secondary School, Upper North Street, London, E14 6ER, for the demolition of existing buildings and redevelopment of the site to provide: 490 residential units (Use Class C3) in six separate blocks ranging from 3-story mews to buildings with maximum heights of 5, 6, 7, 9 and 14 storeys; a community centre (Use Class D1), retail floorspace (Use Class A1), restaurant and café floorspace (Use Class A3), crèche (Use Class D1) and leisure facilities (Use Class D2); 169 car parking spaces at a partially subterranean lower ground floor level; the formation of vehicular crossovers and entrances into the site together with associated hard and soft landscaping, subject to any direction by the Mayor of London, the prior completion of a legal agreement to the satisfaction of the Chief Legal Officer and subject to the conditions and informatives set out in the report as amended by the update report tabled at the Committee.
- (2) That a further condition be applied to the effect that every socially rented family housing unit shall be allocated a car parking space.
- (3) That the Corporate Director Development & Renewal be delegated power to negotiate the legal agreement indicated in resolution (1) above.
- (4) That the Head of Development Decisions be delegated power to impose the conditions and informatives on the planning permission set out above to secure the matters listed in the report, as amended by the update report.
- (5) That, if within three months of the date of this Committee meeting, the legal agreement has not been completed to the satisfaction of the

Chief Legal Officer, the Head of Development Decisions be delegated power to refuse planning permission.

The meeting ended at 8.45 p.m.

Chair, Councillor Carli Harper-Penman
Strategic Development Committee