

STRATEGIC DEVELOPMENT COMMITTEE

HELD AT 7.00 P.M. ON MONDAY, 28 NOVEMBER 2011

DECISIONS ON PLANNING APPLICATIONS

1. APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillors Bill Turner and Judith Gardiner.

2. 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
Peter Golds	6.1	Personal	He had received communications about the application from interested parties. He expressed concern at the factual accuracy of some of the representations
Khales Uddin Ahmed	6.1	Personal	Had received representations from interested parties.
Carlo Gibbs	6.1	Personal	Had received representations from interested parties for and against the application.
Helal Abbas	6.1	Personal	Had received representations from interested parties. Had also received a telephone call from

			an interested party but had informed them they that he could not discuss the application.
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3. UNRESTRICTED MINUTES

The Committee **RESOLVED**

That the unrestricted minutes of the meeting of the Committee held on 27th October 2011 be agreed as a correct record and signed by the Chair.

4. 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

5. PROCEDURE FOR HEARING OBJECTIONS

The Committee noted the procedure for hearing objections.

6. DEFERRED ITEMS

6.1 Tower House, 38-40 Trinity Square, London EC3N 4DJ

Update report tabled.

On a vote of 2 for and 2 against, with the Chair casting a second vote in favour, the Committee **RESOLVED**:

1. That planning permission be **GRANTED** at Tower House, 38-40 Trinity Square, London EC3N 4DJ for the erection of a 9-storey building with basement, comprising a 370-room hotel (Use Class C1) with associated ancillary hotel facilities including cafe (Use Class A3), bar (Use Class A4) and meeting rooms (Use Class B1) with plant and storage at basement and roof level. The application also proposes the

formation of a pedestrian walkway alongside the section of Roman Wall to the east of the site; the creation of a lift overrun to facilitate a lift shaft from ticket hall level to platform level within the adjacent London Underground station and associated step free access works; works of hard and soft landscaping; and other works incidental to the application

2. That such planning permission be subject to:

A. The prior completion of the previously proposed s106 package to secure the following: (as detailed in the update report tabled)

Financial Contributions

- a) Highways & Transportation: **£103,000**, comprising:
 - o £3,000 towards monitoring the Travel Plan
 - o £50,000 towards the Legible London wayfinding scheme
 - o £50,000 towards the Cycle Hire Scheme
- b) Employment & Enterprise: Up to **£108,450** (see contributions h & i below) towards the training and development of unemployed residents in Tower Hamlets to access either:
 - o Jobs within the hotel developmental end-use phase; or
 - o Jobs or training within Hospitality, Leisure, Travel & Tourism employment sectors in the final development
- c) Leisure & Tourism promotion: **£54,500**; comprising:
 - o £26,500 towards developing a destination map of the Borough for visitors
 - o £28,000 towards business tourism promotion and implementing a programme with Visit London to promote Tower Hamlets as a business tourism destination in the UK, European and International Meeting, Incentive, Conference and Exhibition Market

Non-Financial Contributions

- d) Delivery of public realm improvements and step-free access works;
- e) No coach parking or drop-offs / pick-ups from Trinity Square or Coopers Row;
- f) Code of Construction Practice - To mitigate against environmental impacts of construction;
- g) Reasonable endeavours for 20% goods/services to be procured during the construction phase should be achieved by businesses in Tower Hamlets;
- h) Reasonable endeavours for 20% of the construction phase workforce will be local residents of Tower Hamlets or a financial contribution of £30,533 to support and/or provide for training and skills needs of local residents in accessing new job opportunities in the construction phase of new development;
- i) 59 people residing in Tower Hamlets are given HLTT (Hospitality, Leisure, Travel & Tourism) sector related training or a financial contribution of £35,400 for the delivery of this training;

- j) Access to Employment - To promote employment of local people during and post construction, including an employment and training strategy;
- k) Any other planning obligation(s) considered necessary by the Corporate Director Development & Renewal

Total financial contribution: up to **£265,950**

B. That the additional contributions and obligations as detailed in paragraphs 5.6 to 5.8 of the deferred report be accepted, to be secured as part of the s106 Agreement, noting Officer's views detailed in paragraph 5.8 of the deferred report.

- 3. That the Corporate Director Development & Renewal is delegated power to negotiate the legal agreement indicated above.
- 4. That the Corporate Director Development & Renewal is delegated power to impose conditions and informatives on the planning permission to secure the matters set out in the circulated report:
- 5. That, if by 28th February 2012, the legal agreement has not been completed; the Corporate Director of Development & Renewal is delegated power to refuse planning permission.

7. PLANNING APPLICATIONS FOR DECISION

Nil Items.

Aman Dalvi
ACTING CHIEF EXECUTIVE

(Please note that the wording in this document may not reflect the final wording used in the minutes.)