

STRATEGIC DEVELOPMENT COMMITTEE

Wednesday, 21 December 2016 at 7.00 p.m.
**Council Chamber, 1st Floor, Town Hall, Mulberry Place, 5 Clove
Crescent, London, E14 2BG**

The meeting is open to the public to attend.

Members:

Chair: Councillor Marc Francis
Vice Chair : Councillor Danny Hassell
Councillor Asma Begum, Councillor Denise Jones, Councillor Helal Uddin, Councillor
Julia Dockerill, Councillor Gulam Robbani and Councillor Shafi Ahmed

Substitutes:

Councillor Amina Ali, Councillor Andrew Cregan, Councillor Muhammad Ansar
Mustaquim, Councillor John Pierce, Councillor Oliur Rahman, Councillor Chris Chapman,
Councillor Andrew Wood, Councillor Md. Maium Miah, Councillor Shah Alam and
Councillor Rabina Khan

[The quorum for this body is 3 Members]

Public Information.

The deadline for registering to speak is **4pm Monday, 19 December 2016**
Please contact the Officer below to register. The speaking procedures are attached
The deadline for submitting material for the update report is **Noon Tuesday, 20
December 2016**

Contact for further enquiries:

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Public Information

Attendance at meetings.

The public are welcome to attend meetings of the Committee. However seating is limited and offered on a first come first served basis.

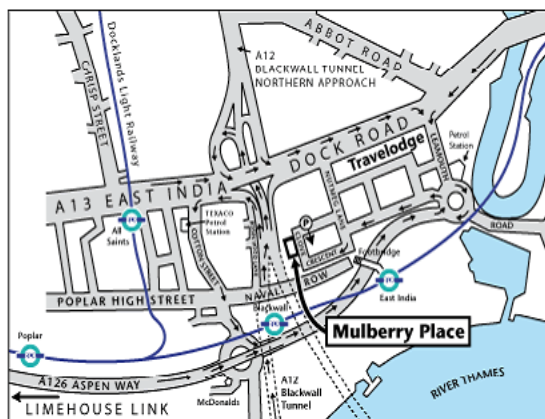
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Meeting access/special requirements.

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APOLOGIES FOR ABSENCE

1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS (Pages 1 - 4)

To note any declarations of interest made by Members, including those restricting Members from voting on the questions detailed in Section 106 of the Local Government Finance Act, 1992. See attached note from the Monitoring Officer.

2. RECOMMENDATIONS AND PROCEDURE FOR HEARING OBJECTIONS AND MEETING GUIDANCE (Pages 5 - 6)

To RESOLVE 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.
- 3) To NOTE the procedure for hearing objections at meetings of the Strategic Development Committee.

Agenda Order: Please note that it is intended that item 4.1 Sainsbury Foodstore, 1 Cambridge Heath Road, London, E1 (PA/15/00837) will be considered before item 3.1 Former Castle Wharf Esso Petrol Station, Leamouth Road, London, E14 0JG (PA/16/01763/A1)

**PAGE
NUMBER**

**WARD(S)
AFFECTED**

3. DEFERRED ITEMS

7 - 8

3.1 Former Castle Wharf Esso Petrol Station, Leamouth Road, London, E14 0JG (PA/16/01763/A1)

9 - 78

Poplar

Proposal:

Redevelopment of the former Service Station site with a residential led mixed use development, comprising residential units, together with 295 sqm of D1 floorspace, 81 sqm of flexible non-residential floorspace (Use Classes A1, A2, A3, B1, D1 and D2), 36 sqm café floorspace (Use Class A3), set across two main buildings including a 24 storey tower with stepped blocks of 20, 17, 11 and 8 storeys, linked by a 2 storey podium at ground level, with a single basement level, landscaping and associated amenities.

Recommendation:

That the Committee resolve to GRANT planning permission subject to any direction by the London Mayor, the prior completion of a legal agreement, conditions and informatives.

4. PLANNING APPLICATIONS FOR DECISION

79 - 80

4.1 Sainsbury Foodstore, 1 Cambridge Heath Road, London, E1 (PA/15/00837)

81 - 164

Spitalfields
&
Banglatown

Proposal:

Demolition of the existing store and decked car park to allow for a replacement Sainsbury's store (Use Class A1) of 5,766 sqm (net sales area), (11,208 sqm GIA to include a Use Class D1 'explore learning ' facility (118 sqm GIA), 871 sqm (GIA) of flexible retail/office/community floorspace (Use Class A1, A2, A3, B1 and D1) and 559 residential units (Use Class C3) arranged in 8 buildings, including a 28 storey tower (101.375m (AOD)), an energy centre and plant (2,509 sqm (GIA)) is proposed at basement level with 240 'retail' car parking spaces and 40 disabled car parking spaces for use by the proposed residential units. 2 additional disabled parking bays are proposed at ground floor level at Merceron Street. The creation of an east-west public realm route from Cambridge Heath Road to Brady Street, including further public realm provision and associated highway works to Brady Street, Merceron Street, Darling Row, Collingwood Street and Cambridge Heath Road.

Recommendation:

That the Strategic Development Committee REFUSES planning permission, subject to any direction by the Mayor of London, for the reasons set out in the Committee report.

Next Meeting of the Strategic Development Committee

Thursday, 19 January 2017 at 7.00 p.m. to be held in Council Chamber, 1st Floor, Town Hall, Mulberry Place, 5 Clove Crescent, London, E14 2BG