

STRATEGIC DEVELOPMENT COMMITTEE

HELD AT 7.00 P.M. ON THURSDAY, 11 JANUARY 2018

DECISIONS ON PLANNING APPLICATIONS

1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS

Councillors Marc Francis, Julia Dockerill and Muhammad Ansar Mustaqim declared a personal interest in agenda item 5.1, Land at Fieldgate Street and Whitechapel Road, Fieldgate Street, London (PA/17/02217) on the basis that they had sat on the Strategic Development Committee when an application involving part of this site had previously been considered by the Committee.

Councillors Maium Miah and Muhammad Ansar Mustaqim declared a personal interest in agenda item 5.1, Land at Fieldgate Street and Whitechapel Road, Fieldgate Street, London (PA/17/02217) on the grounds of membership of the Tower Hamlets Council of Mosques who had submitted a representation supporting aspects of the application.

Councillor Shafi Ahmed declared a personal interest in agenda item 5.1 Land at Fieldgate Street and Whitechapel Road, Fieldgate Street, London (PA/17/02217) on the grounds that he was a Board member of the Tower Hamlets Council of Mosques who had submitted a representation supporting aspects of the application.

2. MINUTES OF THE PREVIOUS MEETING(S)

The Committee **RESOLVED**

That the minutes of the meeting of the Committee held on 30th November 2017 be agreed as a correct record and signed by the Chair.

3. RECOMMENDATIONS AND PROCEDURE FOR HEARING OBJECTIONS AND MEETING GUIDANCE

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, Place 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, Place 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 Development Committee and the meeting guidance.

4. DEFERRED ITEMS

None.

5. PLANNING APPLICATIONS FOR DECISION

5.1 Land at Fieldgate Street and Whitechapel Road, Fieldgate Street, London (PA/17/02217)

Update report.

On a vote of 4 in favour 3 against and 1 abstention, the Committee **RESOLVED:**

That planning permission be **REFUSED** at Land at Fieldgate Street and Whitechapel Road, Fieldgate Street, London for the demolition of existing substation and construction of a 20 storey building, including 11,450 sqm of student accommodation totalling 375 rooms; 1,050 sqm of office (B1a) floorspace at ground/first floor level ;70 sqm of commercial floorspace (A3 use) at ground floor level; basement and new pedestrian link to the eastern boundary of the site (PA/17/02217) for the following reasons as set out in the Committee report:

- 1) The application submission fails to demonstrate that the proposed development would provide a maximum reasonable amount of affordable rented student accommodation, that is both deliverable and retainable in perpetuity, contrary to Policy 3.8 Housing Choice of the London Plan (2016); Policy DM6 Student Accommodation of the Managing Development Document (2013) and the guidance set out in the Mayor of London's Housing SPG (2016),
- 2) The scale, height and massing of the proposed building would mark a departure from the scale of its surroundings and give rise to a disproportionate and overpowering addition to the surrounding existing built form and an unacceptable level of harm upon the setting of the Myrdle Street Conservation Area wider townscape contrary to Policies 7.4 Local character, 7.7 Location and design of tall and large buildings, 7.8 Heritage assets and archaeology of the London Plan (2016); Policy SP10 Creating distinct and durable places of the Core Strategy (2011); Policies DM24 Place sensitive design, DM26 Building heights, DM27 Heritage and the historic environment of the Managing Development Document (2013) and the Myrdle Street Conservation Area Appraisal.
- 3) Due to the excessive scale and massing of the building, the proposed development would result in an unacceptable level of harm upon neighbouring amenity by way of significantly reduced daylight and sunlight, overbearing impact, increased sense of enclosure, increased overlooking and loss of privacy contrary to Policy DM6 Student

Accommodation and DM25 Amenity of the Management Development Document (2013).

- 4) The proposed development is unsatisfactory with regards to cycling, including the accessibility of the proposed cycle storage, the quantum of cycle parking spaces and the nature of the cycle storage, contrary to Policy 6.9 Cycling of the London Plan (2016); Policy SP09 Creating attractive and safe streets and spaces of the Core Strategy (2010); Policy DM20 Supporting a sustainable transport network and Annex 2 Standards (parking) of the Managing Development Document (2013).
- 5) The application submission is insufficient in demonstrating the acceptability of the proposed Blue Badge holder car parking arrangement (within the existing neighbouring basement) in relation to both its relationship with the proposed development and its impact upon the existing neighbouring development contrary to Policy 6.13 Parking, Parking Addendum to Chapter 6, Table 6.2 of the London Plan (2016) and Policy DM22 Parking and Annex 2 Standards (parking) of the Managing Development Document (2013).
- 6) In the absence of a legal agreement to secure agreed and policy compliant financial and non-financial contributions including for employment, skills, training and enterprise and transport matters the development fails to mitigate its impact on local services, amenities and infrastructure. The above would be contrary to the requirements of Policies SP02 and SP13 of the LBTH Core Strategy, Policies 8.2 of the London Plan (2016) and LBTH's Planning Obligations SPD (2016).

6. OTHER PLANNING MATTERS

6.1 Planning Appeals Report

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

That the contents of the report be noted.

WILL TUCKLEY, CHIEF EXECUTIVE

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