

LONDON BOROUGH OF TOWER HAMLETS

MINUTES OF THE STRATEGIC DEVELOPMENT COMMITTEE

HELD AT 7.00 P.M. ON WEDNESDAY, 13 MAY 2009

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

Members Present:

Councillor Shafiqul Haque (Chair)

Councillor Shahed Ali
Councillor Tim Archer
Councillor Stephanie Eaton

Councillor Marc Francis (Deputy)

Other Councillors Present:

Councillor Ahmed Hussain

Officers Present:

Megan Crowe – (Legal Services Team Leader, Planning)
Stephen Irvine – (Development Control Manager)
Mario Leo – Head of Legal Services - Environment
Rachel McConnell – (Interim Applications Manager)
Owen Whalley – (Service Head, Major Project Development)

Alan Ingram – (Democratic Services)

At 7.00 p.m. the Chair opened the meeting and indicated that commencement of business would be delayed for a short while pending the arrival of Members who were on their way to the Council Chamber.

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillor M. Shahed Ali (for whom Councillor Marc Francis deputised), Councillor Joshua Peck and Councillor Dulal Uddin.

2. DECLARATIONS OF INTEREST

Councillor	Item	Type of Interest	Reason
Tim Archer	Items 6.1, 7.1 and 7.2	Personal	He had been approached by residents in respect of those items of business.

Shafiqul Haque	Items 6.1 and 7.1 – 7.3 inclusive	Personal	He had been lobbied in respect of all the items of business.
Shahed Ali	Items 6.1 and 7.1 – 7.3 inclusive	Personal	He had been lobbied in respect of all the items of business.
Stephanie Eaton	Items 6.1 and 7.1 – 7.3 inclusive	Personal	She had been lobbied in respect of all the items of business.

3. UNRESTRICTED MINUTES

The minutes of the meetings held on 19th February and 15th April 2009 were agreed and approved as a correct record, subject to the correction of the name of Councillor Stephanie Eaton in the declarations of interest section in the minutes of 15 April.

(The minutes of 19th February were resubmitted in order to rectify typographical errors relating to decisions on agenda items 7.1 and 7.2.)

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.

6. DEFERRED ITEMS

6.1 St Katharine Docks, St Katharine's Way, E1

After consideration of the reasons for refusal as set out in the officer's supplemental report, on a vote of 4 for and 0 against, the Committee RESOLVED that planning permission be REFUSED for the following reasons:

Application for planning permission PA/06/2131

1. By reason of design, form, mass, scale and use of materials, the development would be insensitive to the context of the surrounding area, fail to preserve or enhance the character and appearance of the Tower Conservation Area, adversely affect the setting of listed buildings and unacceptably impact on the openness of the water area of the West Dock contrary to:
 - (a) Policies DEV1, DEV37, DEV46 and DEV49 of the Tower Hamlets Unitary Development Plan 1998, which requires development to take into account and be sensitive to the character of the surrounding area, in terms of design, bulk, scale and the use of materials and the development capabilities of the site; and resists development that would have an adverse impact on the water environment and dock areas.
 - (b) Policies 4B.1, 4B.3, 4B.8, 4B.10, 4B.11 and 4B.12 of the London Plan 2008 that require development to respect local context, history, built heritage and character, result in a high quality design for all waterside development and ensure the protection and enhancement of historic assets.
 - (c) National advice in Planning Policy Guidance Note 15 – Planning and the Historic Environment.
 - (d). Policies CP49, DEV1, DEV2, CON1, CON2 and CON3 of the Council's interim planning guidance 2007 which seek to ensure development is of a high quality design, preserves or enhances the character and appearance of conservation areas and preserves listed buildings and their settings.

Application for listed building consent PA/06/2132

The installation of cantilevered boardwalks to the listed dock walls would unacceptably detract from the historic relationship of dock edge structures and the enclosed water space contrary to policies DEV37 and DEV46 of the Tower Hamlets Unitary Development Plan 1998 and policy CON1 of the Council's interim planning guidance 2007.

Application for conservation area consent PA/06/2133

In the absence of acceptable and detailed plans for redevelopment, the demolition of Commodity Quay would be contrary to policy DEV28 of the Tower Hamlets Unitary Development Plan 1998, policy CON2 of the Council's interim planning guidance 2007 and conflict with paragraph 4.27 of the National advice provided by Planning Policy Guidance Note 15 – Planning and the Historic Environment.

7. PLANNING APPLICATIONS FOR DECISION

7.1 Eric and Treby Estates, Treby Street, Mile End, London

Ms Ane-Mari Peter, a local resident, spoke in objection to the application.

Ms Lene Milaa and Mr Mark Taylor, local residents, spoke in objection to the application.

Mr Steve Inkpen spoke on behalf of the applicant.

Councillor Ahmed Hussain, a Ward Member, spoke in objection to the application.

On a vote of 2 for and 2 against [the supplemental recommendations], the Chair did not exercise his casting vote and the Committee subsequently RESOLVED that consideration of the report be DEFERRED pending a report to the next meeting so that Officers may provide further information on the following matters raised by Members:

- How the shortfall of finance between the estimated £12.5m total cost of estate regeneration improvements and the likely sum of £8.2m to be generated by the development will be managed, and confirmation that the scheme will continue to be viable.
- Consultation to obtain the comments of appropriate Officers from the Directorates of Children's Services and Communities, Localities and Culture regarding the potential loss of children's play space.
- Possible alternative proposals for the redevelopment of 1-14 Brookesley Street, including construction details, such as type of brickwork proposed.
- The possibility of reduction in height of proposed development at the corner of Eric Street/Hamlets Way.
- Further information on proposals for car-free residential units.
- The total area of open space that will be built upon.
- Why only 19 new affordable housing units are proposed to be provided.

The meeting then adjourned at 8.05 p.m. and reconvened at 8.15 p.m.

7.2 Holland Estate, Commercial Street, London

Following the adjournment, Councillors Shahed Ali and Stephanie Eaton did not return to the meeting prior to the Officer's introduction and, following debate and questions, the Chair informed them that they were not eligible to vote on the matter in accordance with Part 5.2, Section 13.5, of the Council's Constitution.

Councillor Archer proposed an amendment, seconded by Councillor Francis, to agree the scheme as tabled but to add an informative aimed at protecting

the interests of existing retailers during the transition period when works were being carried out to retail premises on the Holland Estate.

The amendment was accepted by Members for incorporation into the resolution and, on a vote of 3 for and 0 against, the Committee RESOLVED that planning permission for refurbishment of the retained existing dwellings on Holland Estate, the replacement of 43 dwellings, (13 x one bed flats, 9 x two bed flats, 18 x three bed flats and 3 x four bed flats) totalling 143 habitable rooms within Ladbroke House, Bradbury House, Evershed House and Denning point with the erection of 209 new residential units containing studio, 1, 2, 3, 4 and 5 bedrooms, provision of a new community centre (use class D1) of 644sqm, a new Eastend Homes local housing office and head office of 1,078sqm (use class B1), the introduction of an Estate wide landscaping scheme and the replacement of 11 retail units (including 2 kiosks) with 6 new retail units providing some 1,490sqm comprising use classes A1, A2 and A3, be GRANTED at the Holland Estate, Commercial Street, London, subject to the legal agreement, conditions and informatives set out in the supplemental agenda report, with the addition of a further informative that Officers work with the applicant to seek transitional support for retailers whose businesses will be affected by the development works.

7.3 Site bounded by Leman Street, Whitechapel High Street, Commercial Road and Buckle Street

Councillor Archer proposed an amendment, seconded by Councillor Eaton, that consideration of the report be deferred for further investigations into the holding objection lodged by The Historical Royal Palaces. On a vote of 2 for and 3 against, the amendment was declared lost.

Councillor Shahed Ali proposed an amendment, seconded by Councillor Francis, to agree the scheme as submitted but to amend the recommendations by deleting the reference to Whitechapel Art Gallery in recommendation 3.2(B)(5) of the update report.

The amendment was accepted by Members for incorporation into the resolution and, on a vote of 3 for and 2 against, the Committee RESOLVED that planning permission for demolition of the existing buildings and erection of a part 19-storey, part 21-storey building (102.5 Above Ordinance Datum (AOD)) comprising office floorspace (Use Class B1) and retail floorspace (Use Class A1-A4) at ground floor level, together with underground parking, associated plant, servicing and landscaping, be GRANTED at the site bounded by Leman Street, Whitechapel High Street, Commercial Road and Buckle Street, subject to the legal agreement, conditions and informatives set out in the Officer's update report and subject further to recommendation 3.2 (B)(5) of the update report being amended to read:

"Provide £150,000 for the preparation and implementation of a public art strategy including involvement of local artists."

CHAIR'S REMARKS

The Chair commented that, this being the final meeting of the Committee for the current Municipal Year, he wished to thank the Members and Officers for their hard work and support during his term of office.

Councillor Francis stated that the illustrative material provided by Planning staff had assisted greatly with decision-making and he congratulated the Chair on his leadership of the Committee over the past year.

The meeting ended at 9.10 p.m.

Chair, Councillor Shafiqul Haque
Strategic Development Committee