

# LONDON BOROUGH OF TOWER HAMLETS

## DEVELOPMENT COMMITTEE

9<sup>th</sup> NOVEMBER 2005

Minutes of the **DEVELOPMENT COMMITTEE** held at **THE TOWN HALL, MULBERRY PLACE, 5 CLOVE CRESCENT, LONDON E14 2BG** on **9<sup>th</sup> NOVEMBER 2005** at **7.30 PM**

### **Councillors present**

Councillor Rofique Uddin Ahmed (Chair)  
Councillor Julian Sharpe  
Councillor Ray Gipson  
Councillor Salim Ullah  
Councillor Muhammad Ghulam Mortuza  
Councillor Martin Rew

### **Officers Present**

Mr Brian Bell (Clerk to the Development Committee)  
Mr Michael Scott (Interim Head of Development and Building Control)  
Mr Stephen Irvine (Development Control)  
Mr Richard Humphreys (Development Control)  
Ms Alison Thomas (Housing Development Group)  
Mr Chris Proudley (Legal Advisor/Trowers and Hamblins)

### **1.0 APOLOGIES FOR ABSENCE**

Apologies were received from Councillors Ashton McGregor and Motin Uz-Zaman.

### **2.0 DECLARATIONS OF INTEREST WHETHER UNDER SECTION 106 OF THE LOCAL GOVERNMENT FINANCE ACT 1992 OR OTHERWISE**

Councillors Gipson and Sharpe declared a personal interest as Ward Members in relation to items 5.2 and 5.4, respectively.

### **3.0 PUBLIC MINUTES**

The minutes of the Development Committee held on 12<sup>th</sup> October 2005 were confirmed as an accurate record and signed by the Chair.

### **4.0 DEPUTATIONS**

The Chair advised that, with the agreement of the committee, he would be accepting the following deputation requests:

- agenda item 5.3, Marianne Fredericks for the objectors, and Helen Jenner, Education Department, for the applicant

- agenda item 5.4, Kate Webber for the objectors and Charles Cheesman, Corporation of London, for the applicant.

## **5.0 PLANNING APPLICATIONS FOR DETERMINATION**

### **5.1 East End Mission, 583 Commercial Road, London E1** (Report number DC023/056)

Officers advised that the item had been withdrawn.

### **5.2 69 Fairfield Road, London E3** (Report number DC024/056)

Mr Stephen Irvine (Strategic Applications Manager, Development Control) introduced the report, explaining that the applicant had achieved an acceptable development including the required percentage of affordable housing, on a difficult site, bounded on three sides by railway lines. The previous use as an electro-plating factory was considered undesirable in what was becoming an increasingly residential area, and the operator now wished to relocate. The authority had to determine each application on a case by case basis but did have policies in place to protect employment use on more suitable sites.

It was unanimously **AGREED** that planning permission for the construction of a new residential development of 2 connected blocks of six and seven storeys, comprising 3 commercial units at ground floor level and 61 flats above together with associated car parking and landscaping, be **GRANTED** subject to the conditions and Section 106 Agreement set out below:

- 1 Permission valid for 5 years.
- 2 Details of external materials to be submitted for the Council's written approval prior to the commencement of construction of the development.
- 3 Details of hard and soft landscaping treatment to be submitted for the Council's written approval. The approved landscaping shall be implemented prior to the occupation of any part of the proposed development.
- 4 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and trees or plants which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season.
- 5 Details of any proposed walls, fences and railings to be submitted for the Council's written approval.
- 6 Site investigation regarding any potential soil contamination to be carried out and any remedial work required to be agreed in writing by the Council and carried out as per agreement before construction works begin.

- 7 Details of sound insulation/attenuation measures, to protect future residents from noise and vibration, shall be carried out as specified in the applicant's consultant's supplementary information submitted to the Council unless otherwise agreed in writing.
- 8 Building, engineering or other operations including demolition shall be carried out only between the hours of 8.00am and 6.00pm on Mondays to Fridays, between the hours of 9.00am and 1.00pm on Saturdays and shall not be carried out at any time on Sundays or Public Holidays.
- 9 Any power/hammer-driven piling/breaking out of material required during construction/demolition shall only take place between the hours of 10.00am and 4.00pm Monday to Friday and at no other time, except in emergencies or as otherwise agreed by the Council in writing.
- 10 Details of any external lighting to be submitted to the Council for written approval.
- 11 The development of the site should not begin until a statement to minimise the impact on air quality is submitted to and agreed by the Local Planning Authority in writing.

Section 106 legal agreement:

1. The provision of affordable housing in accordance with the Council's policies at a ratio of 35% of the residential floorspace in the development which is not subject to grant funding, with 80% of the affordable housing for rent;
2. Section 278 agreement for remedial highway works associated with the development;
3. Use of local labour in construction;
4. A 'car free' agreement;
5. Financial contribution of £144,192 towards healthcare provision;
6. Financial contribution of £155,808 towards provision of school places.

**5.3 Corner of Chandler Street and Meetinghouse Alley, London E1 (Report Number DC025/056)**

Mr Michael Scott (Interim Head of Development and Building Control) introduced the report, drawing particular attention to the tabled plans and drawings. The application was for a Sure Start Children's Centre with ancillary community and training facilities above. It had been deferred at the previous meeting for further information, which was contained in the supplementary report on the agenda. He had also tabled copies of two recent objection letters received from residents of Vinegar Street.

The site had been designated as temporary open space in the 1998 UDP to be developed as an extension to the nearby school. However it was no longer needed for this purpose, and was not included as such in the emerging LDF. It was currently vacant with little amenity value. The proposed building was four storeys high at its northern elevation in line with the adjoining properties in Chandler Street, falling to two and one storeys towards the south of the site. He believed the possibility of any noise or other nuisance was limited because of the intended uses, and had been addressed by various design features including the careful siting of the two play areas.

The Chair then invited Ms Marianne Fredericks, to address the committee on behalf of the objectors.

Ms Fredericks reiterated that her main grounds of objection were the inadequacy of consultation with the local community, the loss of open space, and the possibility of noise and other nuisance. She continued to dispute whether discussion at the LAP and its Steering Group, amounted to sufficient consultation. Residents felt the existing open space should have been properly developed and maintained by the council. She again queried whether adding to existing projects for children and young people in the area, had been adequately considered. The site adjoined that of the Wapping Health Centre and she understood that they had sought to acquire it to expand. She urged the committee to reject or defer the application.

The Chair then invited Ms Helen Jenner, to address the committee on behalf of the applicants.

Ms Jenner stated that delivery of a children's centre in Wapping was an integral part of several key strategies and plans, which had been developed with a range of partners including the health service. This site had been transferred to the council specifically designated for education use, and the proposal brought forward in co-operation with the PCT who would be providing complementary health services. Other options had been considered but discarded for the reasons detailed in the written report. For example, St Peter's Centre had only a single room available, while the former sports centre was contaminated land. She concluded by stating that there was no record of the PCT attempting to acquire the site, and they certainly weren't seeking to at present.

In response to Members' queries, she said that the community and training facilities had been added to the scheme after feedback at a LAP meeting, and that the LAP strongly supported the proposal. She did not foresee any further suitable sites coming forward, and highlighted the deadlines attached to achieving the establishment of children's centres.

Members asked that the Education Department continue to keep the LAP and the local community, involved and informed as the proposal was finalised and implemented.

On a vote of:  
4 FOR  
0 AGAINST  
2 ABSTENTIONS

It was **AGREED** that planning permission for the erection of a part four, two and single storey building to provide a class D1 pre-school facility on the ground floor with ancillary community training facilities above, be **GRANTED** subject to the conditions and informatives set out below:

1. Full time.
2. Soundproofing of windows and boundary wall.
3. Contamination report to be submitted and approved before works commence.
4. Full details of the external finishes to be submitted and approved before work commences.
5. A Travel Plan shall be submitted and approved before the building is occupied.
6. Hours of construction.
7. Hours of operation.

#### Informatives

1. The emergency fire exit and door on the eastern wall of the site shall only be used in case of emergency and for no other reason.
2. With regard to condition 6 above (Travel Plan) the applicant be advised to discuss the scope of the report and mitigation measures with the Council's Transport Section, Mulberry Place, London E14 2BE, 0207 364 6926.

It was **AGREED** that the application be **REFERRED** to the First Secretary of State pursuant to the Town and Country Planning Direction 1999, as a departure application involving the loss of public open space.

#### 5.4 **Billingsgate Market, Trafalgar Way, London E14** (Report number DC026/056)

Mr Richard Humphreys (Applications Manager, Development Control) introduced the report, explaining that it was an application from the Corporation of London for temporary use of part of the market car park, to park refuse and associated vehicles overnight. Since the report had been written the Corporation had supplied details of 13 alternative locations considered for this purpose.

At the invitation of the Chair, the objector and applicant addressed the committee. Among issues raised were

- a) height of fencing, roads and other features adjoining the site
- b) traffic flows on Trafalgar Way
- c) bulk of and noise emanating from, the type of refuse vehicle to be used

It was **AGREED** that consideration of the application be **DEFERRED** to enable a site visit to take place.

#### **Close of Meeting**

The meeting ended at 8.48 pm.

Councillor Rofique Uddin Ahmed  
Chair: Development Committee