

LONDON BOROUGH OF TOWER HAMLETS

MINUTES OF THE STRATEGIC DEVELOPMENT COMMITTEE

HELD AT 7.00 P.M. ON TUESDAY, 20 APRIL 2010

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

Members Present:

Councillor Shafiqul Haque (Chair)

Councillor Marc Francis (Vice-Chair)

Councillor Shahed Ali

Councillor Rupert Eckhardt

Councillor Alibor Choudhury

Other Councillors Present:

Nil

Officers Present:

Alison Thomas

– (Private Sector and Affordable Housing Manager)

Stephen Irvine

– (Development Control Manager, Development and Renewal)

Megan Crowe

– (Legal Services Team Leader, Planning)

Alan Ingram

– (Democratic Services)

Owen Whalley

– (Service Head Major Projects, Development & Renewal)

Ila Robertson

– (Applications Manager Development and Renewal)

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Rania Khan and Shiria Khatun.

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
Shahed Ali	6.1	Personal	Correspondence received from concerned parties.

Shafiqul Haque	6.1	Personal	Correspondence received from concerned parties.
Rupert Eckhardt	7.1	Personal	Ward Member for the area of the application

3. UNRESTRICTED MINUTES

The minutes of the ordinary meeting of the Committee held on 16 March 2010 and of the extraordinary meeting held on 4 March 2010 were agreed and approved as a correct record.

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 and those who had registered to speak at the meeting.

6. DEFERRED ITEMS

6.1 Former Beagle House, Braham Street, London E1 8EP

Mr Stephen Irvine, Development Control Manager, introduced the report regarding the application for planning permission concerning the redevelopment of Former Beagle House, Braham Street, London, E1 8PE which had been deferred at the meeting of the Committee held on 15 December 2009.

Mr Irvine then commented that detailed consideration had been given to Members' concerns regarding the physical impact of the scheme on the surrounding area in terms of bulk and massing and the financial contributions towards local employment and training and the local transport infrastructure. He referred to the comments from the appropriate Council Officers and other agencies as contained in the report and added that amount allocated in the S106 for local employment and training had been doubled to £340,000. In addition, Highways Officers and Transport for London considered that further contributions for the local transport infrastructure could not reasonably be requested. Mr Irvine pointed out that the report included suggested reasons for refusal, should Members be minded to refuse the application.

Members then put questions, which were answered by Mr Irvine, regarding the new park at the north side of the site; its accessibility to the public during the construction period for the redevelopment scheme and possible additional mitigation for any loss of use; measures entailed in contributions towards sustainable transport.

Councillor Shahed Ali then proposed an amendment to the terms of the legal agreement, as shown in resolution (2) below, which, on being put to the vote, was declared carried unanimously. The substantive motion was then put to the vote and declared carried unanimously. Accordingly, it was –

RESOLVED

- (1) That planning permission for the demolition of the existing building at former Beagle House, Braham Street, London, E1 8EP and the erection of a 17 storey building comprising two ground floor retail units (Class A2, A2, A3 or A4), 1st – 17th floor office use (Class B1) and two basement levels plus associated servicing, landscaping, plant accommodation, parking, access and any other works incidental to the application be **GRANTED** subject to any direction by the Mayor of London and subject to the prior completion of a legal agreement and to the conditions and informatives set out in the report.
- (2) That the terms of the legal agreement to be completed prior to developed be amended to reflect the following:
 - The sum of £61,000 be deducted from the provision of £461,000 allocated to public realm, open space and environmental improvements and be directed towards environmental education measures in local primary schools.
- (3) That the Corporate Director Development & Renewal be delegated power to negotiate the legal agreement indicated above.
- (4) That the Corporate Director Development & Renewal be delegated authority to impose the conditions and informatives on the planning permission to secure the matters listed in the report.
- (5) That the Service Head Major Projects, Development & Renewal provide all Members of the Committee with the appropriate extract from the Aldgate Masterplan giving details of sustainable transport measures.

7. PLANNING APPLICATIONS FOR DECISION

7.1 Hammond House, Tiller Road, London, E14 8PW

Mr Owen Whalley, Service Head Major Projects, indicated that this application would normally have been considered by the Development Committee but was being put forward for consideration due to time constraints.

The Chair indicated that Mr Crisp, a resident of Mellish Street, had registered to speak as an objector to the proposals. He invited the objector to address the meeting.

Mr Crisp thanked the Committee for the opportunity to speak. He indicated that several Mellish Street residents had been unaware that the meeting was being held. Although he had health issues he felt obligated to speak as he had very strong feelings on the application. He was not opposed to the scheme in principle but objected to the new development being two stories higher than at present, as this would have a profound effect on his quality of life. His medical condition was worsening and he would soon be effectively confined to his home for life, in view of his treatment requirements. He had hoped to be able to enjoy his small garden but this would now be deprived of sunlight all year round. He currently grew vegetables and flowers in his greenhouse but would be deprived of this pleasure. He was not seeking sympathy but had a right to enjoy access to sunlight, which would be prevented by an extra two storeys of development.

Mr Simon Dunn-Lwin, Agent for the applicant, stated that the proposal had been in the making for two years and his clients had responded to comments from Planners on the matter of sunlight by amending the application. There had been consultation with the local community and Mr Crisp had attended a meeting with architects when no objections had been raised. The lighting expert who had assessed effects on daylight was available to answer any questions from Members. He respectfully asked the Committee to endorse the Officer recommendation as the report was thorough and addressed all relevant issues.

Ms Ila Robertson, Planning Officer, then presented a detailed explanation of the proposed development, as set out in the report and referred particularly to the mix of tenure and improvement of streetscape appearance. Attention had been given to the matter of daylight and sunlight and the external assessment had been carefully considered and was supported by the Council Environmental Health Service. There would only be marginal sunlight failure in winter and overshadowing would be very limited. There would, in fact, be an improvement in conditions for several Mellish Street properties.

Members then put questions that were answered by Ms Robertson and Ms Alison Thomas, Private Sector and Affordable Housing Manager, concerning the potential for overall loss of social rented housing; the actual increase in

height of the proposed development; the impact on gardens in Mellish Street; the proposed accommodation in terms of number of habitable rooms.

Following additional queries and issues raised, Mr Whalley, indicated that the report would be withdrawn so that it might be redrafted to address concerns expressed by Members relating to sunlight/daylight issues arising from the redevelopment and the potential loss of four and five bedroom units. The redrafted report would be submitted as a fresh item of business following the reconstitution of the Development Committee after the imminent local elections.

The Chair stressed that the new report should provide a full explanation of the points raised by those present.

This being the final meeting of the Committee for the current Municipal Year, the Chair then thanked Members and Officers for their hard work and support. He then declared the meeting closed.

The meeting ended at 8.00 p.m.

Chair, Councillor Shafiqul Haque
Strategic Development Committee