

LONDON BOROUGH OF TOWER HAMLETS

DEVELOPMENT COMMITTEE

31ST AUGUST 2005

Minutes of the **DEVELOPMENT COMMITTEE** held at **THE TOWN HALL, MULBERRY PLACE, 5 CLOVE CRESCENT, LONDON E14 2BG** on **31ST AUGUST 2005** at **7.30 PM**

Councillors Present

Councillor Rofique Uddin Ahmed (Chair)
Councillor Julian Sharpe (Vice-Chair)
Councillor Ray Gipson
Councillor Khaled Reza Khan
Councillor Muhammad Ghulam Mortuza
Councillor Martin Rew
Councillor Salim Ullah

Officers Present

Mr Michael Scott (Interim Head of Development Control and Building Control)
Mr Richard Humphreys (Planning Applications Manager)
Mr Stephen Irvine (Planning Applications Manager)
Ms Alison Thomas (Housing Development Manager)
Mr Chris Proudley (Trowers and Hamblins)
Mr Andrew Wiseman (Trowers and Hamblins)
Mr Tim Hogan (Democratic Services)
Ms Kate Dooley (Clerk to the Development Committee)

1.0 APOLOGIES FOR ABSENCE

Apologies were received from Councillor Ashton McGregor, Councillor Akikur Rahman and Councillor Motin Uz-Zaman.

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

Councillor Martin Rew declared a personal interest in Agenda Item 6.2, which related to the planning application in respect of 79-83 Coborn Road, London E3 on the grounds that he lived in close proximity to the application site.

3.0 PUBLIC MINUTES

The minutes of the Development Committee held on 10th August 2005 were confirmed as an accurate record and signed by the Chair.

4.0 REPORT OF THE HEAD OF DEMOCRATIC RENEWAL AND ENGAGEMENT

4.1 Deferred, Adjourned and Outstanding Items (Report Number DC015/056)

Noted

5.0 DEPUTATIONS

With the agreement of Members of the Development Committee the Chair invited an objector present to speak against Item 6.1. There was no representative to speak for the application in reply. The Committee also accepted the request from Councillor Simon Rouse to address the Committee on Item 6.1. Each speaker was allocated a maximum of five minutes.

6.0 PLANNING APPLICATIONS FOR DETERMINATION

6.1 99 Alpha Grove, London E14 (Report Number DC016/056)

The Chair invited Councillor Simon Rouse to address the Committee. Councillor Rouse requested that the Committee reject the application on the basis of excessive density and consideration for the current over-development of the Isle of Dogs. Councillor Rouse suggested that there was already an over-supply of 3-bedroom flats in the area and that maintaining family/townhouse accommodation would be more suitable. He was also of the view that the proposed development would not be in keeping with the character of Alpha Grove, that public consultation had not been adequate and that the proposed development would increase pressure on already strained parking availability.

The Chair then invited Ms Alexa Bohan of 97 Alpha Grove, London E14 to speak on behalf of objectors to the application. Ms Bohan reiterated the points raised by Councillor Rouse regarding over-development on the Isle of Dogs and relayed that the local community wanted to preserve family dwellings rather than see these continually turned into flats. Ms Bohan was also of the view that there was a severe parking problem on Alpha Grove and felt that this would be exacerbated by the proposed development at 99 Alpha Grove.

Mr Richard Humphreys (Planning Applications Manager) introduced the report to the Committee. Mr Humphreys noted that Building Control had confirmed that noise insulation would be covered by building regulations and that a separate condition would therefore not be required to secure noise insulation.

Mr Humphreys also noted that this application had been deferred at the 10 August 2005 meeting for a site visit to take place in respect of concerns regarding parking on Alpha Grove. Mr Humphreys informed the Committee that the site visit had taken place at 7pm on 23 August 2005 and Mr Humphreys noted that those in attendance observed that there did not appear to be a parking problem, and all attending were able to park outside the property.

Members who attended the site visit reiterated Mr Humphreys' observation that there did not appear to be a parking problem when they visited, and that their only remaining concern was the density of the application. Mr Humphreys explained that although the density was in excess of the Borough's current Unitary Development Plan (UDP) limit, it was within the density limits set by the London Plan, which takes precedence over the UDP, and the Borough's Draft UDP.

Mr Humphreys noted that a written objection to this application had been tabled by Councillor Alan Amos and distributed to Members of the Committee.

In response to the points raised by Councillor Rouse and Ms Bohan, Mr Humphreys noted that Planning Department studies showed a shortage of all types of accommodation on the Isle of Dogs, not just a shortage of family-sized dwellings. Mr Humphreys also confirmed that consultation had been conducted within the legal requirements, and letters were sent to 91-101 Alpha Grove.

In response to a Member's query, Mr Humphreys noted that there would be no planning basis to uphold a decision to refuse the application if the applicant went to appeal.

On a vote of:

6 FOR
0 AGAINST
1 ABSTENTION

It was **AGREED** that planning permission be **GRANTED** for the demolition of a three-storey 4-bedroom dwelling house and redevelopment by erection of a three-storey building to provide 3 x 3 bed flats. The planning permission is subject to the following conditions and informative:

Conditions

- (1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
- (2) Full particulars of the following, shall be submitted to and approved in writing by the local planning authority before the development hereby

permitted is commenced. The development shall not be carried out otherwise than in accordance with the particulars so approved.

- a. Samples of the materials to be used on the external faces of the building;
 - b. Landscaping to include front boundary treatment;
- (3) A translucent screen shall be retained at the top of the rear access stair for the duration of the development.
 - (4) Building, engineering or other operations in pursuance of this permission shall be carried out only between the hours of 8.00am to 6.00pm Mondays to Fridays and between the hours of 8.00am to 1.00pm Saturdays and shall not be carried out at any time on Sundays or Public Holidays.
 - (5) Development shall not commence on site until an investigation and assessment to identify the extent of soil contamination and the measures to be taken to avoid risk to public health. This report shall be submitted to and approved by the local planning authority before commencement of works.

Informative

- (1) The applicant is advised to consult the Council's Highways Engineers to secure the reinstatement and repair works to the footway fronting Alpha Grove, E14 following construction works.

6.2 **79-83 Coborn Road, London E3** (Report Number DC017/056)

Mr Stephen Irvine (Planning Applications Manager) introduced the report and noted that the Committee had previously refused an application for this site on the grounds of over-development and impact on neighbouring properties. An appeal to the Secretary of State had been lodged, however a date had not yet been set to hear the appeal.

Mr Irvine explained that despite the pending appeal, the applicant had collaborated with the Planning Department to improve the application and address the concerns raised by the Committee and objectors. As such, Mr Irvine commended the application to the Committee for their approval.

In response to questions from Members, Ms Alison Thomas (Housing Development Manager) explained that the shared-ownership dwellings would be allocated through the same Council policies that guide the allocation of all shared-ownership housing in the Borough. Ms Thomas also noted that the Borough would retain 62% of the total nominations for this development – in excess of the 35% required by Council policy.

Following further questions on housing, Ms Thomas noted that while other 100% affordable housing developments had had difficulty delivering the full affordable housing allocation, this development would provide enough affordable housing to cover some of the slippage in the Housing Corporation's other schemes, thus providing greater affordable housing options in the Borough. Mr Irvine noted that the report in its current form omitted a reference to 100% affordable housing as part of the Section 106 agreement, and that this would be amended in the final document.

Following a question regarding the use of suitable materials, Mr Irvine noted that a condition should have been included in the report regarding facing materials and confirmed that this would be included in the final list of conditions.

Mr Irvine also responded to questions regarding the socially-rented affordable housing options by noting that this development would provide one unit more than that required by the Borough's Unitary Development Plan (UDP).

It was noted by one Member that there had been significant community distress regarding the demolition of existing buildings on the site without Council approval. Mr Irvine explained that there was no basis for Council intervention as the site was not at the time within a Conservation Area and the demolition of the buildings was therefore permissible without Council approval.

On a vote of:

6 FOR
0 AGAINST
1 ABSTENTION

It was **AGREED** that planning permission be **GRANTED** for the demolition of the existing office/light industrial buildings (Class B1) and erection of a two to five storey building and its use as 52 flats (x16 one-bedroom, x23 two-bedroom, x10 three-bedroom, x1 three-bedroom maisonette and x2 four-bedroom maisonettes) with 6 car parking spaces and bicycle storage for 45 bicycles.

The Committee also **AGREED** that an additional **condition** be included on facing materials and that the **Section 106 agreement** be amended to include a provision on 100% grant-funded affordable housing.

The planning permission is subject to the following conditions and legal agreement:

Conditions

- (1) Time Limit for Planning Permission
- (2) Construction Hours

- (3) Wheel cleaning during construction
- (4) Details and treatment of all open land within site including both hard and soft landscaping.
- (5) Refuse stores shall be provided prior to occupation.
- (6) Contaminated Land Study
- (7) Approval of facing materials

Section 106 Legal Agreement

- (1) Car-free Agreement
- (2) S278 Agreement – Works to the Highway
- (3) Affordable housing

Close of Meeting

The meeting ended at 8.30pm.

**Councillor Julian Sharpe
Vice Chair in the Chair: Development
Committee**