

LONDON BOROUGH OF TOWER HAMLETS

DEVELOPMENT COMMITTEE

20TH SEPTEMBER 2005

Minutes of the **DEVELOPMENT COMMITTEE** held at **THE TOWN HALL, MULBERRY PLACE, 5 CLOVE CRESCENT, LONDON E14 2BG** on **20TH SEPTEMBER 2005** at **7.30 PM**

Councillors Present

Councillor Julian Sharpe (Chair)
Councillor Ray Gipson
Councillor Khaled Reza Khan
Councillor Ashton McGregor
Councillor Muhammad Ghulam Mortuza
Councillor Akikur Rahman
Councillor Martin Rew

Officers Present

Mr Michael Scott (Interim Head of Development and Building Control)
Mr Stephen Irvine (Planning Applications Manager)
Mr Jeff Ackerman (Housing Development Group)
Mr Chris Proudley (Trowers and Hamblins)
Mr Brian Bell (Democratic Services)
Ms Kate Dooley (Clerk to the Development Committee)

1.0 APOLOGIES FOR ABSENCE

Apologies were received from Councillor Rofique Uddin Ahmed, Councillor Salim Ullah and Councillor Motin Uz-Zaman.

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

Councillor Ray Gipson declared a personal interest in Agenda Item 5.1, which related to the planning application in respect of 744 Wick Lane and 46-52 Fairfield Road, London E3 (Bow East) on the grounds that he is a Ward Member for Bow East.

Councillor Khaled Reza Khan declared a personal interest in Agenda Item 5.2, which related to the planning application in respect of Sleaford House,

Fern Street, London E3 (Bromley-by-Bow) on the grounds that he is a Ward Member for Bromley-by-Bow.

3.0 PUBLIC MINUTES

The minutes of the Development Committee held on 31st August 2005 were confirmed as an accurate record and signed by the Chair.

4.0 DEPUTATIONS

With the agreement of Members of the Development Committee the Chair invited Ms Carol Payne, a resident of Sleaford House, to speak against Item 5.2 and Mr Matt Sheldon, representing the applicant, to speak in favour. Each speaker was allocated a maximum of five minutes.

5.0 PLANNING APPLICATIONS FOR DETERMINATION

5.1 744 Wick Lane and 46-52 Fairfield Road, London E3 (Report Number DC018/056)

Mr Stephen Irvine (Planning Applications Manager) introduced the report, noting that the proposed development consisted of 146 flats and one commercial unit. It now achieved the requirement of 35% of the residential floorspace being affordable housing. The net residential density of 722 hrh was marginally over the guidelines in the London Plan, but was considered acceptable in this particular location which had good access to transport and other amenities. The original application had been substantially amended following consultation initiated by the developer, including by measures to make it more acceptable within the conservation area. There had been objections to the original scheme but the residents responsible had not notified their intention to sustain them at the committee.

In response to Members queries, it was confirmed that while the scheme had been subject to local consultation and revision as outlined, it had not been considered by the committee before. It was also confirmed that approximately 38% of the affordable units were family-sized. Although officers had pursued options for increasing the proportion of family-sized accommodation with the applicant, it had not been considered reasonable to require any more within the constraints of this particular site.

It was unanimously **AGREED** that planning permission be **GRANTED** for the demolition of the existing two buildings, and construction of new residential development of five connected blocks of three, four, five, six, seven and eight storeys, comprising 146 flats with a 217.5sqm A2/B1 commercial unit fronting Fairfield Road together with associated car parking and landscaping. The planning permission is subject to the following conditions and legal agreements:

Conditions

- (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 of any part of the 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 Mondays to Fridays and between the hours of 9.00am and 1.00pm 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 for written approval.
- (12) No development approved by this permission shall be commenced until a scheme for the provision and implementation of surface water storage capacity during 1 in 100 year conditions has been submitted to

and agreed in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

- (13) No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme for investigation which has been submitted by the applicant and approved by the Local Planning Authority.

Legal Agreements

Section 106 Legal Agreement to secure:

- (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 20% for intermediate housing and 80% for rented housing
- (2) Car-free development;
- (3) Local Labour in Construction;
- (4) Financial contribution towards road/junction improvements at the Wick Lane/Blackwall Tunnel Northern Approach (A102(M) East Cross Route)/Tredegar Road (B142) road junction (£40,000);
- (5) Financial contribution towards local primary school places (£130,920); and
- (6) Financial contribution towards local public health facilities (£204,080).

Section 278 Agreement to secure:

- (1) Remedial highway works associated with the development.

Conservation Area conditions

- (1) The demolition works hereby permitted shall be begun before the expiration of five years from the date of this consent.
- (2) Demolition, building, engineering or other works audible at or beyond the site boundary, and delivery/collection of materials, to be restricted to between 8.00am to 6.00pm Monday to Friday and 9.00am to 1.00pm Saturdays and at no other time. Noisy operations or special deliveries/collection outside these times shall only take place in exceptional circumstances, for example to meet police traffic restrictions, in an emergency or in the interests of public safety.
- (3) 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.

5.2 Sleaford House, Fern Street, London E3 (Report Number DC019/056)

Mr Michael Scott (Interim Head of Development and Building Control) introduced the report, drawing particular attention to the site plan at the back, and the floor plan and photographs which had been tabled and displayed. The proposal was to convert a vacant workshop unit on the ground floor of Sleaford House to provide a crèche with external play area, and a hairdressing salon. The crèche would be operated by the local Surestart scheme to provide a facility for young children currently attending the Linc centre opposite. It would represent a substantial improvement on the present facility which was too small and had no outside space. The crèche would be regulated by OFSTED and a summer scheme on the site appeared to have gone well. The hairdresser wished to relocate her business from Gayton House nearby, where there were no known complaints about its current operation.

The Chair then invited Ms Carol Payne, a resident of Sleaford House to address the committee on behalf of the objectors. Ms Payne stressed that she spoke on behalf of a number of residents. They had not been directly consulted on the proposal by HARCA to whom control of the block had recently transferred from the local authority. They believed that use of the base of a tower block in this way was inconsistent with its residential purpose and would cause nuisance. Many residents felt that the crèche provision at the Linc centre and another new local scheme should be adequate, and were concerned at the potential disruption caused by parents dropping off and picking up children, as well as lack of parking. They were also concerned by potential misuse of the play space by older children until late in the evening. Finally they felt that there were sufficient other hairdressers nearby, and that residents should have priority for use of the vacant space.

In response to Members' queries, it was confirmed that Sleaford House was 17 storeys high, and that all the objections had come from residents.

The Chair then invited Mr Matt Sheldon to address the committee on behalf of the applicant. Mr Sheldon first explained that he was the manager of Bromley to Burdett SureStart and would speak primarily about that component of the application. He emphasised that the provision would be intended for local families, who also often suffered from a lack of outdoor space at home. The crèche was intended to help them access employment, training and other facilities at the Linc centre in particular. They had run a summer scheme from the site and knew of no complaints arising from that. There would be 2.4m high fencing around the outdoor play space to help avoid the potential for anti-social behaviour.

In response to Members' queries, he confirmed that HARCA allowed a similar facility to operate from Butler House, which had not given rise to any known

complaints. SureStart believed that the vast majority of parents using the crèche would be local, and if necessary would ringfence places to ensure this. He also emphasised that it was intended as a crèche rather than an all-day facility. Poplar HARCA would remain SureStart and the hairdresser's landlord, and would want to avoid any nuisance to other residents.

Mr Scott stated that the application covered two separate units and it was not currently recommended to condition the hours of use of either. Members could consider this if there were relevant planning grounds but it should be noted that the existing hairdressers was not covered by any such condition. It was not a planning issue whether the hairdressing business succeeded or not. He also confirmed that both units would be constrained by the class of use applied for. Personal or limited period permissions were only an option if there were valid planning grounds, and would also have to allow sufficient time for any investment, including public funding, to be recouped.

On a vote of:

**5 FOR
0 AGAINST
2 ABSTENTIONS**

It was **AGREED** that planning permission be **GRANTED** for the change of use from workshop (B1 Use) on ground floor to provide a crèche (D1 Use) with external play area including play equipment, new boundary brick and metal fencing and a hairdressing salon (A1 Use) plus external alterations to north and east elevations. The planning permission is subject to the following conditions:

Conditions

- (1) Time Limit
- (2) Construction Hours
- (3) External finishes and works to match existing building.

Close of Meeting

The meeting ended at 8.30 pm.

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