

LONDON BOROUGH OF TOWER HAMLETS

MINUTES OF THE STRATEGIC DEVELOPMENT COMMITTEE

HELD AT 7.30 P.M. ON THURSDAY, 19 JANUARY 2012

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

Members Present:

Councillor Helal Abbas (Chair)

Councillor Carlo Gibbs
Councillor Dr. Emma Jones
Councillor Judith Gardiner

Councillor Denise Jones

Other Councillors Present:

None.

Officers Present:

Pete Smith	– Development Control Manager, Development and Renewal
Megan Nugent	– Legal Services Team Leader, Planning, Chief Executive's
Simon Ryan	– Deputy Team Leader, Development and Renewal)
Zoe Folley	– Committee Officer, Democratic Services Chief Executive's
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1. APOLOGIES FOR ABSENCE

Apologies for absence were received on behalf of Councillor Khaled Uddin Ahmed and Bill Turner for whom Councillor Denise Jones was deputising.

2. DECLARATIONS OF INTEREST

No declarations of interests were made.

3. UNRESTRICTED MINUTES

The Committee **RESOLVED**

That the unrestricted minutes of the extraordinary meeting of the Committee held on 28th November 2011 and the ordinary meeting held on 8th December 2011 be agreed as a correct record and signed by the Chair.

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

It was noted that there was no speakers registered for this meeting.

6. DEFERRED ITEMS

Nil items.

7. PLANNING APPLICATIONS FOR DECISION

8. 45 MILLHABOUR, LONDON (PA/11/00798)

Update Report Tabled.

Before the consideration of this item, Mr Pete Smith, Development Control Manager drew attention to two new policy documents. The 'Managing Development' Development Plan Document and the Fish Island Area Action Plan. He outlined their current status. Where relevant, weight would need to be placed on them in future.

At the request of the Chair, Mr Pete Smith, Development Control Manager, introduced the application (PA/11/00798) regarding redevelopment of the site at 45 Millhabour, London.

Mr Simon Ryan, Deputy Team Leader, Planning Services, made a detailed presentation of the application, as contained in the circulated report and update, including plans and a slideshow. Mr Ryan explained the site and surrounds falling within the Millennium Quarter and its current use. Part of the site was presently being used as a place of worship. He referred to the scope

of the consultation resulting in 11 individual objections and the issues raised. The material consideration for consideration concerned land use, housing, design, amenity, transport, sustainability and the Section 106 agreement as set out in the report. On balance it was considered that the proposal complied with policy and was acceptable on all grounds.

Mr Ryan also explained the housing mix. Overall it was considered that the scheme provided an acceptable level of affordable housing taking into account viability. Mr Ryan also described the amenity space in line with policy, the car parking plans and the S. 106 contributions.

In terms of sunlight/ daylight, Officers explained the results of the testing on nearby windows. Whilst there could be some impact on these properties including an impact on the outline plans for 47 Millhabour, on balance Officers did not consider that this outweighed the overall benefits of the scheme.

Regarding the current place of worship, the Charity were under the full understanding that the lease arrangements were on a temporary basis. Officers had received a letter today from the Charity stating that they were in advanced negotiations to identify an alternative site for the place of worship and that this letter could be circulated to the Committee.

The Committee then raised a number of questions concerning:

- The source of the objections.
- The adequacy of the provision for 3-4 bed social units.
- The significant amount of development already in this area.
- Location of the social housing within the scheme.
- Clarification of the education and health contributions. In particular the division between primary and secondary school places. The consultation carried out with LBTH Children's Services regarding feasibility of proposals.
- The loss of sunlight - specifically the properties affected.
- Further details of the children's play space. The need for this to accommodate all age ranges.
- Acceptability of the density range.
- Access to the roof top terraces.

In response to these points, Officers referred to the policy for socially rented family units. Whilst the scheme fell short of the target in certain categories, the overall provision for family units exceeded requirements. Any changes in the housing mix could put at risk its viability.

In terms of daylight and sunlight, Officers explained in greater detail the properties tested and the methods used including the vertical sky component (VSC) and the Daylight Distribution (NSL). Overall the vast majority of windows tested passed these two tests.

Officers clarified the input of Children's Services in preparing the education package. Children's Services provided the figures, carried out the calculation and have the opportunity to comment on whether or not the proposal was adequate. In this case, they were supportive of the proposal and considered it would meet the additional demands.

Officers also clarified the location of the affordable housing and the units amenity space. The restrictions on access to the roof top terraces were simply due to physical layout. Details of the children's play space would be secured by condition with a view to meeting the needs of the different categories of age groups.

The area had been identified in the Millennium Quarter Master Plan as suitable for high residential development. Officers had assessed the overall impact of the scheme. Taking to account all the relevant impacts, they did not consider it bore any symptoms of overdevelopment.

On a unanimous vote the Committee **RESOLVED**

1. That the application for planning permission be **GRANTED** at 45 Millhabour, London (PA/11/00798) for the demolition of existing buildings and erection of a part 7 storey & part 14 storey mixed use building comprising 880sq.m of ground floor commercial (A2/A3/B1) floorspace, 132 residential flats (C3), ground level public open space and associated underground parking subject to.
 - A. Any **direction** by **The Mayor of London**
 - B. The prior completion of a **legal agreement** to secure the planning obligations detailed in the report.
2. That the Corporate Director Development & Renewal is delegated power to negotiate the legal agreement indicated above.
3. That the Corporate Director Development & Renewal is delegated power to impose conditions and informatives on the planning permission to secure the matters detailed in the report.
4. That if, within three months of the date of this committee the legal agreement has not been completed, the Corporate Director of Development & Renewal is delegated power to refuse planning permission.

The meeting ended at 8.10 p.m.

Chair, Councillor Helal Abbas
Strategic Development Committee