

**LONDON BOROUGH OF TOWER HAMLETS**

**MINUTES OF THE DEVELOPMENT COMMITTEE**

**HELD AT 7.00 P.M. ON THURSDAY, 8 MARCH 2012**

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

**Members Present:**

Councillor Helal Abbas (Chair)

Councillor Shiria Khatun (Vice-Chair)

Councillor Peter Golds

Councillor Kosru Uddin

Councillor Marc Francis

Councillor Ann Jackson

**Other Councillors Present:**

None.

**Officers Present:**

Jerry Bell	– (Strategic Applications Manager Development and Renewal)
Shay Bugler	– (Strategic Applications Planner, Development and Renewal)
Beth Eite	– (Planning Officer Development and Renewal)
Nasser Farooq	– (Planning Officer Development and Renewal)
Fleur Brunton	– (Senior Lawyer - Planning Chief Executive's)
Jen Pepper	– (Affordable Housing Programme Manager, Development and Renewal)
Zoe Folley	– (Committee Officer, Democratic Services Chief Executive's)
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**1. APOLOGIES FOR ABSENCE**

Apologies for absence were submitted on behalf of Councillor Craig Aston for whom Councillor Peter Golds was deputising, Councillor Helal Uddin for whom Councillor Ann Jackson was deputising and Councillor Md Maium Miah.

**2. DECLARATIONS OF INTEREST**

Councillor	Item(s)	Type of interest	Reason
Ann Jackson	7.1	Personal	Lived in the Ward concerned.
Peter Golds	8.1	Personal	Customer of Bancroft Local History and Archives Library
Marc Francis	7.1	Personal	Ward Member
	8.1	Personal	Customer of Bancroft Local History and Archives Library

### 3. UNRESTRICTED MINUTES

The Committee **RESOLVED**

That the unrestricted minutes of the meeting of the Committee held on 8<sup>th</sup> February 2012 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

The Committee noted the procedure for hearing objections, together with details of persons who had registered to speak at the meeting.

## 6. DEFERRED ITEMS

Nil Items.

## 7. PLANNING APPLICATIONS FOR DECISION

### 7.1 64 Tredegar Road, E3 2EP (PA/10/2340)

Update Report Tabled.

Jerry Bell, (Strategic Applications Team Leader) introduced the application regarding 64 Tredegar Road, E3 2EP (PA/10/2340)

Shay Bugler (Planning Officer) presented the detailed report assisted by a power point presentation. He explained the site and surrounds and details of the scheme. He explained the housing plans including the split between the affordable and private units that complied with policy. It was considered that the loss of the employment floor space was acceptable given the general decline of light industrial floor space in London and its unsuitability for such uses as detailed in the report. The site had good transport links. Mr Bugler also explained the sunlight/day light assessment, the density, height and scale of the scheme, the parking plans and the S.106 agreement. Overall the scheme made the best use of the site with no major impacts. It complied with policy and was recommended for approval.

In response, Members raised a number of comments and questions around the following issues:

- The target to secure 20% local employment in the non financial contributions. Assurances were sought that this could be enforced and monitored. Members also discussed the plans to advertise such positions for a limited period. The Committee requested a policy note on this requirement (regarding time limits on advertising local employment).
- Clarification of the parking arrangements.
- The measures to mitigate the loss of the employment site.
- The impact of traffic from the A12 to Tredegar Road.
- The impact of low water pressure in the area. Members requested that the concerns around this issue be noted.
- The possible loss of garages in Balmer Road.
- The impact on the gardens of Stavers House in terms of overshadowing. Particular the gardens closest to the development.
- The affordability of the units given the lack of Social Rent housing.

- Nature of the intermediate housing.

Officers addressed the Committee points. The applicant would be required to enter into a car free agreement restricting residents of the scheme from applying for on street parking. The Applicant had submitted detailed commercial evidence regarding the employment floor space and its unsuitability for such uses. Officers had carefully looked at all the factors including the access limitations for vehicles and the lack of need for light industrial floor space in the area. Given this, it was considered that the site would be more suitable for residential use given the residential nature of the area and the affordable housing offer. Contributions had been secured for employment and enterprise to mitigate any loss of employment. There was also a requirement to submit a Construction Management Plan prior to construction to ensure highways safety.

There should be no loss of water pressure as a result of the development. The relevant water authority would work to and have responsibility for overseeing this. Furthermore, no garages would be lost.

In terms of overshadowing, the assessment explored all possible scenarios. Whilst there may be some overshadowing in the morning to the gardens of Stavers House, the scheme would not have any impact on the gardens from midday onwards.

Ms Jen Pepper (Affordable Housing Manager) also outlined the criteria for the intermediate housing and the allocation process.

Consideration had been given to whether the scheme could accommodate Social Rent units. On assessment it was found that the number of such units that could be provided without grant support was very low. So it was decided to select the mix proposed - Affordable Rent with Intermediate units so that a far greater range of affordable units could be provided.

Councillor Marc Francis moved an amendment to the heads of terms for the s106 agreement, seconded by Councillor Ann Jackson that the financial contribution for Community facilities be allocated to the Local Area Partnership area 5. On a vote of 5 in favour, 0 against and 1 abstention this was **AGREED**,

On a unanimous vote the Committee **RESOLVED**

1. That planning permission (PA/10/2340) be **GRANTED** at 64 Tredegar Road, E3 2EP subject to:
2. The prior completion of a legal agreement, to the satisfaction of the Chief Legal Officer, to secure the matters set out in the report including the amendment agreed by the Committee that the financial contribution for Community facilities of £86,400 be allocated to the Local Area Partnership area 5.

3. That the Corporate Director of Development and Renewal is delegated powers to negotiate the legal agreement indicated above.
4. That the Corporate Director of Development and Renewal is delegated power to impose conditions on the planning permission to secure the matters set out in the report
5. That, if by 30 March 2012 the legal agreement has not been completed to the satisfaction of the Chief Legal Officer, the Head of Planning and Building Control is delegated power to refuse planning permission.

## **7.2 Site At North East Junction Of Cable Street And Ratcliffe Cross Street, Cable Street, London, E1(PA/1101818)**

Update Report Tabled.

Jerry Bell, (Strategic Applications Team Leader) introduced the application regarding Site At North East Junction Of Cable Street And Ratcliffe Cross Street, Cable Street, London, E1(PA/11/01818)

Beth Eite (Planning Officer) presented the detailed report assisted by a power point presentation. Ms Eite explained in detail the proposal including the outcome of the consultation generating no representations. She addressed the main planning issues. The scheme was of a similar height to the 2003 approved scheme. The design and material contributed positively to the street scene.

On all key grounds the scheme complied with policy and was acceptable.

Ms Eite also drew attention to the update report regarding the sunlight impact on Reservoir Studios. The evidence showed that whilst there were some minor failings, mainly affecting non habitable rooms, overall the units would receive adequate light. The previous issues had been addressed. Furthermore, there should be no major loss of outlook or privacy to these properties due to the design.

Details of the housing mix including the affordable housing offer was also explained. There were conditions to ensure the internal layout of the units were acceptable. All units would have access to adequate amenity space.

Ms Eite also explained the car parking plans, the child play space and the S106 package.

In response, Members queried the enforceability of the car free agreement given the parking congestion in the area. Questions were also raised about the types of uses that would be allowed in the commercial space comprised within the development and controls over noise and vibration.

In reply, Officers reported that the scheme would be permit free preventing occupants from applying for new on street permits. The commercial use was for A1/B1 or D1 uses only and may only be used for such uses. So therefore it

could not be used as a takeaway use. This was a different class of use that would require a new permission. There was a condition requiring that a noise and vibration report be submitted.

On a unanimous vote the Committee **RESOLVED**

1. That planning permission (PA/1101818) be **GRANTED** at Site At North East Junction Of Cable Street And Ratcliffe Cross Street, Cable Street, London subject to:
2. The prior completion of a legal agreement to secure the planning obligations set out in the report.
3. That the Corporate Director Development & Renewal is delegated authority to negotiate the legal agreement indicated above.
4. That the Corporate Director Development & Renewal is delegated power to impose conditions and informatives on the planning permission to secure the matters set out in the report.
5. 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.

### **7.3 Site at Bow Wharf Adjoining Regents canal and Old Ford Road, Old Ford London, E3 (PA/11/03371 PA/11/03372)**

Item withdrawn.

## **8. OTHER PLANNING MATTERS**

### **8.1 Bancroft Local History And Archives Library, 277 Bancroft Road, London, E1 4DQ (PA/11/2213)**

Update Report Tabled.

Jerry Bell, (Strategic Applications Team Leader) introduced the application regarding the Bancroft Local History and Archives Library (PA/11/2213).

Nasser Farooq (Planning Officer) presented the detailed report assisted by a power point presentation. He explained the nature of the proposals for works to improve the library. In reply to Members, he reported that the original application proposed works to the internal toilets. However the applicant had since decided to remove this from the application and this did not form part of the listed building works. English Heritage were supportive of the scheme and their comments had been noted. There were conditions to ensure the material matched and was sympathetic to the building. To ensure this, it was required that samples of materials be submitted for approval.

On a unanimous vote the Committee **RESOLVED**

That the application (PA/11/2213) for works at Bancroft Local History and Archives Library, 277 Bancroft Road, London, E1 4DQ be referred to the Government Office for London with the recommendation that the Council would be minded to grant Listed Building Consent subject to conditions as set out in the report.

## **8.2 Appeals Report**

Jerry Bell, (Strategic Applications Team Leader) introduced the report which provided details of appeals, decisions and new appeals lodged against the Authority's Planning decisions.

### **RESOLVED**

That that details and outcomes of the appeals as set out in the report be noted.

The meeting ended at 8.10 p.m.

Chair, Councillor Helal Abbas  
Development Committee