

**LONDON BOROUGH OF TOWER HAMLETS**

**MINUTES OF THE DEVELOPMENT COMMITTEE**

**HELD AT 6.15 P.M. ON MONDAY, 25 JUNE 2012**

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

**Members Present:**

Councillor Helal Abbas  
Councillor Shiria Khatun  
Councillor Kosru Uddin  
Councillor Md. Maium Miah  
Councillor Craig Aston

**Other Councillors Present:**

Councillor Marc Francis

**Officers Present:**

Jerry Bell	– (Strategic Applications Manager, Development and Renewal)
Megan Nugent	– (Legal Services Team Leader, Planning, Chief Executive's)
Mary O'Shaughnessy	– (Planning Officer, Development and Renewal)
Nasser Farooq	– (Planning Officer, Development and Renewal)
Michael Rowan	– (Head of Parks and Open Spaces, Communities Locality and Culture)
Stephen Murray	– (Head of Arts and Events, Communities Localities & Culture)
Zoe Folley	– (Committee Officer, Democratic Services Chief Executive's)

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**1. ELECTION OF VICE-CHAIR 2012/13**

It was proposed by Councillor Helal Abbas, seconded by Councillor Kosru Uddin and **RESOLVED**

That Councillor Shiria Khatun be elected Vice-Chair of the Development Committee for the remainder of the Municipal Year 2012/2013.

## **2. APOLOGIES FOR ABSENCE**

Apologies were submitted on behalf of Councillor Anwar Khan.

## **3. DECLARATIONS OF INTEREST**

No declarations of interest were reported.

## **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. DEVELOPMENT COMMITTEE TERMS OF REFERENCE, QUORUM, MEMBERSHIP AND DATES OF MEETINGS (DC001/012/13)**

The Committee considered the terms of reference report.

At the request of the Committee, Officers agreed to review the arrangements for the August 2012 meeting to see if, working load permitting, it could be rescheduled to facilitate the Ramadan period.

## **RESOLVED**

That the Terms of Reference, Quorum, Membership and dates of meetings of the Development Committee for the Municipal Year 2012/2013 be noted as set out in the report.

## **7. DEFERRED ITEMS**

Nil Items.

## **8. PLANNING APPLICATIONS FOR DECISION**

### **8.1 Victoria Park, London (PA/12/01007)**

Update Report Tabled.

Jerry Bell (Strategic Applications Team Leader) presented the report regarding Victoria Park, London (PA/12/01007).

The Chair invited statements from persons who had previously registered to address the Committee.

Patrick Hennigan spoke in objection to the proposal. He considered that this was the first time that he had received anything about events in Victoria Park. Residents have suffered for years with such events. The events only appeared to be held in the summer preventing people from properly enjoying the park. He objected to the impact on access routes. Particularly the Gun Makers Gate access which he considered was a much needed access route to the one o'clock club community centre. He also considered that the roadway through the park was an ancient right of way.

Overall, visitors would experience great difficulties in accessing the park and the community centre due to the constraints including the hoardings as well.

He referred to the mud levels at the park. Indeed, last Friday, he had to help three families with young children across the mud in the park. The mud levels were unbelievable. As a result, the park was an unsuitable location for the event.

He also objected to the impact from the trucks. He considered that given their weight, they would sink into the public pavement. He questioned why it was not proposed that they run on the hard pavements and that the vehicles weight should be restricted to 7 ½ tons not 30 tons as proposed.

Councillor Marc Francis also spoke in objection. He noted the above concerns about access. However he wished to concentrate on the hours of operation.

He drew attention to the representations from residents and ward Councillors that were taken to the Licensing Committee. He stressed that whilst they felt it essential they be addressed, they were not opposed to the principle of the event as it they welcomed the aim of widening access to Olympic events. They also recognised the one off nature and need for the event.

He referred to the petition sent to the Licensing Committee signed by 200 residents. He asked that the Development Committee strengthen further the restrictions imposed by the Licensing Committee. These were: that the hours for sale of alcohol be restricted to 10pm; live music to 9pm and the closing

times to 11pm between Sunday to Thursday. He also proposed conditions to facilitate access through the park and that the noise levels be limited further.

Patrick Loy (Live Nations) addressed the Committee in support of the application. He referred to the consultation letter sent by the event organisers to all residents right at the start of the process based on information supplied by LBTH. It was also proposed that a further letter would be sent out next week if granted with details of the support hotline for residents for the event and details of the Traffic Management Order for the road closure. He explained the plans to maintain access through the park. However he was happy to take up Mr Hennigans specific concerns. In relation to mud and rutting, the last 3 events at the park were held under exceptional weather circumstances and were not Live Nations events. It was proposed to use hard standing and vehicle tracks to prevent damage to the park grounds. There would be a programme of reinstatement after the event.

He considered that the concerns around the hours of operation (as raised by Councillor Francis) had already been thoroughly addressed by the Licensing Committee in considered the premises application. Full details of the delivery and servicing plans could now be provided. The applicant fully welcomed the cycle scheme (8.2 of this agenda) for the event that would relieve pressure on the public transport and road network.

In reply to Members about mud damage from vehicles, Mr Loy listed the products to be used to prevent this. This included metal roadways that left no trace on the grounds. In response to an earlier closing time, he stressed the need for the proposed closing times to allow complete coverage of events with flexibility for overrun as agreed by the Licensing Committee. An earlier closing time that ended coverage prematurely could compromise the credibility of the facilities. The schedule was governed by the LGOG timetable.

Nasser Farooq (Planning Officer) presented the detailed report assisted by a power point presentation. Also in attendance was Stephen Murray (Head of Arts and Events,) and Michael Rowan (Head of Parks and Open Spaces) to provide further advice.

Mr Farooq explained the scheme for use of the park between 18<sup>th</sup> July 2012 and 17<sup>th</sup> August 2012. He explained the site location, designation of the area, the 'soft finishing times' to ease entrances and exits and the nature of the events proposed. He explained the conditions to protect the sports pitches from permanent damage and the plans for the users affected to use alternative pitches. He also explained the conditions imposed by the Licensing Committee including those on capacity to allay the concerns.

Overall, given the support for the scheme in policy and its temporary nature, the scheme was considered acceptable and should be granted.

In response, Members noted the scrutiny undertaken of the plans by the Licensing Sub- Committee that had addressed many of the concerns under the Licensing regime.

They also raised questions regarding the following matters:

- The risk of damage to the grass.
- The impact on the sports pitches and users.
- The agents responsibility for repair works.
- The involvement of Officers in preparing the plans.

Officers addressed each point raised. They explained the operation of the metal tracks and how they would protect permanent damage to the grass. One taken up, the grass should return to its natural green state in a short space of time. They explained the measures to ensure the applicant fully reinstated the park grounds. Responsibility for this clearly rested with them. They described the measures for ensuring this including the holding of a bond (similar to a deposit for damage) and beyond this contractual obligations. Officers would carry out before and after inspections of the park to agree a programme of restoration.

The grounds comprised a number of summer and winter sports pitches. It was understood that only a small number of sports clubs used these pitches during the application period, based on Sport England information. Besides there were plans for the groups affected to relocate to other pitches locally during the period so that they could continue participating in their sports.

Officers had engaged extensively with Live Nations over the past two years. They have had considerable input into the plans and the conditions. Part of their role was to ensure the conditions were fully enforced. To facilitate this, there would be an on site Officer presence at all times at the event.

On a unanimous vote the Committee **RESOLVED**

1. That planning permission (PA/12/01007) Victoria Park, London at be **GRANTED** subject to:
  - A. Any **direction** by **The Mayor of London**
2. That the Corporate Director Development & Renewal is delegated power to impose conditions and informatives on the planning permission set out in the report.

## **8.2 Victoria Park, near St Marks Gate Entrance, Cadogan Terrace, London**

Update Report Tabled.

Jerry Bell (Strategic Applications Team Leader Manager) presented the report regarding Victoria Park, near St Marks Gate Entrance, Cadogan Terrace, London

Mary O'Shaughnessy (Planning Officer) presented the detailed report assisted by a power point presentation.

She explained the plans for the temporary cycle facility at Victoria Park between July 2012 to September 2012 in support of the Olympic Games. She explained the site location, opening hours and the proposed structures including the lighting towers and the surrounding enclosures.

She explained the measures to prevent light spillage from the towers and conflict between cyclists and pedestrians.

No letters of objections had been received from the public consultation and the Council's experts had not raised any objections.

In summary, the scheme would alleviate pressure on the public transport system and roads during the games. Therefore, given its temporary nature and the restrictions it was considered acceptable and should be granted.

On a unanimous vote the Committee **RESOLVED**

1. That planning permission PA/12/00799 at Victoria Park, near St Marks Gate Entrance, Cadogan Terrace, London , London at be **GRANTED** subject to:

A. Any **direction** by **The Mayor of London**

2. That the Corporate Director Development & Renewal is delegated power to impose conditions and informatives on the planning permission set out in the report.

The meeting ended at 7.00 p.m.

Chair,  
Development Committee