

**LONDON BOROUGH OF TOWER HAMLETS**

**MINUTES OF THE STRATEGIC DEVELOPMENT COMMITTEE**

**HELD AT 7.30 P.M. ON THURSDAY, 8 NOVEMBER 2012**

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

**Members Present:**

Councillor Helal Abbas (Chair)

Councillor Bill Turner (Vice-Chair)

Councillor Zara Davis

Councillor Stephanie Eaton

Councillor Carlo Gibbs

Councillor Dr. Emma Jones

**Other Councillors Present:**

Nil

**Officers Present:**

Megan Nugent	– (Legal Services Team Leader, Planning, Chief Executive's)
Mary O'Shaughnessy	– (Planning Officer, Development and Renewal)
Pete Smith	– (Development Control Manager, Development & Renewal)
Alison Thomas	– (Acting Joint Service Head, Strategy Innovation and Sustainability, Development & Renewal)
Tim Ross	– (Planning Officer)
Alan Ingram	– (Democratic Services)

**COUNCILLOR HELAL ABBAS (CHAIR), IN THE CHAIR**

**1. APOLOGIES FOR ABSENCE**

Apologies for absence were submitted from Councillors Carlo Gibbs, Judith Gardiner and Helal Uddin.

**2. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS**

No declarations of disclosable pecuniary interest were made.

### **3. UNRESTRICTED MINUTES**

The Committee **RESOLVED**

That the unrestricted minutes of the meeting of the Committee held on 27<sup>th</sup> September 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.

### **6. DEFERRED ITEMS**

Nil items

### **7. PLANNING APPLICATIONS FOR DECISION**

### **8. NEW UNION CLOSE, LONDON (PA/12/00360)**

Update report tabled.

Pete Smith (Development Control Manager) introduced the application regarding the application concerning the site at New Union Close, London, (PA/12/00360).

Mary O'Shaughnessy (Planning Officer) presented the detailed report (as amended by the Tabled update report), together with a power point presentation. She commented that the proposed scheme would protect the amenity of current residents; separation distances avoided overlooking of properties; the impact on daylight and sunlight was considered acceptable; there would be no negative impact on the local highways network and provided 64.3% affordable housing. The application had been tested using a viability toolkit and the maximum possible S106 contributions for the scheme

had been achieved. The benefits of estate regeneration outweighed the slight S106 shortfall and the Planning Contributions Panel had agreed that benefits should focus on education and health provision.

Following questions from Members, Officers' responses included information that:

- Density assessments had been carried out in the light of the London Plan but it was considered that the beneficial redevelopment of the estate made the proposed densities acceptable.
- The Education Department were satisfied with the somewhat lower level of S106 contributions in this instance, as the provisions when pooled would mitigate impact on education facilities.
- The community centre, which comprised 103 sqm, would be managed by the Housing Association and would be available for hire by residents. Due to its size, there would probably only be one hall available.
- It was hoped that existing tenants would remain on the estate and their car park permits would remain valid.
- Full consultation of effects on sunlight/daylight had been conducted and was acceptable in living rooms even if below recommended ADF levels in kitchens.
- Overlooking of riverside walkways provided a degree of security and there would be improvements in the legibility of routes through the estate to the walkways.
- Additional consultation would be undertaken with residents concerning the proposed external colour schemes for housing blocks.

On a vote of four for and nil against, with two abstentions, the Committee RESOLVED:

1. That planning permission PA/12/00360 at New Union Close, London, be GRANTED for redevelopment of site comprising the demolition of 189 existing residential units (including Heron Court, Robin Court, Sandpiper Court, Nightingale Court, Martin Court, Grebe Court and Kingfisher Court) and the construction of 3 blocks between 3 and 14 storeys to provide 399 residential units (containing 119 x 1 bed, 190 x 2 bed, 60 x 3 bed and 30 x 4 bed), together with 103sq.m (GIA) office / community facility (Use Class D1), semi-basement and ground floor car parking, cycle parking, landscaped public open space, private amenity space and other associated works.

Such planning permission to be SUBJECT TO the prior completion of a **legal agreement** to secure the planning obligations set out in the report and to the planning conditions and informatives as detailed in the circulated report and tabled update.

2. That the Corporate Director Development & Renewal be delegated power to negotiate the legal agreement indicated above.

3. That the Corporate Director Development & Renewal be delegated power to impose conditions and informatives on the planning permission to secure the matters set out in the report

4. That, if by 3 months of the date of this Committee meeting the legal agreement has not been completed, the Corporate Director Development & Renewal be delegated power to refuse planning permission.

**9. SKYLINES VILLAGE, LIMEHARBOUR, LONDON (PA/11/3617)**

Update report tabled.

The report was withdrawn by Pete Smith (Development Control Manager) in view of concerns raised by Members relating to comments made by the Metropolitan Police, National Grid and London City Airport; also relating to proposed housing density; green space provision; employment issues; proposals for location of social housing. A further report would be resubmitted to the Committee at a later date.

**INFORMATION ITEM**

**38-40 Trinity Square, London, EC3N 4DJ (PA/11/00163) – Outcome of Appeal**

The Committee received a report from Pete Smith (Development Control Manager) commenting on the Planning Inspector's decision to allow the appeal against the Committee's previous refusal of the above planning application.

Noted.

The meeting ended at 9.15 p.m.

Chair, Councillor Helal Abbas  
Strategic Development Committee