

LONDON BOROUGH OF TOWER HAMLETS

STRATEGIC DEVELOPMENT COMMITTEE

14th JULY 2005

Minutes of the **STRATEGIC DEVELOPMENT COMMITTEE** held at **THE TOWN HALL, MULBERRY PLACE, 5 CLOVE CRESCENT, LONDON E14 2BG** on **14th JULY 2005** at **7.30 PM** in **ROOM M71**.

Councillors Present

Councillor Rofique Uddin Ahmed
Councillor Abdul Asad
Councillor David Edgar
Councillor Janet Ludlow
Councillor Julia Mainwaring

Officers Present

Mr Michael Scott (Head of Development and Building Control)
Mr Owen Whalley (Head of Major Project Development)
Mrs Linda Saunders (Representative of the Chief Legal Officer)
Ms Alison Thomas (Housing Development Manager)
Ms Ursula Couzens Jacobs (Clerk to the Strategic Development Committee)

1.0 ELECTION OF CHAIR OF THE STRATEGIC DEVELOPMENT COMMITTEE FOR THE REMAINDER OF THE CURRENT MUNICIPAL YEAR

Councillor Rofique Uddin Ahmed was elected as Chair of the Strategic Development Committee for the remainder of the current Municipal Year.

The Chair invited all present to observe a one minute silence in remembrance of the victims of the London bomb attacks on 7th July 2005.

2.0 ELECTION OF VICE CHAIR OF THE STRATEGIC DEVELOPMENT COMMITTEE FOR THE REMAINDER OF THE CURRENT MUNICIPAL YEAR

Councillor David Edgar was elected as Vice Chair of the Strategic Development Committee for the remainder of the current Municipal Year.

3.0 APOLOGIES FOR ABSENCE

There were no apologies for absence.

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

Councillor Abdul Asad declared a personal interest in Agenda Item 7.3 which related to the Royal London Hospital, on the grounds that he was the Council Representative on the Tower Hamlets Primary Care Trust.

5.0 REPORTS OF THE HEAD OF DEMOCRATIC RENEWAL AND ENGAGEMENT

5.1 Strategic Development Committee Functions and Terms of Reference (Report Number SDC001/056)

The report was **NOTED**.

6.0 DEPUTATIONS

There were no deputations.

7.0 PLANNING APPLICATIONS FOR DETERMINATION

7.1 71 Carmen Street and 134 – 156 Chrisp Street, London E14 (Report Number SDC002/056) (East India And Lansbury)

Mr Michael Scott (Head of Development and Building Control) introduced the Planner's report and drew the attention to the A3 scheme drawings, which had been tabled for information.

Members of the Strategic Development Committee raised queries regarding the location of the new Langdon Park Dockland Light Railway Station and the design of the railway bridge especially with regard to accessibility for people with young children in prams. Members also asked about the location of the affordable housing, provision of amenity space and the potential for replacement jobs to

compensate for the change of use from industrial to mixed use premises.

Officers confirmed that the new DLR Station would be adjacent to the proposed development. This was expected to improve accessibility and reduce journey times for local people. The proposed bridge over the railway line, like the all DLR stations, would be built with wheel chair access therefore making it accessible for pedestrians with prams. The family housing units were either terraced houses or located at the lower levels of the blocks of flats. The houses had gardens and the blocks had roof gardens. The development was also within easy reach of the local park. The expectation was that the commercial premises would create 26 new jobs.

Mr Scott summarised the benefits to the local community of the planning obligation agreement outlined in the report. There being no further questions the Chair invited Members to indicate their decision on a show of hands.

On a vote of

3 FOR
1 AGAINST
1 ABSTENTION

It was **AGREED** that planning permission be **GRANTED** for the demolition of existing buildings and construction of four blocks up to 17 storeys comprising 821sqm commercial/community floorspace (B1/D1 uses), 125sqm retail space (A1/A2/A3 uses) and 154 residential units, plus amenity space and car parking, subject to the following.

Members of the Strategic Development Committee **RESOLVED** that the application first be **REFERRED to the Mayor of London** pursuant to the Town & Country Planning (Mayor of London) Order 2000 as a new tall building over 30 metres in height.

The planning permission is subject to the following legal agreements and planning conditions.

Legal Agreements

A 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;
2. Contribution towards the provision of a public open space/piazza, on Carmen Street;

3. Land transfer from applicant to Council;
4. Car free development;
5. Local Labour in construction;
6. Financial contribution towards employment training for local people;
7. Financial contribution towards local childcare provision;
8. Financial contribution towards provision of local play space/school places;
9. Financial contribution towards highway and environmental improvements and/or alterations to Carmen Street, Chrisp Street, and Cording Street including improved pedestrian and cycling provision;
10. Financial contribution towards improvements to existing footbridge at Carmen Street on the commencement of development;
11. Financial contribution towards the installation of passenger information display units (DAISY screens) within the approved development should Langdon Park DLR Station come to fruition;
12. Assessment of potential impacts upon proposed station in respect of radio communication and micro climate impacts;
13. Section 278 Agreement for resurfacing of Carmen Street and Cording Street;
14. Television reception survey and remediation.

Planning 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 Landscape maintenance.

- 5 Details of any proposed walls, fences and railings to be submitted for the Council's written approval.
- 6 Details of refuse storage and collection to be submitted for the Council's written approval.
- 7 Details of service access for refuse vehicles to be submitted.
- 8 Site investigation regarding any potential soil contamination to be carried out and any remedial work to be agreed in writing by the Council
- 9 Details of sound insulation/attenuation measures, including for windows, to be submitted for the Council's written approval;
- 10 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.
- 11 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.
- 12 Details of external lighting to be provided.
- 13 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.
- 14 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.
- 15 Development shall not commence until details of on site drainage works have been submitted to, and approved in writing by, the Local Planning Authority. No works which result in the discharge of foul or surface water from the site shall be commenced until the onsite drainage works referred to above have been completed as approved.
- 16 Development shall not commence until construction details of the basement have been submitted to, and approved in writing by, the Local Planning Authority.

17 Development shall not commence until a sustainability report for the proposal has been submitted to, and approved in writing by, the Local Planning Authority.

The Chair with the agreement of the Members of the Development Committee adjourned the meeting for five minutes. The meeting reconvened at 8.30 pm.

7.2 Land at Shed 35, North Quay, Aspen Way London E14 (Report Number SDC003/056) (Millwall)

Mr Michael Scott (Head of Development and Building Control) introduced the Planner's report. He also drew the attention of Members to the scheme drawings and a brochure produced by the Applicant.

In response to questions Mr Scott confirmed that the planning obligation agreement monies for TV reception monitoring and mitigation would be held in trust by the Council. The Crossrail conditions were included to safeguarded the route of the railway. Crossrail had to be built before the proposed development but the whole site was not subject to an embargo. Employment opportunities for local people would be channelled through the Council's "Skillsmatch" organisation. In conclusion Members asked that local artists be involved in the provision of public art as outlined in the Section 106 legal agreement.

There being no further questions the Chair invited Members of the Committee to accept the recommendation to grant permission.

It was unanimously **AGREED** that planning permission be **GRANTED** for the erection of two towers of 43 storeys (221 metres) and 37 storeys (209 metres) with a 23 storey central link building (125 metres) to provide 372,660 sq.m of offices, 5,324 sq. m of Class A1, A2 A3, A4, or A5 of which no more that 2,499 sq m shall be Class A1, together with an area of public realm, a pedestrian bridge across West India Dock North, a dockside walkway, access roads, parking and servicing areas, subject to the following.

Members of the Strategic Development Committee **RESOLVED** that the application first be **REFERRED to the Mayor of London** pursuant to the Town & Country Planning (Mayor of London) Order 2000, as an application for a new building exceeding 30 metres in height and over 15,000 square metres of floorspace.

Members of the Strategic Development Committee **CONFIRMED** that during the decision making process that they had taken the environmental information into account, as required by Regulation 3 (2) of the Town & Country Planning (Environmental Impact Assessment)

Regulations 1999

The Strategic Development Committee **AGREED** that following the issue of the decision, a Statement be placed on the Statutory Register confirming the main reasons and considerations on which the Committee's decision was based, were those set out in the Planning Officer's Report (SDC003/056) to the Committee (as required by Regulation 21(1)(c) of the Town & Country Planning (Environmental Impact Assessment) Regulations 1999.

Planning Permission is subject to the following legal agreements and conditions.

Legal Agreements

The completion of Section 106 and Section 278 Legal Agreements under the following heads:-

1. To contribute £7.5 million to the Council for projects to be determined by the Planning Contributions Overview Panel in accordance with the Council's Strategic Priorities, such as affordable housing expenditure.
2. Provide the new public realm to include the provision of public art to a combined value of £8 million.
3. To provide a sum up to £0.6 million for TV reception monitoring and mitigation to be held in trust.
4. Provide a sum of £4.15 million for public transport enhancement such as improvements to the DLR, the Jubilee Line and bus services.
5. Provide up to £100,000 for highway works.
6. To adhere to an agreed travel plan for the development.
7. To adhere to the Council's Code of Construction Practice.
8. To secure the Dockside and North-South public walkway from Aspen Way Bridge for public availability.
9. Local labour in construction together employment training within the development.

Planning Conditions

1. 10 year time limit.

2. Details of the following to be agreed prior to the commencement of each phase of the development:
 - (i) facing materials
 - (ii) detailed design of lower level elevations to dockside and public realm
 - (iii) hard and soft landscaping including dockside walkway and external lighting
 - (iv) secure cycle storage
 - (v) public art
 - (vi) high level roof top plant to be sound proofed to be 10dB(A) below background noise levels
 - (vii) means of refuse storage/disposal
 - (viii) boundary treatment including walls, fences, railings and gates
 - (ix) access statement, including disabled access
 - (x) pedestrian links to West India DLR Station and public space
 - (xi) monitoring before and during construction phase for Black Redstart and subsequent provision of foraging habitat
 - (xii) aircraft safety lights
 - (xiii) scheme for raising the flood defences to 5.85 AOD during construction works
3. Landscaping maintenance
4. Car parking and servicing shown to be retained permanently
5. Contamination report and remedial measures
6. Construction hours limited
7. Piling hours limited
8. Wheel cleaning
9. Waste recycling plan
10. Archaeological investigation
11. A scheme for constructing flood defences to 5.23 above ODN
12. A scheme for maintaining the condition and integrity of flood defences for 50 years
13. A scheme for maintaining the stability of flood defences
14. Crossrail conditions

15. Before any A3, A4 or A5 use commences details of the means of fume extraction shall be agreed and implemented.

7.3 Royal London Hospital - Agreement to Unilateral Undertaking as an addition to the Section 106 Agreement associated with Conditional Town Planning Permission dated 31st March 2005. (Report Number SDC004/056) (Whitechapel)

Mr Owen Whalley (Head of Major Project Development) introduced his report which sought to appraise Members of the current situation following the receipt of the pre-action protocol of an intention to judicially review the decision to grant conditional planning permission for the redevelopment of the Royal London Hospital. The legal advice sought by the Council suggested that the challenge should be defended and that this position would be reinforced by additional provision in the form of a Unilateral Undertaking to ensure that conditions attached to the planning permission were enforceable. Mr Whalley had nothing further to add to the detailed report before Members.

The issue of the Post Office site, adjacent to the Royal London Hospital, being incorporated into the plans was raised. Mr Whalley acknowledged that in the hypothetical situation that the site was available for redevelopment, which currently was not the case, there might be sufficient flexibility to allow for changes. The redevelopment of the Royal London Hospital was a nine year phased development.

There being no further questions the Chair invited Members of the Strategic Development Committee to endorse the approach taken by officers.

Members of the Strategic Development Committee **ENDORSED** the approach so far taken by officers and the provisions of the Unilateral Undertaking as outlined in Section 5 of the Planner's Report (SDC004/056) and as appended in full as Appendix D to the report.

Close of Meeting

The meeting ended at 9.20 pm.

Councillor Rofique Uddin Ahmed
Chair: Strategic Development Committee