

STRATEGIC DEVELOPMENT COMMITTEE

Tuesday, 24 July 2018 at 6.30 p.m.

Council Chamber, 1st Floor, Town Hall, Mulberry Place, 5 Clove
Crescent, London, E14 2BG

UPDATE REPORT

This meeting is open to the public to attend.

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UPDATE REPORT OF DIRECTOR OF PLACE

Agenda item no	Reference no	Location	Proposal / Title
	PA/16/01612	Chrisp Street Market, Chrisp Street, London	Comprehensive redevelopment of the site (including existing car park) comprising the demolition of existing buildings with the exception of the Festival of Britain buildings, Clock Tower and Idea Store; erection of 19 new buildings ranging from 3 to 25 storeys (up to a maximum AOD height of 88m) providing 643 residential units (C3 Use Class) (including re-provision of the 124 existing affordable residential units); existing market enhancement, including new canopy and service building; refurbishment of retained Festival of Britain buildings; reconfiguration and replacement of existing and provision of new commercial uses including new cinema (D2 Use Class); alterations and additions to existing Idea Store for flexible community/ affordable office space use (D1/B1 Use Class); office space (B1 use class); retail, financial and professional services and café/ restaurant floor space (A1 - A3 Use Class), including A1 food store; public house (A4 Use Class); hot food takeaway floor space (A5 Use Class); upgrade and provision of new public open space including child play space; new public realm, landscaping works and new lighting; cycle parking spaces (including new visitor cycle parking); and provision of disabled car parking spaces.

1.0 CLARIFICATIONS AND CORRECTIONS

1.1 The existing and proposed residential units at paragraph 6.24 and repeated at 11.65 contains a number of arithmetical errors. The minor errors are identified below

	Private	Social/ Affordable Rent	Intermediate	Total
Existing Festival of Britain to be Retained				
2-bed	13	22	0	35
3-bed	3	5	0	8
Total	16	27	0	43
Existing Dwellings to be Demolished				
Studio	0	4	0	4

	Private	Social/ Affordable Rent	Intermediate	Total
1-bed	8	35	0	43
2-bed	3	20	0	22 23
3-bed	16	38	0	53 54
4-bed	14	27	0	46 41
5-bed	3	0	0	0 3
6-bed	1	0	0	0 1
Total	45	124	0	169
Proposed Units				
1-bed	221	58	18	297
2-bed	128	40	11	179
3-bed	94	43	8	145
4-bed	0	22	0	22
Total	443	163	37	643
Net effect				
Studio	-	-4	-	- 4
1-bed	+213	+22 +23	+18	+253 +254
2-bed	+125	+21 +20	+11	+157 +156
3-bed	+78	+6 +5	+8	+92 +91
4-bed	-18 -14	-5	-	-24 -19
5-bed	-3	-	-	- 3
6-bed	-1	-	-	- 1
Total	+398	+39	+37	+474

2.0 ADDITIONAL REPRESENTATION

- 2.1 Since the publication of the committee report, the Council has received 21 further comments on the application: 18 in support and 3 in objection. These additional comments do not raise additional issues to those that are set out in paragraphs 10.14 and 10.15 of the committee report.
- 2.2 The Council has also received late representations from the Local Ward Councillors and the Mayor of Tower Hamlets.
- 2.3 The representations from the local ward members relate to representations they themselves received from local residents and business. They raise concerns about the amount of affordable housing, employment opportunities, lack of parking for traders and customers, the layout of the site and the lack of footfall during construction works and its ability to attract passing trade. They also make the point that some business and residents are in favour of the wider regeneration proposals. They would like to see an increase in affordable housing, a quarterly oversight of the regeneration proposals comprising key stakeholders, retention of key services, a reduction in on-street parking in the surrounding streets.
- 2.4 The representation of the Mayor supports the regeneration proposals but recognises elements of the site that have conservation value. The Mayor recognises and supports the retail and regeneration opportunities that could be delivered by the proposals for both shop keepers and stall holders and the measures taken to protect local business and affordable rents. He also

recognises the leisure and employment opportunities delivered by the proposal and the opportunity to rejuvenate the Town Centre.

2.5 The Mayor would like to see more affordable housing and this he intends to pursue separately. The Mayor recognises the range of non-housing public benefits relating to the town centre regeneration scheme..

2.6 This takes the total individual representations submitted on the application to 71: 44 in support and 27 in objection. Copies of the late representations are available for committee members to view.

3.0 PRE-COMMITTEE PRESENTATION & SITE VISIT

3.1 Committee members were invited to a factual presentation of the application scheme and site visit on Friday 20th July. This took place in accordance with the Council's Planning Code of Conduct and Procedure Rules. At the presentation, the applicant gave the following documents to those members of the committee that were present:

1. Website updates (screenshots of Poplar HARCA website pages)
2. Social media updates (screenshots of posts)
3. Note of traders meeting on 30 May 2018
4. Note of meeting between Cllr Bex White, the Youth Empowerment Board and Spotlight's Youth Empowerment Programme.
5. Chrisp Street Market Planning Update (1 page note saying going back to SDC in July 2018).
6. Market Makeover – Guide for local traders (your questions answered on the regeneration of Chrisp Street)
7. Market Makeover – Guide for local residents (your questions answered on the regeneration of Chrisp Street)
8. Chrisp Street Information Day (Report for event on 22/23 June 2018)
9. Note on issues of concern
10. Note of Lans South/North Estate Board/Lansbury Ward Councillors meeting 29 June 2018.
- 11- 15. Five separate brochures (Market Stalls Offer, Retail Leasehold Offer, Lock Ups Offer, Residential Leasehold Offer and Residential Tenants Offer).
16. Chrisp Street Update - brochure (July 2018)
17. Chrsip Street Update – leaflet (July 2018)
18. Members Briefing brochure

3.2 Officers are satisfied that the above Briefing Brochure is consistent with the formally submitted planning application documentation and that the additional Poplar Harca consultation material does not raise any concerns.

4.0 RECOMMENDATION

4.1 Officer's recommendations to grant planning permission remain unchanged.

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