



Meeting of the

# **STRATEGIC DEVELOPMENT COMMITTEE**

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**Tuesday, 2 February 2010 at 7.00 p.m.**

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**UPDATE REPORT**

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LONDON BOROUGH OF TOWER HAMLETS

## STRATEGIC DEVELOPMENT COMMITTEE

Tuesday 2<sup>nd</sup> February 2010 at 7.00 pm

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### UPDATE REPORT OF HEAD OF DEVELOPMENT DECISIONS

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Agenda item no	Reference no	Location	Proposal
6.1	PA/09/1961	438-480 Mile End Road, E1.	Demolition of existing structures and erection of a new building ranging from 3 to 9 storeys to provide a new education facility comprising teaching accommodation and associated facilities, student housing, cycle and car-parking, refuse and recycling facilities.
7.2	PA/09/2100	Brownfield Estate, London, E14	<p>Demolition of existing buildings at 132-154 Brownfield Street, site south of 15-37 Ida Street and 1-19 Follett Street, E14 (Sites G, I (1) &amp; I (2)).</p> <p>Erection of a 20 storey building on the Willis Street Car Park (66 spaces) site and its use as 112 residential units (50 x 1 bed, 43 x 2 bed &amp; 19 x 3 bed) and 150 sq.m community facility (Class D1) - Site E</p> <p>Erection of a part 4 &amp; part 5 storey building and its use as 23 residential units (8 x 2 bed, 4 x 3 bed, 10 x 4 bed &amp; 1 x 5 bed) - Site G</p> <p>Erection of a two storey building and its use as 4 four bedroom houses. - Site I (1)</p> <p>Erection of a three storey building and its use as 2 four bedroom and 3 five bedroom houses - Site I (2).</p>

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7.3	PA/09/02421	Sainsbury's Foodstore, 1 Cambridge Heath Road, London, E1 5SD	Installation of temporary car park to maintain existing customer car parking levels (258) during Crossrail works on adjacent site.
7.4	PA/09/2099	Site at 82 West India Dock Road and 15 Salter Street, London	Erection of a part 3, 14 and 16 storey building to provide a 252 hotel and incorporating meeting/conference rooms, restaurant, cafe and bar as well as formation of a drop-off area and servicing access off Salter Street

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## LONDON BOROUGH OF TOWER HAMLETS

<b>Agenda Item number:</b>	6.1
<b>Reference number:</b>	PA/09/1916
<b>Location:</b>	438-490 Mile End Road, E1
<b>Proposal:</b>	Demolition of existing structures and erection of a new building ranging from 3 to 9 storeys to provide a new education facility comprising teaching accommodation and associated facilities, student housing, cycle and car-parking, refuse and recycling facilities.

### 1. ADDITIONAL COMMENTS FROM QUEEN MARY UNIVERSITY (QMUL)

- 1.1. The developer has offered to include within the revised section 106 obligations, to establish a bursary scheme for five years to facilitate students from the Ocean Estate studying at QMUL (£3,000 per student / £30,000 per annum up to a total of £150,000) – Head 9.
- 1.2. QMUL is concerned about the Council having to administer the bursaries and suggests the total amount should be paid to the College on the signing of the section 106 Agreement.
- 1.3. Officers consider that it could be beneficial for QMUL to administer the bursary scheme and to receive the annual payment, provided this is under the provisions of a service level agreement between the College and the Council to ensure that the payments is used in accordance with Head 9 and the terms of the section 106 Agreement.
- 1.4. The College advises that its supports the proposal to link the bursary scheme to the immediate community. However, currently the College has very few students from the Ocean Estate. While that may change if the bursary scheme is put in place, the College says that it may well not. In those circumstances, there would be no draw down on funds, to the detriment of the population of Tower Hamlets as a whole. The College wonders if there could therefore be scope for the bursary scheme to be widened to allow others in the borough to take up the scheme, if there were less than 10 such students in any one year selected from the Ocean Estate.
- 1.5. Officers agree that it could be beneficial to widen the eligibility of the bursary scheme if there were less than 10 such students in any one year selected from the Ocean Estate.
- 1.6. The College has also advised that, in principle, it welcomes the proposed user restrictions (Head 1) that the proposed student residential accommodation shall only be occupied for the predominant part of the year by students attending the INTO education facility, QMUL or other further educational establishments from an approved list.

### 2. RECOMMENDATION

- 2.1. Any grant of planning permission should be subject to the execution of a section 106 agreement with the Council under the Heads set out at paragraph 2.1 of agenda item

6.1, and the conditions set out at paragraph 3.4 of Appendix 1 of that report, save that Head 9 is amended to read:

“The establishment of a bursary scheme for five years to facilitate students from the Ocean Estate studying at QMUL (£3,000 per student / £30,000 per annum up to a total of £150,000), or from elsewhere within the London Borough of Tower Hamlets if there were less than 10 such students in any one year selected from the Ocean Estate.”

<b>Agenda Item number:</b>	7.2
<b>Reference number:</b>	PA/09/2100
<b>Location:</b>	Brownfield Estate, London, E14
<b>Proposal:</b>	<p>Demolition of existing buildings at 132-154 Brownfield Street, site south of 15-37 Ida Street and 1-19 Follett Street, E14 (Sites G, I (1) &amp; I (2)).</p> <p>Erection of a 20 storey building on the Willis Street Car Park (66 spaces) site and its use as 112 residential units (50 x 1 bed, 43 x 2 bed &amp; 19 x 3 bed) and 150 sq.m community facility (Class D1) - Site E</p> <p>Erection of a part 4 &amp; part 5 storey building and its use as 23 residential units (8 x 2 bed, 4 x 3 bed, 10 x 4 bed &amp; 1 x 5 bed) - Site G</p> <p>Erection of a two storey building and its use as 4 four bedroom houses. - Site I (1)</p> <p>Erection of a three storey building and its use as 2 four bedroom and 3 five bedroom houses - Site I (2).</p>

### 1. ADDITIONAL OFFICER COMMENT

- 1.1. Additional information regarding energy as requested by the GLA stage I report is being prepared by the applicant. The GLA will comment on this information at Stage II referral. The energy approach in principle is considered acceptable and the additional information is for clarification purposes and does not fundamentally affect the principles of the scheme. If necessary, further energy requirements will be dealt with by planning condition.

### 3. RECOMMENDATION

- 3.1 The Officer recommendation remains unchanged and planning permission should be GRANTED for the reasons outlined in Section 2 of the main report.

<b>Agenda Item number:</b>	7.3
<b>Reference number:</b>	PA/09/02421
<b>Location:</b>	Sainsbury's Foodstore, 1 Cambridge Heath Road, London, E1 5SD

<b>Proposal:</b>	Installation of temporary car park to maintain existing customer car parking levels (258) during Crossrail works on adjacent site.
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## 1. ADDITIONAL REPRESENTATION MADE BY THE ALBION YARD RESIDENTS ASSOCIATION

- 1.1 Additional comments have been received from the Albion Yard Residents Association which is concerned that following the example set during the removal of the Petrol Filling Station, Sainsbury's have no intention of following building guidelines concerning noise and hours of work during the construction of the new car park.

### Officer's comments

- 1.2 The demolition of the Petrol Filling Station did not require planning permission. The main report recommends that any grant of planning permission for the construction of the new car park, should be subject to a condition limiting hours of operation to control late night noise. If the developer fails to comply with the condition they would be liable to enforcement action.

## 2. ADDITIONAL RESPONSES

### Crossrail Safeguarding

- 2.1 Crossrail has provided a response to consultation in relation to their powers under the Crossrail Safeguarding Direction. Crossrail have stated that they do not wish to make comments on the application.

### Contaminated Land Officer

- 2.3 The Environmental Protection Team has provided a response on land contamination, relating to the decommissioning of the Petrol Filling Station. They have requested an additional condition relating to the removal of the storage tanks and associated pipe work. It is recommended that the requested condition is included within any planning permission for the new car park.

## 3. RECOMMENDATION

- 3.1 The officer recommendation remains unchanged and planning permission should be GRANTED for the reasons outlined in Section 2 of the main report, save for the inclusion of an additional condition relating to remediation of land contamination.

<b>Agenda Item number:</b>	7.4
<b>Reference number:</b>	PA/09/2099
<b>Location:</b>	Site at 82 West India Dock Road and 15 Salter Street, London
<b>Proposal:</b>	Erection of a part 3, 14 and 16 storey building to provide a 252 hotel and incorporating meeting/conference rooms, restaurant, cafe and bar as well as formation of a drop-off area and servicing access off Salter Street

## **1. ADDITIONAL COMMENTS**

- 1.2. Two additional representations have been received following publication of the report.
- 1.3. One representation from Tower Hamlets College in support of the application. An agreement in principle has been made between the college and the applicant whereby the college would provide a bespoke training package to the hotel operator, ensuring local employment opportunities are offered to local people. There is a pressing demand for such schemes and the proposal could support a regular training and employment scheme for up to 40 young people within the borough. As such Tower Hamlets College, support the application.
- 1.4. One representation from LBTH Inward Investment and Business Tourism has been received. This states that hotels offer a range of jobs, many at entry level. With the expansion of Canary Wharf and developments such as Wood Wharf, the demand for hotel rooms in the area will become even more acute. In addition with ExCel London expanding and the continued success of the O2, this creates demand at the weekend for hotel accommodation in the Canary Wharf area. Conference and meeting room facilities are often used by the large number of local businesses in Tower Hamlets as they do not have the facility to entertain or present in their offices.

## **2. PUBLIC REALM WORKS**

- 2.1 To clarify, the estimated costs for the applicant to carry out the public realm improvements as secured by the section 106 are as follows:
- **£200,000** for highway improvements
  - **£230,000** for public realm works within the site boundary
  - **£15,000** contribution to DLR to carry out improvements works to the DLR entrance steps
  - **£50,000** for improvements to the area to the north of the site
- 2.2 As such, the total contribution from the applicant towards public realm improvements will be in the region of **£480,000 + £15,000** (DLR contribution).

## **3. RECOMMENDATION**

- 3.1 The officer recommendation remains unchanged and planning permission should be GRANTED for the reasons outlined in Section 2 of the main report.