

STRATEGIC DEVELOPMENT COMMITTEE

HELD AT 5.30 P.M. ON TUESDAY, 14 MAY 2019

DECISIONS ON PLANNING APPLICATIONS

AGENDA ORDER

The agenda order was changed during the meeting to consider items 4.2 and 4.3 before items 4.1 and 5.1.

1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS

There were no declarations of interest.

2. RECOMMENDATIONS AND PROCEDURE FOR HEARING OBJECTIONS AND MEETING GUIDANCE

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, Place 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, Place is delegated authority to do so, provided always that the Corporate Director does not exceed the substantive nature of the Committee's decision

3) To note the procedure for hearing objections at meetings of the Development Committee and the meeting guidance

3. DEFERRED ITEMS

There were no items

4. PLANNING APPLICATIONS FOR DECISION

4.1 Site Bound by Raven Row Stepney Way, Sidney Street, London, E1 (PA/18/00917)

Update report tabled.

Councillor Rabina Khan **moved** and Councillor Kevin Brady **seconded** that the following be added to the legal agreement:

- obligation requiring a late stage review of the affordable housing.

On a unanimous vote, this additional obligation was agreed.

On a unanimous vote, the Committee **RESOLVED**:

1. That subject to any direction by the Mayor of London, conditional Planning permission is **GRANTED** at Site Bound by Raven Row Stepney Way, Sidney Street, London, E1 for the demolition of existing buildings and erection of three blocks ranging from 1 to 26 storeys in height comprising 648 residential units, commercial floorspace, 32 off-street car parking spaces, communal courtyards, associated landscaping and associated ancillary works (PA/18/00917)SUBJECT to:
 2. The prior completion of a legal agreement to secure the planning obligations set out in the report subject to:
 - Amendment in the update report specifying that there will be 1 x end-user phase apprenticeship
 - an obligation requiring a late stage review of the affordable housing.
 - Confirmation by officers of the carbon off-setting contribution
 3. That the Corporate Director of Place is delegated the power to negotiate the legal agreement and to agree the section 106 legal agreement and any subsequent Rent and Nominations Agreement and Highway Agreement. If within three months of the resolution the legal agreement has not been completed, the Corporate Director for Place is delegated power to refuse planning permission.
 4. That the Corporate Director of Place is delegated the power to impose conditions and informatives to address the matters set out in the report:

4.2 London Docklands Travelodge Hotel, Coriander Avenue, London, E14 2AA (PA/18/03088)

Update report tabled.

On a unanimous vote, the Committee **RESOLVED**:

1. That subject to any direction by the Mayor of London, conditional Planning permission is **GRANTED** at London Docklands Travelodge Hotel, Coriander Avenue, London, E14 2AA for Outline application (with all matters reserved) for the demolition of existing Travelodge Hotel (Use Class C1) and erection of a data centre (Use Class B8), SUBJECT TO:
 2. The prior completion of a legal agreement to secure the planning obligations set out in the report:
 3. That the Corporate Director of Place is delegated the power to negotiate the legal agreement. If within three months of the resolution the legal agreement has not been completed, the Corporate Director for Place is delegated power to refuse planning permission.
 4. That the Corporate Director of Place is delegated the power to impose conditions and informatives to address the matters set out in the report SUBJECT TO the addition of the an informative agreed at the Committee meeting addressing the following matter
 - design quality of the development. in the context of the setting of the Grade II* listed building East India Dock House.

4.3 Site north west of Leamouth Road Roundabout, Leamouth Road, London (PA/18/03089)

Update report tabled

On a unanimous vote, the Committee **RESOLVED**:

1. That subject to any direction by the Mayor of London, conditional Planning permission is **GRANTED** at Site north west of Leamouth Road Roundabout, Leamouth Road, London Erection of 19 storey building (up to maximum height of 64.250 metres AOD) to provide a new 350 room hotel (Use Class C1) together with ancillary restaurant and bar, car parking, cycle parking and landscaping. (PA/18/03089)

SUBJECT TO:

2. The prior completion of a legal agreement to secure the planning obligations set out in the report:
3. That the Corporate Director of Place is delegated the power to negotiate the legal agreement. If within three months of the resolution

the legal agreement has not been completed, the Corporate Director for Place is delegated power to refuse planning permission.

4. That the Corporate Director of Place is delegated the power to impose conditions and informatives to address the matters set out in the report:

5. OTHER PLANNING MATTERS

5.1 Former Westferry Print Works 235 Westferry Road E14 8NX

Update report tabled

The Committee requested that Officers should further explore the concerns raised by Members at the Committee around the transport, visual and heritage aspects of the proposals with a view to identifying if they could form further reasons for refusal that could be defended. This was **agreed**.

On a unanimous vote, the Committee **RESOLVED**:

The Committee resolves to inform the Secretary of State that were it empowered to determine the application at Former Westferry Print Works 235 Westferry Road E14 8NX for a comprehensive mixed used development, it would have **REFUSED** planning permission for the amended Refusal Reasons 1 & 4 in the Committee update report together with Reasons 2, 3.& 5 within the Committee report as set out below:

Townscape and visual impact

Reason 1 - Townscape and visual impact

The height and mass of the development within its local context would not be proportionate to the site's position outside of the Canary Wharf major centre, outside the Crossharbour District Centre and would fail to provide an appropriate transition in height between Canary Wharf and the lower rise buildings of the existing townscape. The proposed scale, height and massing would result in a development that would be overbearing, unduly prominent in local views and more distant views and detract from the local context on the Isle of Dogs, the Canary Wharf Skyline of Strategic Importance, the Greenwich Maritime and Tower of London World Heritage Sites including the Grade 1 listed Tower Bridge. The proposed development therefore fails to respect the features that contribute to the area's character and local distinctiveness and demonstrates clear symptoms of over development and excessive height. This is contrary to London Plan 2016 Policies 7.4 'Local Character', 7.6 'Architecture', 7.7 'Tall and large scale buildings', 7.8 'Heritage assets', 7.10 'World Heritage Sites', 7.11 'London View Management Framework' and 7.12 'Implementing the London View Management Framework', Tower Hamlets Core Strategy 2010 Strategic Objectives SO22 & SO23 and Policies SP10 'Creating distinct & durable places' and SP12 'Delivering placemaking', Managing Development Document 2013 Policies DM24 'Place sensitive design', DM26 'Building heights' DM28 'World Heritage Sites' and Site Allocation 18, together with the London View Management

Framework SPG 2012 and the Maritime Greenwich and Tower of London WHS Management Plans.”

Wind Impact on the Docklands Sailing Centre

2. Due to increased adverse effect on wind climate and sailing conditions in Millwall Outer Dock beyond those to be mitigated by the Wind Mitigation Contribution agreed in 2016, the proposed development would further jeopardise recreation use of the waterspace by the Docklands Sailing and Watersports Centre particularly for young and novice sailors. This would conflict with London Plan 2016 Policies 7.6 ‘Architecture’, 7.7 ‘Tall and large scale buildings’, 7.27 ‘Blue Ribbon Network: Supporting infrastructure and recreational use’ and 7.30 ‘London’s canals and other rivers and waterspaces,’ Tower Hamlets Core Strategy Policy SP04 ‘Creating a green and blue grid,’ Tower Hamlets Managing Development Document 2013 Policy DM12 ‘Water spaces’ and Policy DM26 ‘Building heights. There would also be conflict with .draft London Plan Policies SI16 ‘Waterways – use and enjoyment’, SI17 ‘Protecting London’s waterways’ and Draft Tower Hamlets Local Plan Policies S.OWS2 ‘Enhancing the network of open spaces’ and D.OWS4 ‘Water spaces’.

Affordable housing - amount

3. Westferry Printworks is a crucial element within Tower Hamlets supply of land for both market and affordable housing. An affordable housing offer of less than 35% within the proposed development would fail to meet the minimum requirement of the Tower Hamlets Local Plan, would not be financially justified and would fail to provide an adequate amount of affordable housing to meet targets. The development is consequently not consistent with London Plan Policies 3.8 ‘Housing choice’, 3.11 ‘Affordable housing targets’, 3.12 ‘Negotiating Affordable Housing on Individual Private Residential and Mixed Use Sites’, Tower Hamlets Core Strategy Policy SP02 ‘Urban living for everyone’ nor the NPPF.

Housing mix and choice

4. An affordable housing offer that fails to provide a satisfactory ratio between social rent and intermediate housing would conflict with London Plan Policies 3.8 ‘Housing choice’, 3.11 ‘Affordable housing targets’ and 3.12 ‘Negotiating affordable housing on individual private residential and mixed use schemes’ together with Tower Hamlets Core Strategy Policy SP02 ‘Urban living for everyone’ and Managing Development Document Policy DM3 ‘Delivering homes.’

5. The March 2019 dwelling mix within the market housing would fail to provide a satisfactory range of housing choice in terms of the mix of housing sizes. There would be a failure to provide a mixed and balanced community caused by an unacceptable overemphasis towards 2-bedroom units and insufficient family homes. The development is consequently inconsistent with London Plan Policy 3.8 ‘Housing Choice, Policy 3.9 ‘Mixed and balanced communities,’ Tower Hamlets Core Strategy Policy SP02 ‘Urban living for

everyone' and Managing Development Document Policy DM3 'Delivering Homes'.

B Possible changes

Should further information be provided that materially affects the ability of the council to defend one or more of the above reasons, officers are delegated powers to amend the reasons accordingly.

That Officers further explore the concerns raised by Members at the Committee meeting around the transport, visual and heritage aspects of the proposals with a view to identifying if they could form further reasons for refusal that could be defended

WILL TUCKLEY, CHIEF EXECUTIVE

(Please note that the wording in this document may not reflect the final wording used in the minutes.)