

STRATEGIC DEVELOPMENT COMMITTEE

Wednesday, 17 June 2020 at 6.00 p.m.
Online 'Virtual' Meeting - <https://towerhamlets.public-i.tv/core/portal/home>

The meeting is open to the public to view online

Members:

Chair: Councillor John Pierce

Vice Chair : Councillor Abdul Mukit MBE

Councillor Kevin Brady, Councillor Val Whitehead, Councillor Zenith Rahman, Councillor Rabina Khan, Councillor Sabina Akhtar and Councillor Tarik Khan

Substitutes:

Councillor Dipa Das, Councillor Dan Tomlinson and Councillor Leema Qureshi

[The quorum for this body is 3 Members]

Public Information.

The deadline for registering to speak is **4pm Monday, 15 June 2020**

Please contact the Officer below to register. The speaking procedures are attached

The deadline for submitting material for the update report is **Noon Tuesday, 16 June 2020**

Contact for further enquiries:

Zoe Folley, Democratic Services,

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

Tel: 020 7364 4877

E-mail: Zoe.Folley@towerhamlets.gov.uk

Web: <http://www.towerhamlets.gov.uk/committee>

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smart phone
users

APOLOGIES FOR ABSENCE

1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS AND OTHER INTERESTS (Pages 5 - 6)

Members are reminded to consider the categories of interest in the Code of Conduct for Members to determine whether they have an interest in any agenda item and any action they should take. For further details, please see the attached note from the Monitoring Officer.

Members are reminded to declare the nature of the interest and the agenda item it relates to. Please note that ultimately it's the Members' responsibility to declare any interests form and to update their register of interest form as required by the Code.

If in doubt as to the nature of your interest, you are advised to seek advice prior to the meeting by contacting the Monitoring Officer or Democratic Services

2. MINUTES OF THE PREVIOUS MEETING(S) (Pages 7 - 12)

To confirm as a correct record the minutes of the meeting of the Strategic Development Committee held on 21 May 2020

3. RECOMMENDATIONS AND PROCEDURE FOR HEARING OBJECTIONS AND MEETING GUIDANCE (Pages 13 - 16)

To RESOLVE 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 Strategic Development Committee.

PAGE NUMBER	WARD(S) AFFECTED
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4. DEFERRED ITEMS

There are none

5. PLANNING APPLICATIONS FOR DECISION

There are none

6. PRE - APPLICATION PRESENTATIONS

17 - 18

6 .1 2 Trafalgar Way, London E14 5SP (PF/19/00127)

19 - 36

**Bromley
North**

Proposal:

Redevelopment of the site to provide educational, commercial incubator space and up to 1,643 student rooms for UCL and up to 76 'key worker' flats for employees of the university, in three towers of 24, 34 and 49 storeys

Recommendation:

The Committee notes the contents of the report and pre-application presentation.

The Committee identifies any other planning and design issues or material considerations that the developer should take into account at the pre-application stage, prior to submitting a planning application.

6 .2 Blackwall Yard (PF/19/00112) - Report will follow

**Blackwall &
Cubitt Town**

Proposal:

Residential led mixed use redevelopment of the site and enhancement of Grade II listed dock to provide approx. 900 new residential units, commercial floor space and a 2FE primary school across a series of buildings ranging between 4 and 38 storeys.

Recommendation:

The Committee notes the contents of the report and pre-application presentation.

The Committee identifies any other planning and design issues or material considerations that the developer should take into account at the pre-application stage, prior to submitting a planning application.

Next Meeting of the Strategic Development Committee

Wednesday, 22 July 2020 at 6.30 p.m. to be held in Council Chamber, 1st Floor, Town Hall, Mulberry Place, 5 Clove Crescent, London, E14 2BG

Agenda Item 1

DECLARATIONS OF INTERESTS AT MEETINGS NOTE FROM THE MONITORING OFFICER

This note is for guidance only. For further details please consult the Code of Conduct for Members at Part C, Section 31 of the Council's Constitution

(i) Disclosable Pecuniary Interests (DPI)

You have a DPI in any item of business on the agenda where it relates to the categories listed in **Appendix A** to this guidance. Please note that a DPI includes: (i) Your own relevant interests; (ii) Those of your spouse or civil partner; (iii) A person with whom the Member is living as husband/wife/civil partners. Other individuals, e.g. Children, siblings and flatmates do not need to be considered. Failure to disclose or register a DPI (within 28 days) is a criminal offence.

Members with a DPI, (unless granted a dispensation) must not seek to improperly influence the decision, must declare the nature of the interest and leave the meeting room (including the public gallery) during the consideration and decision on the item – unless exercising their right to address the Committee.

DPI Dispensations and Sensitive Interests. In certain circumstances, Members may make a request to the Monitoring Officer for a DPI dispensation or for an interest to be treated as sensitive interest.

(ii) Non - DPI Interests that the Council has decided should be registered – (Non - DPIs)

You will have 'Non DPI Interest' in any item on the agenda, where it relates to (i) the offer of gifts or hospitality, (with an estimated value of at least £25) (ii) Council Appointments or nominations to bodies (iii) Membership of any body exercising a function of a public nature, a charitable purpose or aimed at influencing public opinion.

Members must declare the nature of the interest, but may stay in the meeting room and participate in the consideration of the matter and vote on it **unless:**

- A reasonable person would think that your interest is so significant that it would be likely to impair your judgement of the public interest. **If so, you must withdraw and take no part in the consideration or discussion of the matter.**

(iii) Declarations of Interests not included in the Register of Members' Interest.

Occasions may arise where a matter under consideration would, or would be likely to, **affect the wellbeing of you, your family, or close associate(s) more than it would anyone else living in the local area** but which is not required to be included in the Register of Members' Interests. In such matters, Members must consider the information set out in paragraph (ii) above regarding Non DPI - interests and apply the test, set out in this paragraph.

Guidance on Predetermination and Bias

Member's attention is drawn to the guidance on predetermination and bias, particularly the need to consider the merits of the case with an open mind, as set out in the Planning and Licensing Codes of Conduct, (Part C, Section 34 and 35 of the Constitution). For further advice on the possibility of bias or predetermination, you are advised to seek advice prior to the meeting.

Section 106 of the Local Government Finance Act, 1992 - Declarations which restrict Members in Council Tax arrears, for at least a two months from voting

In such circumstances the member may not vote on any reports and motions with respect to the matter.

APPENDIX A: Definition of a Disclosable Pecuniary Interest

(Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012, Reg 2 and Schedule)

Subject	Prescribed description
Employment, office, trade, profession or vacation	Any employment, office, trade, profession or vocation carried on for profit or gain.
Sponsorship	Any payment or provision of any other financial benefit (other than from the relevant authority) made or provided within the relevant period in respect of any expenses incurred by the Member in carrying out duties as a member, or towards the election expenses of the Member. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.
Contracts	Any contract which is made between the relevant person (or a body in which the relevant person has a beneficial interest) and the relevant authority— (a) under which goods or services are to be provided or works are to be executed; and (b) which has not been fully discharged.
Land	Any beneficial interest in land which is within the area of the relevant authority.
Licences	Any licence (alone or jointly with others) to occupy land in the area of the relevant authority for a month or longer.
Corporate tenancies	Any tenancy where (to the Member's knowledge)— (a) the landlord is the relevant authority; and (b) the tenant is a body in which the relevant person has a beneficial interest.
Securities	Any beneficial interest in securities of a body where— (a) that body (to the Member's knowledge) has a place of business or land in the area of the relevant authority; and (b) either— (i) the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body; or (ii) if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which the relevant person has a beneficial interest exceeds one hundredth of the total issued share capital of that class.

LONDON BOROUGH OF TOWER HAMLETS

MINUTES OF THE STRATEGIC DEVELOPMENT COMMITTEE

HELD AT 5.30 P.M. ON THURSDAY, 21 MAY 2020

ONLINE 'VIRTUAL' MEETING - [HTTPS://TOWERHAMLETS.PUBLIC-I.TV/CORE/PORTAL/HOME](https://towerhamlets.public-i.tv/core/portal/home)

Members Present:

Councillor John Pierce (Chair)
Councillor Abdul Mukit MBE (Vice-Chair)
Councillor Kevin Brady
Councillor Val Whitehead
Councillor Zenith Rahman
Councillor Rabina Khan
Councillor Sabina Akhtar
Councillor Tarik Khan (Item 5.1)

Apologies:

Councillor Tarik Khan (Item 5.2)

Officers Present:

Jerry Bell	– (Area Planning Manager (East), Planning Services, Place)
Paul Buckenham	– (Development Manager, Planning Services, Place)
Patrick Harmsworth	– (Senior Planning Officer, Planning Services, Place)
Rachel Mckoy	– (Head of Commercial & Contracts, Legal Services Governance)
James Woolway	– (Planning Officer, Place)
Zoe Folley	– (Committee Officer, Governance)

1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS AND OTHER INTERESTS

There were no declarations of interest.

2. MINUTES OF THE PREVIOUS MEETING(S)

The minutes of the meeting held on 17th March 2020 were agreed and approved as a correct record.

3. RECOMMENDATIONS AND PROCEDURE FOR HEARING OBJECTIONS AND MEETING GUIDANCE

To RESOLVE 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 Strategic Development Committee.

4. DEFERRED ITEMS

There were none.

5. PLANNING APPLICATIONS FOR DECISION

5.1 Islay Wharf, Lochnagar Street, PA/19/01760

Update report was tabled.

Paul Buckenham (Development Manager) presented the application for the redevelopment of the site for mixed use development comprising two blocks ranging in height between 12 storeys and 21 storeys.

James Woolway (Planning Services) presented the report, describing the nature of the site, within an area undergoing significant change and identified in policy for regeneration.

Consultation had been carried out and three letters of objections had been received and the issues raised were noted.

The following points were noted:

- In land use terms, the provision of a high density development in this location was in keeping with policy.
- The height of the scheme was considered to be acceptable. It would, optimise the use of an underutilised site and contribute towards the viability of the proposals.

- The development would make a positive contribution to the broader area and would contribute to strategic connections, through securing public access along the River Lea and contributing to future bridge connections across to Newham.
- The housing mix and level of affordable housing was broadly acceptable, as set out in the viability assessment. Whilst it represented a departure from policy, the scheme would deliver a generous level of family sized affordable housing. The quality of the accommodation would be high.
- The application fell short of the London Plan threshold level for fast track schemes, as detailed in the report. However, an early and late stage affordable housing review mechanism would be secured in the s106 agreement.
- The development would be of a high quality design and would be 'neighbourhood friendly'. It would have a minimal impact on neighbouring amenity.
- Other benefits of the proposal included: an uplift in employment space, the provision of high quality on site play space, contributions for play space upgrades, landscaping improvements and biodiversity enhancements.
- On highway grounds, the proposal was considered to be acceptable.

Given the benefits of the application, Officers were recommending that the application was granted permission.

Committee's questions:

The Committee asked questions about the housing mix, particularly the number of studio flats and four bed units.

In response, the following points were noted:

- Officers provided assurances about the need for the smaller market units in view of the viability issues and the nature of the site. The provision of the studio apartments would also address a housing need in the area. It was considered important to provide three bed affordable housing. Amending the housing mix could have a detrimental impact on the viability of the scheme and the delivery of the affordable housing.
- Regarding the review mechanism, the level of affordable housing could only be revised upwards and not downwards.
- That in order for an application to secure GLA funding, it must meet the New London Plan Policy target for affordable housing on industrial sites.
- Details of the external finishes would be secured by condition to ensure they were of a high quality.
- Whilst Officers were mindful of the measures available for controlling the internal finishes, this issue was not something that was in the remit of Planning Services to control.

In response to questions about the child play space, it was confirmed that:

- Details of the play space provision would be secured by conditions to ensure it would be of a high quality.
- Officers had carried out work with the Council's Parks Service to identify the level of contributions, based on costs for other comparable play space enhancements recently undertaken by Council services.

Regarding the wind mitigation measures, it was noted that testing of the impacts had been carried as set out in the report. Mitigations measures had been secured to minimise any impacts and conditions would be imposed requiring post completion testing.

In response to questions about the design, it was noted that the issue raised had now been addressed or were not considered to be a matter for concern on planning grounds.

Regarding the impact on the neighbouring property, given its proximity to Alisa Wharf, it was reported that, the impacts in terms of overshadowing should be limited. The updated BRE assessment showed that the amenity impacts were in line with policy.

On a unanimous vote the Committee RESOLVED:

1. That planning permission is GRANTED at Islay Wharf, Lochnagar Street, for the
 - Demolition of existing warehouse building and redevelopment of the site for mixed use development comprising two blocks ranging in height between 12 storeys and 21 storeys, accommodating 351sqm of flexible uses classes (Class A1, A2, B1, D1, D2) on ground floor and mezzanine with associated public realm works and residential accommodation (Class C3) on the upper floors providing 133 residential units (PA/19/01760)

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 impose the conditions and informatives to address the matters set out in the report.

5.2 55-56 Chamber Street, London, E1 8BL (PA/19/02837)

Update report was tabled.

Paul Buckenham introduced the application for the redevelopment of the former railway sidings and outbuilding, to allow for mixed-use development in two buildings, comprising a part 10, part 11 storey building.

Patrick Harmsworth (Planning Services) presented the application, explaining the site location, and the nature of the surrounding area including the location of the listed buildings. The site itself comprised a section of World War II bomb-damaged wall. An application was made to Historic England for the wall to be listed. This had not been progressed. This revised application sought to retain part of the bomb-damaged wall in its current location. Consultation had been carried out on the application, resulting in four letters of objection. A letter welcoming the retention of the wall was set out in the update report.

He advised of the key features of the scheme and the proposed benefits, as highlighted below:

- That given the quality of the design, the continuation of the urban block, and 'the 'step up' in building height, the scheme would improve the townscape of the local area.
- That the plans had been amended to incorporate part of the bomb-damaged wall, into the Chamber Street façade of the new proposals.
- That the development would result in a net gain in employment space.
- That in land use terms, the proposal was in line with policy.
- That the development would cause no undue harm to heritage assets. Historic England and the Victorian Society had not made any objections.
- Other benefits of the scheme included the creation of a new internal courtyard, that would create new views of the Grade II Listed Church to the rear of the site.
- The scheme would not give rise to any amenity impacts.
- In highway and transport terms, the scheme was considered to be acceptable, subject to use of appropriate planning conditions.
- Contributions had been secured as detailed in the report.

In view of the merits of the application, it was recommended that it was granted planning permission.

Committee's questions:

In response to questions, Officers provided clarification about the number of accessible serviced apartments proposed. Given that four were now proposed, the development exceeded the 10% policy requirements.

The Committee also discussed the obligations around the local employment and training. It was noted that Council's Employment Team worked to ensure these obligations were taken forward. The Committee also discussed the proposed servicing arrangements. It was confirmed that given the nature of the arrangements, including the plans for the servicing to take place in the courtyard, the impact on the highway should be minimal,

On a vote of 7 in favour and 0 against the Committee RESOLVED:

1. That subject to any direction by the Mayor of London, planning permission is GRANTED at 55-56 Chamber Street, London, E1 8BL for the:
 - Redevelopment of the former railway sidings and outbuilding, including demolition of outbuilding, to allow for mixed-use development in two buildings, comprising a part 10, part 11 storey building providing office floorspace (Use Class B1) at ground and first floor and serviced apartments (Use Class C1) on the upper floors and a 2 storey office building (Use Class B1). (PA/19/02837)

Subject to:

2. The prior completion of a legal agreement to secure the planning obligations set out in the report, subject to the clarification in the update 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 of Place is delegated power to refuse planning permission.
4. That the Corporate Director of Place is delegated the power to impose the conditions and informatives to address the matters set out in the report.

The meeting ended at 8.39 p.m.

Chair, Councillor John Pierce
Strategic Development Committee



DEVELOPMENT COMMITTEE

Report of the Corporate Director of Place

Classification: Unrestricted

Guidance for Development Committee/Strategic Development Committee Meetings.

Who can speak at Committee meetings?

Members of the public and Councillors may request to speak on applications for decision (Part 6 of the agenda). All requests must be sent direct to the Committee Officer shown on the front of the agenda by the deadline – 4pm one clear working day before the meeting. Requests should be sent in writing (e-mail) or by telephone detailing the name and contact details of the speaker and whether they wish to speak in support or against. Requests cannot be accepted before agenda publication. Speaking is not normally allowed on deferred items or applications which are not for decision by the Committee.

The following may register to speak per application in accordance with the above rules:

Up to two objectors on a first come first served basis.	For up to three minutes each.
Committee/Non Committee Members.	For up to three minutes each - in support or against.
Applicant/ supporters. This includes: an agent or spokesperson. Members of the public in support	Shall be entitled to an equal time to that given to any objector/s. For example: <ul style="list-style-type: none">• Three minutes for one objector speaking.• Six minutes for two objectors speaking.• Additional three minutes for any Committee and non Committee Councillor speaking in objection. It shall be at the discretion of the applicant to allocate these supporting time slots.

What if no objectors register to speak against an applicant for decision?

The applicant or their supporter(s) will not be expected to address the Committee should no objectors register to speak and where Officers are recommending approval. However, where Officers are recommending refusal of the application and there are no objectors or members registered, the applicant or their supporter(s) may address the Committee for 3 minutes.

The Chair may vary the speaking rules and the order of speaking in the interest of natural justice or in exceptional circumstances.

Committee Members may ask points of clarification of speakers following their speech. Apart from this, speakers will not normally participate any further. Speakers are asked to arrive at the start of the meeting in case the order of business is changed by the Chair. If speakers are not present by the time their application is heard, the Committee may consider the item in their absence.

This guidance is a précis of the full speaking rules that can be found on the Committee and Member Services webpage: www.towerhamlets.gov.uk/committee under [Council Constitution, Part C Section 35](#) Planning Code of Conduct

What can be circulated?

Should you wish to submit a representation or petition, please contact the planning officer whose name appears on the front of the report in respect of the agenda item. Any representations or petitions should be submitted no later than noon the working day before the committee meeting for summary in the update report that is tabled at the committee meeting. No written material (including photos) may be circulated at the Committee meeting itself by members of the public including public speakers.

How will the applications be considered?

The Committee will normally consider the items in agenda order subject to the Chair's discretion. The procedure for considering applications for decision shall be as follows:
Note: there is normally no further public speaking on deferred items or other planning matters



- (1) Officers will introduce the item with a brief description.
- (2) Officers will present the report supported by a presentation.
- (3) Any objections that have registered to speak to address the Committee
- (4) The applicant and or any supporters that have registered to speak to address the Committee
- (5) Committee and non- Committee Member(s) that have registered to speak to address the Committee
- (6) The Committee may ask points of clarification of each speaker.
- (7) The Committee will consider the item (questions and debate).
- (8) The Committee will reach a decision.

Should the Committee be minded to make a decision contrary to the Officer recommendation and the Development Plan, the item will normally be deferred to a future meeting with a further Officer report detailing the implications for consideration.

How can I find out about a decision?

You can contact Democratic Services the day after the meeting to find out the decisions. The decisions will also be available on the Council's website shortly after the meeting.

For queries on reports please contact the Officer named on the front of the report.

Deadlines. To view the schedule of deadlines for meetings (including those for agenda papers and speaking at meetings) visit the agenda management timetable, part of the Committees web pages. Visit www.towerhamlets.gov.uk/committee - search for relevant Committee, then 'browse meetings and agendas' then 'agenda management timetable'.	 Scan this code to view the Committee webpages.
The Rules of Procedures for the Committee are as follows: <ul style="list-style-type: none">• Development Committee Procedural Rules – Part C of the Council's Constitution Section 35 Appendix B.• Terms of Reference for the Development Committee - Part B of the Council's Constitution Section 19 (7).	 Council's Constitution

Public Information – ‘Accessing and Participating in Remote’ Meetings

The meeting is due to be held as a ‘remote meeting’ through the Microsoft Teams app in accordance with:

- The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020, allowing for remote Committee Meetings.

The following guidance provides details about the operation of the virtual Strategic and Development Committee Meetings.

Publication of Agenda papers and meeting start time.

Electronic copies of the Committee agenda will be published on the Council’s Website on the relevant Committee pages at least five clear working days before the meeting. In the event of a technical difficulty, the meeting arrangements may need to be altered at short notice (such as a delay in the start time). Where possible any changes will be publicised on the website.

A link to the electronic planning file can be found on the top of the Committee report. Should you require any further information or assistance with accessing the files, you are advised to contact the Planning Case Officer.

How can I watch the Committee meeting?

Except when an exempt item is under discussion, the meeting will be broadcast live for public viewing via our Webcasting portal <https://towerhamlets.public-i.tv/core/portal/home>. Details of the broadcasting arrangements will be published on the agenda front sheet. The meeting will also be available for viewing after the meeting. Physical Attendance at the Town Hall is not possible at this time

How can I register to speak?

Members of the public and Councillors may address the meeting in accordance with the Development Committee Procedure Rules. (Details of the process are set out on the next page). Please note however, that it may not usually be possible to arrange for additional speaking rights and late requests to speak, particularly those received during or shortly before a meeting.

Should you wish to address the Committee, please contact the Democratic Services Officer to register to speak by the deadline, who will assist you to join the meeting. It is recommended that you supply the Officer with a copy of your representation in case you lose connection. You may address the Meeting via Teams. You have the option of joining through a video link or by audio only.

(Please note that if you participate at the meeting, you must be able to hear and be heard by the other participants attending remotely).

Where participation through video or audio tools is not possible, please contact the Democratic Services officer by the deadline to discuss the option of:

- Submitting a written statement to be read out at the meeting.

You may also wish to consider whether you could be represented by a Ward Councillor or another spokesperson.

Microsoft Teams:

This is a Microsoft Teams Event. If you are using a Laptop or PC or a mobile device, you may join via the website. Should you require assistance please contact the relevant Democratic Services Officer who will be able to assist you further.

Procedure at the Committee meeting.

Participants (contributors) in the virtual meeting are expected to log in to the meeting in advance of the start time of the meeting, as set out in the guidance that will be provided by the Democratic Services Officer, when you register to speak. This is in order to check the connection. You will be expected to confirm your identity before the meeting starts.

The Chair will formally open the meeting and will introduce themselves and every participant. The Chair will then set out the expected meeting etiquette, including the following:

- When speaking for the first time, participants should state their full name before making a comment.
- To only speak at the invitation of the Chair.
- The method for indicating how to speak.
- If referring to a specific page of the agenda pack, you should mention the page number.
- All participants microphones must be muted when not speaking.
- Where necessary, participants may switch off their cameras when not speaking to save bandwidth.
- Participants **must alert** the Chair/Democratic Services Officer if they experience technical difficulties, particularly a loss of connection, or if they need to leave the meeting, as soon as possible. Where a key participant experiences a loss of connection, the Chair may adjourn the meeting until such a time the participant can re-join the meeting. A key participant is defined as a participant whose continuing contribution to the meeting is vital to allow a decision to be made.

The Chair, following consultation with Democratic Services and the Legal Advisor, may adjourn the virtual meeting for any reason should they consider that it is not appropriate to proceed.

The format for considering each planning application shall, as far as possible, follow the usual format for Strategic and Development Committee Meetings, as detailed below.

- Officers will introduce the item with a brief description, and mention any update report that has been published.
- Officers will present the application supported by a presentation
- Any objectors that have registered to speak to address the Committee, (including Officers reading out any written statements)
- The applicant or any supporters that have registered to speak to address the Committee, (including Officers reading out of any written statements)
- Committee and Non Committee Members that have registered to speak to address the Committee.
- The Committee may ask points of clarification of each speaker.
- The Committee will consider the item (Questions and Debate)
- Voting. At the end of the item, the Chair will ask the Committee to vote on the item. The Chair will ensure that all Members are clear on the recommendations, have heard all of the presentation and submissions. The Chair will conduct a roll call vote, asking each Committee Member to indicate their vote, (for, against, or abstain)
- The Democratic Services Officer will record the votes and confirm the results to the Chair.

For Further Information, contact the Democratic Services Officer shown on the agenda front sheet.



STRATEGIC DEVELOPMENT COMMITTEE

17 June 2020

Report of the Corporate Director of Place

Classification: Unrestricted

1. INTRODUCTION

- 1.1 In this part of the agenda are reports on planning matters other than planning applications for determination by the Committee. The following information and advice applies to all those reports.

2. PRE-APPLICATION BRIEFINGS AND PRESENTATIONS

- 2.2 Presentations will be held in accordance with the attached protocol.

3. PUBLIC SPEAKING

- 3.1 The Council's Constitution only provides for public speaking rights for those applications being reported to Committee in the "*Planning Applications for Decision*" part of the agenda. Therefore reports that deal with planning matters other than applications for determination by the Council do not automatically attract public speaking rights.

LOCAL GOVERNMENT ACT 2000 (Section 97) LIST OF BACKGROUND PAPERS USED IN THE DRAFTING OF THE REPORTS UNDER THE ITEM OTHER PLANNING MATTERS

Brief Description of background papers:
See individual reports

Tick if copy supplied for register:
✓

Name and telephone no. of holder:
See individual reports

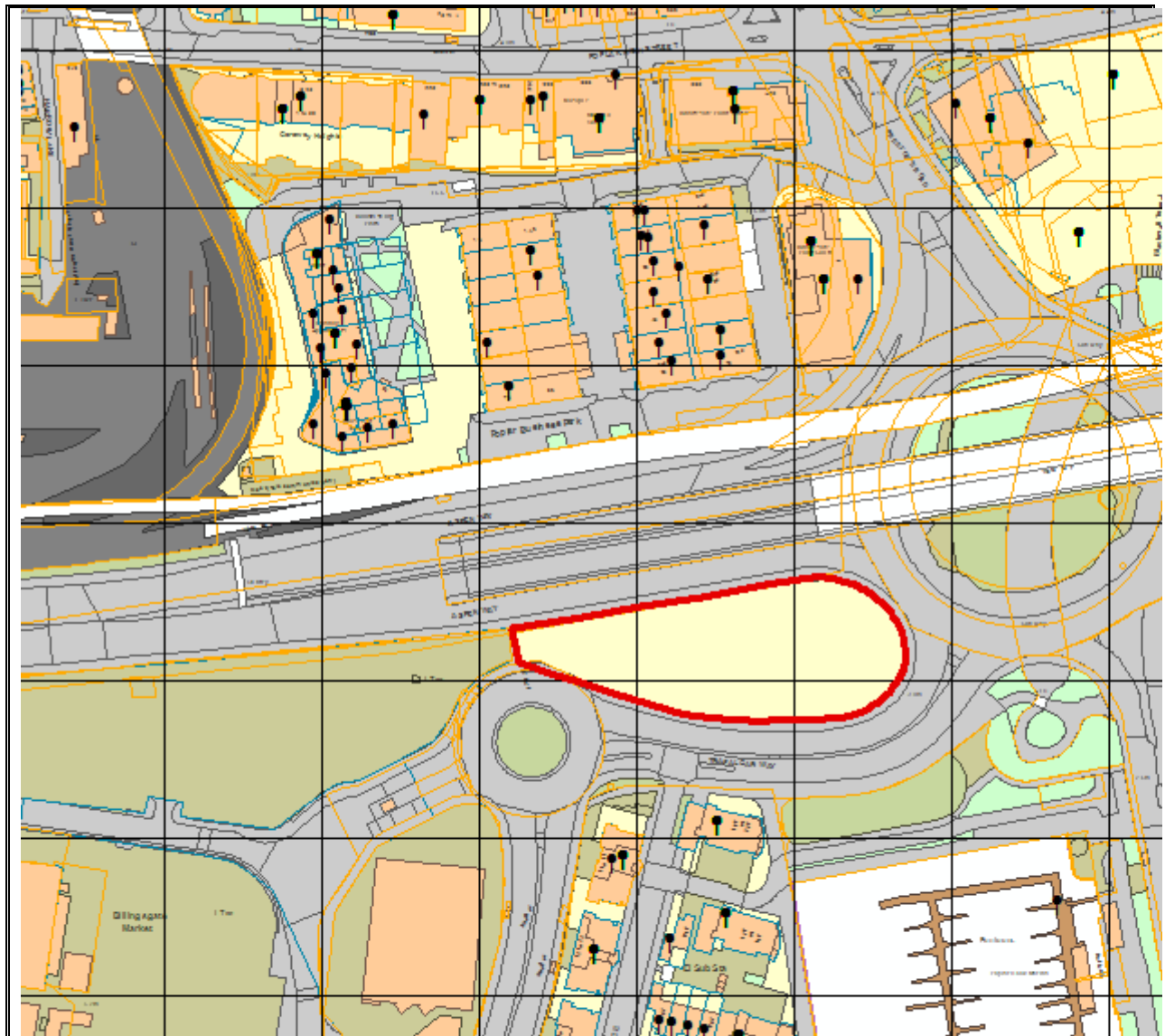
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Pre-application presentation

Reference	PF/19/00127
Site	2 Trafalgar Way, London E14 5SP
Ward	Blackwall and Cubitt Town
Proposal	Redevelopment of the site to provide educational, commercial incubator space and up to 1,643 student rooms for UCL and up to 76 'key worker' flats for employees of the university, in three towers of 24, 34 and 49 storeys
Applicant	Urbanest UK Ltd
Architect/agent	APT/Gerald Eve LLP
Case Officer	John Miller
Key dates	Pre-application request submitted May 2019 Pre-app discussions began in June 2019

SITE PLAN



<p>Site Plan</p> <p> Grade II Listed Building</p> <p> Conservation Area</p> <p> Neighbourhood Centre</p> <p></p>	<p>Planning Applications Site Map PF/19/00127</p> <p>This site map displays the Planning Application Site Boundary and the extent of the area within which neighbouring occupiers / owners were consulted as part of the Planning Application Process</p>	<p> TOWER HAMLETS London Borough of Tower Hamlets</p> <p>Date: 09 June 2020</p>
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1. BACKGROUND

- 1.1 The National Planning Policy Framework and the National Planning Practice Guidance promote early engagement between developers and Local Planning Authorities at the pre-application stage, prior to submitting a planning application. The Council welcomes pre-application discussions and has a well-established process to facilitate this. In March 2019 the Council's Development and Strategic Development Committees considered a draft protocol for pre-application presentations. The protocol is now incorporated in the Committee Terms of Reference. The Council's updated Statement of Community Involvement also highlights the importance of pre-application engagement and the role of elected members and local communities in this stage of the planning process.
- 1.2 This report updates the Strategic Development Committee on progress made and issues identified in respect of pre-application discussions for the proposed redevelopment of the 2 Trafalgar Way site.

2. DESCRIPTION OF THE PROPOSAL

- 2.1 Pre-application advice is being sought for the redevelopment of the site consisting of:

Three towers connected at podium level with a Gross Internal Area (GIA) of approximately 70,000 sqm likely ranging from 28 to 46 storeys (a maximum 142 m AOD height) comprising:

- Student accommodation (*Sui Generis*), including approximately 1,700 units and student amenities;
- Residential accommodation floorspace – residential dwellings (Use Class C3), including approximately 70 units;
- Commercial and retail floorspace – office / business (Use Classes A1, A3, B1 and D1), including a McDonald's restaurant;
- Servicing facilities and ancillary, plant space and landscaping;
- Public realm improvements;
- Residential and student amenity; and
- Basements.

3. SITE AND SURROUNDINGS

- 3.1 The pre-application site is currently vacant hardstanding, which was previously occupied by a single storey McDonalds and surrounding car park and poor quality public realm. The site has a total area of 0.4 hectares and is located to the south of Aspen Way and to the North of Poplar Dock.
- 3.2 To the north of the site is Aspen Way, and further north is predominantly residential in character including the Blackwall Reach development. To the south are recent residential developments and the Poplar Dock marina. To the west is Billingsgate Market and Canary Wharf; whilst to the east is a mix of residential and commercial floorspace (office and retail) as well as a hotel. Blackwell DLR station is close to the site, to its north-east, across Aspen Way.
- 3.3 The site is within close proximity to the Canary Wharf Major Centre and Poplar High Street neighbourhood centre and is to be included within the South Poplar Masterplan Area. The

site falls within flood risk zone 2 and also highlights the site's exposure to severe air pollution, potential for archaeological remains (Tier2) and the site's location within the Isle of Dogs and South Poplar Sub Area. The adjoining Billingsgate Market site allocation, in addition to the Isle of Dogs Activity Area is also now designated as the north-westernmost extent of the Canary Wharf Secondary Preferred Office Location, Tall Building Zone and Strategically Important Skyline. The secondary Blackwall Tall Building Zone is located in close proximity to the north and east, across Aspen Way and Preston's Road.

- 3.4 There are a number of listed buildings approximately 250m to the east of the site. The All Saints Church Poplar Conservation Area is approximately 300m to the north of the site and the Naval Row Conservation Area is approximately 300m to the north east.

4. RELEVANT PLANNING HISTORY

Application site

- 4.1 PA/08/01321 – Redevelopment of the site to provide a residential-led mixed use scheme including two towers of 29 storey and 35 storeys and comprising 414 residential units, re-provision of drive-through restaurant, retail / financial and professional service units, crèche, gymnasium, associated residential and community amenity space and car parking. (AMENDED DESCRIPTION). **Approved and implemented but not built out**
- 4.2 PA/14/01771- Application for minor-material amendment of planning permission PA/08/01321 dated 10/11/2009 (and as amended by NMA applications PA/11/03346 dated 19/12/2011, PA/13/02453 dated 12/11/2013 and PA/14/00062 dated 01/10/2014). The amendments consist of an increase in the height of building A (by 3.9m) and building B (by 5.1m), removal of building C, alterations to the housing mix and layouts, reduction in the number of residential units from 414 to 392, alterations to the facades of the buildings, and increase in the size of the basement. **Approved**

5. PUBLICITY AND ENGAGEMENT

- 5.1 The applicant has undertaken their own public consultation events which have included public consultation events, leafleting and meeting with local stakeholders.
- 5.2 Two public consultation events were undertaken in January 2020 which for which over 4000 flyers were sent to local residents with 40 participants attending the meetings along with 9 written comments being received.
- 5.3 In 2019 the applicant further met with neighbouring land owners, including the Canal and River Trust and Canary Wharf Group.
- 5.4 The proposal was presented to the Council's Conservation and Design Advisory Panel (CADAP) on 14th October 2019 and again on 6th April 2019. The panel's written response acknowledged that this development presented great opportunity and were encouraged that there was an aspiration to improve the quality of the surrounding public realm. The panel raised some initial issues which were addressed in the subsequent meeting. The points raised in the most recent meeting were:
- Welcome the significant work done since the November 2019 meeting as well as the ambition of the project
 - Sky gardens were a positive contribution, but require significant work and long-term maintenance to be successful at such a height.
 - Achieving Passivhaus status was not deemed essential; they felt greater attention should be paid to reducing carbon footprint of the design and construction phase.

- Greater consideration should be given to accessibility, particularly parking and the public realm.
- Solely providing for indoor play space was not supported and the scheme should explore the potential for outdoor play.
- Ensure sustainability, urban greening and long-term maintenance was captured through planning to avoid weakening the scheme during construction and building operation.

6. RELEVANT PLANNING POLICIES AND DOCUMENTS

6.1 The Development Plan comprises:

- The London Plan 2016 (LP)
- Managing Growth and Sharing the Benefits - Tower Hamlets Local Plan 2031 (2020)

6.2 The Emerging Development Plan comprises:

- The Draft London Plan (DLP)

On the 9th of December 2019, the Mayor published his 'intend to publish' version of the London Plan. This version of the plan responds to the Inspector's recommendations. This will now be sent to the Secretary of State. The Secretary of State can then issue a direction which requires the GLA to amend the Plan if required. The Plan cannot be published (adopted) until these points have been addressed. It is anticipated that the final Plan will be published circa March 2020

6.3 Other policy and guidance documents relevant to the proposal are:

- The National Planning Policy Framework (2019)
- National Planning Practice Guidance (updated 2019)
- BRE - Site Layout Planning for Daylight and Sunlight (2011)
- London Housing SPG (updated 2017)
- London Housing Affordable Housing and Viability SPG (2017)
- LBTH Planning Obligations SPD (2016)

7. PLANNING ISSUES

7.1 The following key planning issues have been identified at the pre-application stage.

Land Use

7.2 The application site does not have any land use planning designations beyond being in the future South Poplar Master Plan Area, which is currently in its early stages of conception. It also falls within flood zone two and a Tier 2 Archaeological Priority Area.

7.3 The existing site includes a former McDonalds A3 use. The redevelopment of the site includes the re-provision of this.

7.4 Student housing is considered to contribute towards the borough's housing delivery, however draft London Plan policy H17 stipulates that 3 student housing rooms should be treated as 1 housing unit – this means that any number of student rooms above 1,200 would

offset the 'loss' of the current permission. In this case roughly 1700 student rooms in addition to circa 70 conventional homes will be provided.

- 7.5 In recognition of the Council's high housing need and significant historic delivery of student housing, the recently adopted Local Plan seeks to protect any sites with a current permission for conventional residential development from being converted into student housing.
- 7.6 There is rationale for treating this site as an exception to this policy requirement (given the poor air quality; wider connections to UCL's other developments and difficulties in delivering the site to date). This will need to be carefully demonstrated within the application submission documents to ensure it does not set a precedent, although there are wider provisions in draft London Plan Policy which supports the delivery of purpose built student accommodation.

Housing

- 7.7 Local Plan policies require at least 35% affordable housing to be provided (excluding any re-provision of existing) in broad alignment with the Council's prescribed housing mix as set out in the Local Plan. The London Plan requires the maximum reasonable amount, subject to viability, to be provided.
- 7.8 Draft London Plan standards also calls for 35% of student accommodation to be secured as affordable accommodation, as defined by London Plan and associated guidance. Furthermore it requires the scheme to be tied to a registered provider, which will be UCL.
- 7.9 The application will provide circa 1700 student rooms across the site and 70 residential homes. It is not known whether the residential will be secured as affordable or at what mix, however, these are intended to be provided for 'key workers associated with the development and would be expected to be of an adequate mix as per local policy.
- 7.10 The proposed development would provide 35% of the student accommodation as affordable as per the draft London Plan standards. These are to be secured and monitored through s106 in line with London Plan and Draft London Plan Guidelines.
- 7.11 Further details of the housing (C3) component are currently the subject of further discussion with the applicant. These discussions focus on the applicant further outlining the plans for the C3 use in relation to local plan policies. Affordable housing should also be provided on site, although it is acknowledged that the extant permission secured a monetary contribution for off-site affordable housing,
- 7.12 The proposed development would be required to provide sufficient child playspace and amenity space for the residential component to comply with Local Plan policies. The quantum of playspace required will depend on the mix and tenure of housing proposed.

Design, heritage and building heights

- 7.13 Planning policy requires high-quality designed schemes that reflect local context and character and provide attractive, safe and accessible places that safeguard and where possible enhance the setting of heritage assets.
- 7.14 Extensive pre-application discussions are ongoing in relation to the design and materiality of the development.
- 7.15 Part 1 of the Local Plan Tall Building policy D.DH6 sets out the criteria for assessing the appropriateness of a tall building. The policy further directs tall buildings towards the

designated Tall Building zones. Outside these zones, tall building proposals will be supported provided they meet the criteria set out in Part 1 of the Tall Building policy and can demonstrate how they will:

- a) be located in areas with high levels of public transport accessibility within town centres and/or opportunity areas
- b) address deficiencies in the provision of strategic infrastructure
- c) significantly strengthen the legibility of a Major, District or Neighbourhood Centre or mark the location of a transport interchange or other location of civic or visual significance within the area, and
- d) not undermine the prominence and/or integrity of existing landmark buildings and tall building zones

7.16 The pre-application site is not located within a tall building zone but is located directly adjacent to the Blackwall and Canary Wharf Tall Building Zones, as well as being identified in for inclusion in the South Poplar Master Plan Area. The proposed buildings range between 26-48 storeys. The developments height has been informed by the extant permission and that of the surrounding area. It is considered that massing is broadly accepted in townscape terms.

7.17 The design has evolved positively throughout pre-application discussions and overall officer's feel that the buildings would introduce a landmark scheme of the highest quality architecture which responds to the locality and contributes positively to the wider townscape.

Placemaking

7.18 During pre-application discussions officers queried the potential for expanding the site boundary to incorporate the public realm south of Trafalgar way as well as the ramp access to the pedestrian and cyclist underpass. The applicant has proposed some improvements to Trafalgar way but the redevelopment as part of this proposal is considered unmanageable by the applicant due to ownership constraints.

Neighbouring Amenity

7.19 Planning policy seeks to protect and where possible improve the amenity of surrounding neighbouring properties and provide a good standard of amenity for all future occupants of development proposals. The application will be accompanied by necessary technical documents, such as daylight and sunlight assessments and noise reports which will be reviewed by the Council's relevant specialist teams.

Transport and Servicing

7.20 Planning policies promote sustainable modes of travel and limit car parking to essential user needs. They also seek to secure safe and appropriate servicing. The development proposes cycle parking across the site to serve the new buildings which would be located primarily at first floor level with ramp access within buildings 2 & 3 as well as additional short stay accommodation through the wider site and public realm. The development is proposed to provide 4 car parking spaces with 2 being blue badge spaces. This is a significant reduction from 37 within the extant permission.

7.21 Servicing arrangements for the accommodation would be located predominantly on along Trafalgar way with servicing for the McDonalds taking place from within the site via gate controlled access.

- 7.22 As part of the wider vision for the area, large scale transformative works to the Preston's Road roundabout to the north of the site are intended to be delivered. The extant permission contributed financially to this and it has been agreed that the proposed development would also contribute financially to the delivery of these works.

Environment

- 7.23 Planning policies seek to secure a range of sustainable development outcomes including net biodiversity gains whilst not impacting on existing protected species; the implementation of efficient energy systems which seek to minimise carbon emissions and to secure effective strategies for addressing matters relating to contaminated land and sustainable urban drainage.
- 7.24 The developer will be providing necessary technical information pertaining to the above matters as part of the planning application. An Environmental Impact Assessment Scoping Opinion has also been considered and determined by the Council.

Infrastructure Impact

- 7.25 The proposed development will be liable to the Council's and the Mayor of London Community Infrastructure Levies (CIL) and planning obligations to be secured under Section 106 of the T&CP Act 1990,

8. RECOMMENDATION

- 8.1 The Committee notes the contents of the report and pre-application presentation.
- 8.2 The Committee identifies any other planning and design issues or material considerations that the developer should take into account at the pre-application stage, prior to submitting a planning application.

9. APPENDIX – IMAGES













TOWER HAMLETS

PROTOCOL FOR PRE-APPLICATION BRIEFINGS AND PRESENTATIONS TO THE DEVELOPMENT AND STRATEGIC DEVELOPMENT COMMITTEES

NOVEMBER 2019

1. BACKGROUND

- 1.1 It is common for pre application discussions take place before a planning application is submitted, particularly if the development is of a large scale, would be complex or is likely to attract significant public interest. The Council offers a pre-application planning advice service aimed at anyone who is considering making a planning application or wishes to carry out development in Tower Hamlets.

- 1.2 Early engagement in the planning process is encouraged and supported by the **National Planning Policy Framework (NPPF)** (2019):

“Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community. (para. 39)

The more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits.” (para. 41)

- 1.3 Early elected member engagement in the planning process is also encouraged and supported by the **National Planning Practice Guidance (NPPG)** which says:

“Democratically elected members are strongly encouraged to participate at the pre-application stage, where it is appropriate and beneficial for them to do so. [Section 25 of the Localism Act 2011](#) confirms that elected members do not have a ‘closed mind’ just because they have historically indicated a view on a matter relevant to the proposal.”

- 1.4 Planning applications for larger scale major development or proposals which generate significant public interest are decided by the Council’s Development Committee and Strategic Development Committee (the Committees) in accordance with their published terms of reference.

- 1.5 A briefing or presentation to the committee at an early stage in the design process (before an application is submitted) can help to shape proposals so that they are more likely to comply with development plan policies and be more responsive to local interests, issues or concerns. Briefings and presentations can assist in the Committees being aware of significant development proposals that are evolving and support informed decision making on future planning applications.

- 1.6 The Council’s **Statement of Community Involvement (SCI)**, adopted by the Mayor in Cabinet in April 2019 highlights the importance of good quality pre-application engagement.

- 1.7 A number of London Council's (e.g. Hackney, Croydon, Haringey and Camden) have introduced a protocol for planning committee member engagement at the pre-application stage. The updated terms of reference for the Committees includes: *"To consider any application or other planning matter referred to the Committee by the Corporate Director, Place including pre-application presentations (subject to the agreed protocol)"*.
- 1.8 The protocol and procedures were presented in draft form to the Strategic Development Committee on 28 March and Development Committee on 1 April 2019. Comments received from Committee members have been incorporated.
- 1.9 The protocol and procedures to support pre-application engagement with the Committees is set out below.

2. PROTOCOL FOR COMMITTEE MEMBER ENGAGEMENT

What sort of development is covered by the protocol?

- 2.1 The Committees make decisions on applications referred to them under the terms of reference outlined in the Council's Constitution (2019), relating to scale, significance and extent of public interest.
- 2.2 It is unlikely that the Committees will be able to accommodate briefings or presentations on all proposals that may be determined by them in the future. Within this context, the following criteria provide a guide for the types of development that may be suitable for pre-application presentations:
 - development that meets or exceeds the criteria for referral to the Mayor of London;
 - development on sites allocated in the Council's Local Plan;
 - development that would contribute to the Council's regeneration programmes, including the Council's own development;
 - significant infrastructure development by the Council's strategic partners, such as health authorities, infrastructure providers or higher education institutions;
 - Other significant developments as identified by the Chair or members of the appropriate committee.
- 2.3 To help manage the impact on the committee agendas and time available the Divisional Director for Planning and Building Control (or their nominee) will work with the Chair of the relevant Committee to decide whether a particular proposal would benefit from a briefing or presentation.

When should pre-application engagement take place?

- 2.4 Officer briefings and developer presentations should take place at the pre-application stage, to optimise the opportunities for issues raised to be responded to by the developer through the design process. When this is not possible, engagement should take place early in the formal application period.
- 2.5 Pre-application discussions are discretionary and there is no set rule as to the point in the process when a briefing or presentation should take place. Timing will vary depending on the nature of the proposed development, complexity of the planning issues and level of

public interest. As a general guide a presentation to the relevant Committee is likely to be beneficial when:

- At least one pre-application meeting has been held with officers, so that a briefing on the planning issues can be prepared;
- A presentation to the Council's Conservation and Design Advisory Panel (CADAP) has taken place (if appropriate), so that their views can be reported;
- Pre-application community engagement has taken place so that the views of local residents and other interested parties can be shared.

Developer presentations

2.6 This protocol allows for a developer presentation to the Committees as part of the briefing process. No formal decisions will be taken at such meetings and any subsequent planning applications will be the subject of a report to a future meeting of the appropriate Committee.

2.7 The purpose of the pre-application presentations are:

- to ensure committee are aware of significant development proposals prior to an application being submitted and formally considered by them;
- to make the Committee consideration of planning applications more informed and effective;
- To allow the Committees and developers to understand which development plan policies will be relevant to the proposals. ;
- to ensure issues are identified early in the application process and improve the quality of applications;
- To foster a collaborative working approach that avoids potential delays (e.g. fewer deferred applications or office recommendations that cannot be supported).

3. PROCEDURES FOR PRE-APPLICATION BRIEFINGS AND PRESENTATIONS

3.1 Briefings and presentations will be scheduled as part of the public agenda for the relevant Committee, normally under the existing heading "Other planning matters". A short report summarising the development proposals, the progress made and the issues identified at the pre-application stage will be prepared by officers. The report will not contain an assessment or commentary on the planning merits of the proposal.

3.2 The meeting will be open to members of the public and will be chaired by the Chair (or Vice Chair in their absence). The Developer will supply all presentation materials including any models or digital material, to be agreed in advance with planning officers.

3.3 The Development Procedure Rules, including public speaking, which apply to the determination of planning applications, will not apply to pre-application briefings or presentations as the Committee will not be making a formal decision. However the Planning Code of Conduct will still apply.

3.4 Ward councillors will be invited to attend the meeting and will be notified in writing (usually e-mail) at least 7 days in advance. Ward Councillors will have the opportunity to register to

speaking at the meeting to articulate their views and any local issues that the Committee should be aware of.

3.5 The procedure for briefings and presentations will be as follows:

- Officers to introduce the proposal, update on the progress of pre-application discussions and set out the main planning issues that have been identified.
- The developer and their architects, planning agents or other representative will present the proposals for up to 15 minutes.
- Ward Members who have registered to speak will have the opportunity to give their views for up to 3 minutes each.
- Members of the Committee will be able to ask questions to the developer and officers and highlight any planning issues (development plan policies or material considerations) that they would expect to be taken into account by the developer prior to an application being submitted.
- The lead officer will summarise the comments raised and provide a note of the meeting.

3.6 Whilst Committee members are encouraged to participate fully, to provide comments or raise questions, they should ensure that they are not seen to pre-determine or close their mind to any such proposal, to avoid being precluded from participating in determining a future planning application.

3.7 Ward members who are also members of the Committee that will determine a future application and who register to speak and express a view on the proposed development will be disqualified from determining a future planning application.

3.8 Officers may provide subsequent interim briefings to update the Committee as the pre-application process progresses, or following the submission of an application. A site visit may be arranged so that members can familiarise themselves with the site and surroundings before receiving the pre-application presentation.

4. IMPLEMENTATION AND MONITORING

4.1 The protocol will be introduced under the current provisions of the committee terms of reference which allow the Corporate Director to report any other matters to the Committee that she or he considers appropriate. A future review of the Council's constitution will allow for a formal incorporation of the protocol into the terms of reference.

4.2 The operation of the protocol will be monitored in terms ensuring it is operating effectively for members, developer and officers. The effect of the protocol on planning outcomes, including greater certainty in decision making and reduction in the number of overturned recommendations and appeals will be monitored over time.