

# Strategic Development Committee



## Agenda

**Thursday, 24 September 2020 6.00 p.m.**

**Online 'Virtual' Meeting -**

**<https://towerhamlets.public-i.tv/core/portal/home>**

**Chair:**

Councillor John Pierce

**Vice Chair:**

Councillor Abdul Mukit MBE

**Members:**

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

**Substitute Members:**

Councillor Dipa Das, Councillor Dan Tomlinson and Councillor Leema Qureshi

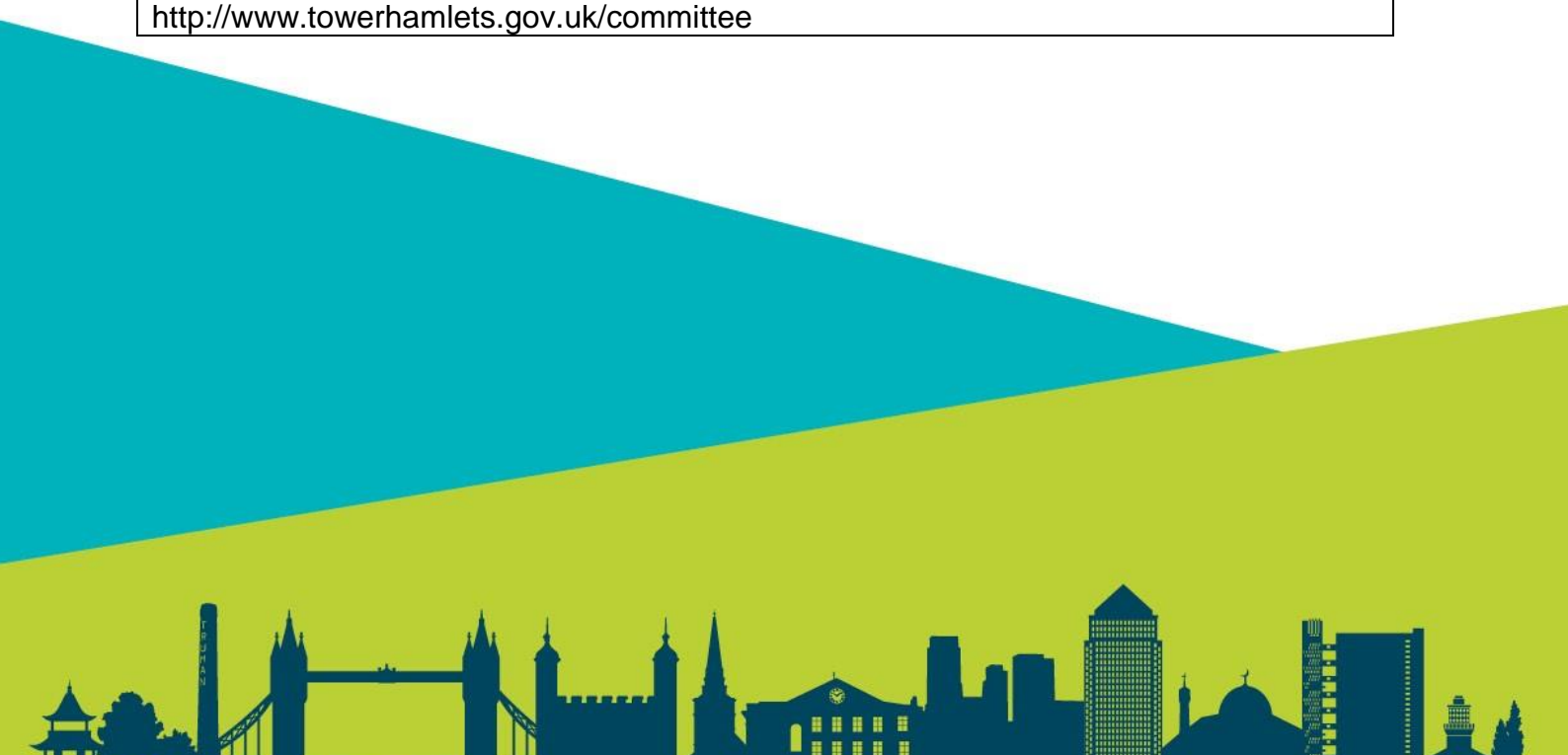
**(The quorum for the Committee is 3)**

The deadline for registering to speak is **4pm Tuesday, 22 September 2020**

The deadline for submitting information for the update report is Noon  
**Wednesday, 23 September 2020**

**Contact for further enquiries:**

Zoe Folley, Democratic Services, [Zoe.Folley@towerhamlets.gov.uk](mailto:Zoe.Folley@towerhamlets.gov.uk) 020 7364 4877 1st Floor, Town Hall, Mulberry Place, 5 Clove Crescent, E14 2BG  
<http://www.towerhamlets.gov.uk/committee>



## Meeting Webcast

The meeting is being webcast for viewing through the Council's webcast system.  
<http://towerhamlets.public-i.tv/core/portal/home>

## View Planning application documents here:

[https://www.towerhamlets.gov.uk/lgnl/planning\\_and\\_building\\_control/planning\\_applications/planning\\_applications.aspx](https://www.towerhamlets.gov.uk/lgnl/planning_and_building_control/planning_applications/planning_applications.aspx)

### Electronic agendas reports and minutes.

Copies of agendas, reports and minutes for council meetings can also be found on our website from day of publication.

To access this, click [www.towerhamlets.gov.uk/committee](http://www.towerhamlets.gov.uk/committee) and search for the relevant committee and meeting date.

Agendas are available on the Modern.Gov, Windows, iPad and Android apps.

# London Borough of Tower Hamlets

## Strategic Development Committee

Thursday, 24 September 2020

6.00 p.m.

### APOLOGIES FOR ABSENCE

#### 1. **DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS AND OTHER INTERESTS (Pages 7 - 8)**

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 9 - 18)**

To confirm as a correct record the minutes of the meeting of the Strategic Development Committee held on 22 July 2020.



### 3. **RECOMMENDATIONS AND PROCEDURE FOR HEARING OBJECTIONS AND MEETING GUIDANCE (Pages 19 - 22)**

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.

<b>PAGE NUMBE R</b>	<b>WARD(S) AFFECTED</b>
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### 4. **DEFERRED ITEMS**

There are none

### 5. **PLANNING APPLICATIONS FOR DECISION**

**23 - 28**

#### 5.1 **Marian Place Gasholder Site, Bethnal Green, London, E2 9AP (PA/19/02717)**

**29 -  
138**

**St Peter's**

Proposal:

Demolition of existing buildings, decontamination/remediation of the site and retention (including dismantling, refurbishment and reinstatement) of the two existing gasholder frames to facilitate redevelopment for a mixed-use development comprising 5 buildings ranging between 6-13 storeys (up to 63m AOD) to contain 555 residential dwellings and 4,182sqm (GIA) non-residential floorspace in flexible A1-A4, B1 and D Use Classes (maximum provision of up to 180sqm A1/A2, up to 1,300sqm A3/A4, up to 2,485sqm of B1(a) and up to 635sqm of D1/D2 use class floorspace), together with access, car and cycle parking, associated landscaping and public realm, public open space and works to the existing canal wall, Pressure Reduction Station and existing gasholders.

Recommendation:

Grant Planning Permission subject to conditions



**Tower Hamlets Council**  
Town Hall  
Mulberry Place  
5 Clove Crescent  
E14 2BG

Demolition of existing buildings and erection of three blocks comprising residential units (Use Class C3), commercial floorspace, off-street car parking spaces, communal courtyards, associated landscaping and associated ancillary works.

Minor Material Amendments to Planning permission Ref: PA/18/00917, Dated 12/09/2019:

Amendments include:

- Overall increase of residential units [from 648 to 698];
- Increase in affordable unit provision [from 159 to 180 (32% to 35% of total)];
- Increased height to blocks A and C (up to two additional storeys). Block A would be up to 22 storeys and Block C up to 26 storeys.
- Amended residential unit mix
- Reduction in on-site parking spaces
- Increased office floorspace (use class B1)
- Additional amenity space and associated works

Grant planning permission subject to conditions and obligations and GLA Stage II approval

**Next Meeting of the Strategic Development Committee**  
Wednesday, 14 October 2020

