

# Strategic Development Committee



## Agenda

**Thursday, 23 September 2021 6.30 p.m.**

**Council Chamber - Town Hall, Mulberry Place, 5 Clove Crescent, London, E14 2BG**

The meeting will be broadcast live on the Council's website. A link to the website is here - <https://towerhamlets.public-i.tv/core/portal/home> The press and public are encouraged to watch this meeting on line

**Please note:** Whilst the meeting is open to the public, the public seating in the meeting room for observers will be extremely limited due to the Covid 19 pandemic restrictions. You must contact the Democratic Services Officer to reserve a place, to be allocated on a first come first served basis. No one will be admitted unless they have registered in advance.

Details of the how the meeting will work, including ways of contributing to this meeting, are set out in the information sheet.

### Chair:

### Vice Chair:

Councillor Abdul Mukit MBE

### Members:

Councillor Sabina Akhtar, Councillor Kevin Brady, Councillor Kahar Chowdhury, Councillor David Edgar, Councillor Rabina Khan, Councillor Tarik Khan and Councillor Val Whitehead

### Substitute Members:

Councillor Leema Qureshi, Councillor James King and Councillor Kyrsten Perry

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

The deadline for registering to speak is **4pm Tuesday, 21 September 2021**

The deadline for submitting information for the update report is Noon  
**Wednesday, 22 September 2021**

### Contact for further enquiries:

Zoe Folley, Democratic Services To view the meeting on line:<https://towerhamlets.public-i.tv/core/portal/home>, [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, 23 September 2021

6.30 p.m.

### APOLOGIES FOR ABSENCE

#### 1. **DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS AND OTHER INTERESTS (Pages 9 - 10)**

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 11 - 18)**

To confirm as a correct record the minutes of the meeting of the Strategic Development Committee held on 18<sup>th</sup> August 2021.

#### 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.

## **4. DEFERRED ITEMS**

### **4 .1 Asda – Crossharbour District Centre, 151 East Ferry Road, London, E14 3BT (PA/19/02534)**

**25 -  
198**

**Blackwall &  
Cubitt Town**

Proposal:

A hybrid planning application (part detailed, part outline) for demolition of existing buildings and the comprehensive, mixed-use, re-development of the site, comprising a maximum of 218,991sqm (GEA) of floorspace.

Full details are submitted for 526 residential units (Class C3), flexible commercial floorspace, including a new foodstore (17,087sqm GIA - A1-A4/B1/D2), a primary school (D1), community uses (D1), public bus parking and a site wide basement, with associated uses as part of the development including car parking (up to 410 spaces), cycle parking, and an energy centre. Building heights would range between a maximum of 17.4m AOD (3 storeys above ground level) and 60m AOD (15 storeys above ground level). Creation of new vehicular and pedestrian access and public realm works, including all ground floor hard and soft landscaping and other works incidental to the proposals, including a programme of interim works (which include a temporary multi-storey car park with 349 car parking spaces and a temporary access lobby to the retail foodstore).

Outline permission (with layout, scale, appearance and landscaping at upper levels being reserved) is sought for up to 111,137sqm GEA above podium level, comprising of between 1217 and 1446 residential units (C3), with associated private and communal podium amenity and landscaping, within four buildings with maximum height ranging between up to 45.850m (AOD)/12 storeys and up to 115.50m (AOD)/32 storeys.

[The application is accompanied by an Environmental Statement]

Officers recommendation:

Grant planning permission with conditions and planning obligations



## 5. PLANNING APPLICATIONS FOR DECISION

199 -  
204

### 5.1 North Quay, Aspen Way, London, E14 (PA/20/01421 and PA/20/01412)

205 -  
280

Canary  
Wharf

#### Proposal

Application for OUTLINE (Ref PA/20/01421) planning permission (all matters reserved) for the redevelopment of the North Quay site for mixed use comprising:

- Demolition of existing buildings and structures;
- Erection of buildings and construction of basements;
- The following uses:
  - Business floorspace (B1)
  - Hotel/Serviced Apartments (C1)
  - Residential (C3)
  - Co-Living (C4/Sui Generis)
  - Student Housing (Sui Generis)
  - Retail (A1-A5)
  - Community and Leisure (D1 and D2)
  - Other Sui Generis Uses
- Associated infrastructure, including a new deck over part of the existing dock;
- Creation of streets, open spaces, hard and soft landscaping and public realm;
- Creation of new vehicular accesses and associated works to Aspen Way, Upper Bank Street, Hertsmere Road and underneath Delta Junction;
- Connections to the Aspen Way Footbridge and Crossrail Place (Canary Wharf Crossrail Station);
- Car, motorcycle, bicycle parking spaces, servicing;
- Utilities including energy centres and electricity substation(s); and
- Other minor works incidental to the proposed development.

**LISTED BUILDING APPLICATION (Ref: PA/20/01412)**  
Stabilisation of listed quay wall and associated/remedial works, as well as demolition/removal of the false quay in connection with the erection of a mixed-use development.

#### Recommendation

Grant Outline Planning Permission subject to conditions and a legal agreement

Grant Listed Building Consent subject to conditions

**Next Meeting of the Strategic Development Committee**  
Thursday, 28 October 2021 at 6.30 p.m.

