

STRATEGIC DEVELOPMENT COMMITTEE

HELD AT 6.30 P.M. ON THURSDAY, 23 SEPTEMBER 2021

RESOLUTIONS ON PLANNING APPLICATIONS

1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS AND OTHER INTERESTS

Councillors declared interests as follows:

Item 4.1 Asda – Crossharbour District Centre, 151 East Ferry Road, London, E14 3BT (PA/19/02534)

- Councillor Kahar Chowdhury, a non DPI interest – as he had received further representations.
- Councillor Chowdhury also declared that he had met the applicant at a recent event for the 50th Anniversary of the Independence of Bangladesh. This had not influenced his judgement on the application and he could retain an open mind.
- In addition, following Councillor Chowdhury's recent appointment as Cabinet with the Public Realm and Social Inclusion portfolio, he advised that he had not been involved in leading any Executive decision making which impacts on the applications. Therefore he did not consider he had a conflict of interest. He could consider the applications with an open mind.
- Councillor Abdul Mukit MBE, a non DPI interest. This was on the grounds of previous contact with the applicant's representatives who is a prominent member of community. This had not influenced his decision and he could consider the application was an open mind.
- Committee Councillors also declared non DPI interests. This was on the grounds that they had been invited to attend a recent fundraising/awards event, involving the applicant and had been invited to submit nomination for awards. This had not influenced their decision and they considered that they could consider the application was an open mind.

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

- Councillor Tarik Khan, a DPI interest on the grounds of his employment. He left the meeting for the duration of the consideration on the application.
- Councillors Sabina Akhtar, David Edgar and Abdul Mukit MBE, a non DPI interest. This was on the grounds of previous contact with the representatives of the Canary Wharf Group as community figures. This had not influenced their decision and they could consider the application with an open mind.
- Councillor Rabina Khan a non DPI interest. This was on the grounds that she had attend an event with the Canary Wharf Group. This had

not influenced her decision and she could consider the application was an open mind.

2. MINUTES OF THE PREVIOUS MEETING(S)

The Committee **RESOLVED**

1. That the unrestricted minutes of the meeting of the Committee held on 23rd August 2021 be agreed as a correct record and signed by the Chair.

3. RECOMMENDATIONS AND PROCEDURE FOR HEARING OBJECTIONS AND MEETING GUIDANCE

The Committee **RESOLVED** that:

1. The procedure for hearing objections and meeting guidance be noted.
2. In the event of changes being made to recommendations by the Committee, the task of formalising the wording of those changes be delegated to the Corporate Director, Place along the broad lines indicated at the meeting; and
3. 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 be delegated authority to do so, provided always that the Corporate Director does not exceed the substantive nature of the Committee's decision

4. DEFERRED ITEMS

4.1 Asda – Crossharbour District Centre, 151 East Ferry Road, London, E14 3BT (PA/19/02534)

Councillor Kahar Chowdhury (Chair)

Update report tabled

On a unanimous vote in favour the Committee **RESOLVED**:

1. That, subject to any direction by the Mayor of London, planning permission is **GRANTED** at Asda –Crossharbour District Centre, 151 East Ferry Road, London, E14 3BT for the following development
 - A hybrid planning application (part detailed, part outline) for the 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 heights 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]
2. Subject to the prior completion of a legal agreement to secure the planning obligations in the Committee report dated 9th June 2021, the additional conditions/ obligations within the report dated 23rd September 2021 (regarding the matters set out below) and the update report
 - (a)
 - minimum 10% of flexible commercial floorspace to be employment and assembly and leisure uses (former B1/D2 use classes)
 - maximum 20% of flexible commercial floorspace to be employment and assembly and leisure uses (former B1/D2 use classes) with maximum 999sqm employment (former class B1 use class) floorspace
 - noise and ventilation details to be submitted for D2 use class
 - (b)
 - updated planning obligations to require reasonable endeavours to employ 40% local workers (to be defined) within the replacement Asda hypermarket.
 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 Committee report dated 9th June 2021 and 23rd September 2021 including the clarifications in the update report

5. PLANNING APPLICATIONS FOR DECISION

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

Councillor Abdul Mukit MBE (Chair)

Update report tabled

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

1. That, subject to any direction by the Mayor of London, planning permission and listed building consent is **GRANTED** at North Quay, Aspen Way, London, E14 for the following development

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.

2. subject to the prior completion of a legal agreement to secure the planning obligations set out in the Committee report dated 23rd September 2021.
3. the conditions listed in the report dated 23rd September 2021 and the clarifications in the update report.

WILL TUCKLEY, CHIEF EXECUTIVE

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