

DEVELOPMENT COMMITTEE

HELD AT 6.30 P.M. ON TUESDAY, 4 OCTOBER 2022

RESOLUTIONS ON PLANNING APPLICATIONS

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

1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS AND OTHER INTERESTS

No Member declared a potential interest at the meeting.

2. MINUTES OF THE PREVIOUS MEETING(S)

The Committee **RESOLVED**

That the unrestricted minutes of the last meeting of the Committee were approved for signing by the Chair as a correct record of the proceedings. Subject to the following amendment:

“The minutes of the meeting had been agreed by a **majority vote** of 4 to 2.”

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/informative/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

There were no deferred items for the Committee to consider.

5. PLANNING APPLICATIONS FOR DECISION

5.1 Langdon Park Community Centre and Land at rear St Leonards Road, London E14 - (PA/21/02746)

Update report published

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

1. That as the proposals are considered to comply with the policies of Development Plan and thus conditional planning permission should be **GRANTED** subject to the prior completion of a legal agreement to secure the following planning obligations:
2. Financial Obligations
 - £20,428,68 towards construction phase employment skills training
 - £55,642 toward carbon emission off-setting.
 - £25,000 Off site Play space
 - £15,000 commuted sum towards blue badge parking bays on street
 - £6,500 Development Coordination Fee
 - Monitoring fee
3. Non-Financial Obligations
 - 36% affordable housing by habitable room (16 units)
 - 11 affordable rent units
 - 5 Intermediate units
 - Details and implementation of London Affordable Rent/Tower Hamlets Living Rent
 - 'wheelchair accessible' dwellings (to M4 (3)(2)(b) standard)
 - 20% of goods and services and construction phase workforce to be secured locally
 - Car and Permit Free
 - S278 Scheme of Highway Works
 - Compliance with Considerate Contractors Scheme
4. Planning Conditions

Compliance

1. 3 Years Deadline for Commencement of Development.
2. Development in Accordance with Approved Plans.
3. Restrictions on Demolition and Construction Activities:
 - a. All works in accordance with Tower Hamlets Code of Construction Practice
 - b. Standard hours of construction and demolition
 - c. Air quality standards for construction machinery
 - d. Ground-borne vibration limits
 - e. Noise pollution limits.
4. Noise from Plant

5. No Plant on Roof
6. Fire Strategy
7. Tree Protection
8. Nesting Birds

Pre-Commencement

9. Piling
10. Construction Environmental Management Plan and Construction Logistics Plan.
11. Air Quality – Construction/Demolition Site Dust Control
12. Air Quality – Construction Plant and Machinery (NRMM)
13. Contaminated Land
14. Bat Protection
15. Zero Carbon Futureproofing

Pre- Superstructure Works

16. Materials
17. Details of Landscaping including Hard and Soft Landscaping, Maintenance Plan, Lighting, Boundary Treatment and any Street or Play Furniture.
18. Water Efficiency
19. Biodiversity Mitigation and Enhancements
20. SUDS.
21. Secure by Design Standards.
22. Cycle Parking
23. Communal Amenity Space and Children’s Play Space Pre-Occupation
24. Inclusive Access
25. Accessible Car Parking, EVCP and Parking Management Plan.
26. Delivery, Servicing and Waste Management Plan.
27. Refuse Strategy
28. Energy and Efficiency Standards.
29. Noise Verification Report for New Residential Units and Outdoor Amenities

6. OTHER PLANNING MATTERS

As there was no other business the Chair declared the meeting closed and reminded Members that the next meeting is scheduled for [Tuesday, 1st November 2022 6.30 p.m.](#)

WILL TUCKLEY, CHIEF EXECUTIVE