

LONDON BOROUGH OF TOWER HAMLETS

MINUTES OF THE DEVELOPMENT COMMITTEE

HELD AT 6.37 P.M. ON TUESDAY, 4 OCTOBER 2022

**COUNCIL CHAMBER - TOWN HALL, MULBERRY PLACE, 5 CLOVE CRESCENT,
LONDON, E14 2BG**

Members Present:

Councillor Abdul Wahid (Chair)
Councillor Iqbal Hossain
Councillor Amy Lee

Councillors Present Virtually:

Councillor Amina Ali

Officers Present:

Paul Buckenham	– (Head of Development Management, Planning and Building Control, Place)
Oliver Cassidy-Butler	– Planning Officer - Planning & Building Control
Jane Jin	– (Team Leader, Planning and Building Control, Place)
Diane Phillips	– (Lawyer, Legal Services)
David Knight	– (Democratic Services Officer, Committees, Governance)

Apologies:

Councillor Suluk Ahmed
Councillor Kamrul Hussain
Councillor James King

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)

The update report was published

Paul Buckenham introduced the application. The application proposes the demolition of the former Langdon Park Community Centre, which closed in 2011 and which has been vacant ever since, and the construction of a residential development comprising of 65 self-contained residential units. The proposals will consist of 3 connected cores of between 3-5 storeys in height, to form an 'L' shaped block which fronts Bright Street, Byron Street, and St. Leonard's Road.

The were also advised of the content of the update report including the additional representation that had been received on 28.09.2022 from the Borough's Arboricultural Officer.

Oliver Cassidy-Butler presented the application, highlighting the following points:

- ❖ The former Langdon Park Community Centres former community use has been provided within the local community and therefore there is no conflict with Policy D.CF2 of the Tower Hamlets Local Plan 2031 (2020). The application site has laid vacant since its closure in 2011 and the lawful use of the site has been abandoned.

- ❖ The scheme provides 36% affordable housing by habitable room, with the accommodation being of a high standard, providing good floor to ceiling heights, internal spaces, and private and communal amenity space.
- ❖ The height, massing and design are considered to appropriately respond to the local context. The building would deliver high quality design which would positively contribute to the area, whilst preserving the character and appearance of the Langdon Park Conservation Area, and the listed buildings which populate the local setting. The demolition of the existing, vacant, and derelict buildings which exist on site, and construction of buildings which are of a high standard of design, and which may serve local residence and will further enhance the local setting.
- ❖ The proposal is considered to have minimal impact on the amenities enjoyed by and the living standards of neighbouring occupiers in relation to matters concerning daylight, sunlight, overshadowing, outlook, or sense of enclosure.
- ❖ The proposal would be 'car-free' with the exception of 2 blue badge spaces, and cycle parking would be provided in accordance with the London Plan requirements. Submission of a Travel Plan will be secured by condition.
- ❖ A strategy for minimising carbon dioxide emissions from the development is following policy requirements. A carbon off setting contribution will be secured via a legal agreement.

Officers recommend the proposed development be granted planning permission, subject to conditions and obligations identified to be secured via s106 agreement.

Accordingly, the Committee raised a number of questions and they maybe be summarised as follows:

The Committee:

- ❖ **Noted** that a financial contribution is sought to mitigate against the impact towards the local play provisions. As Langdon Park is the closest site with play equipment already in situ a contribution of £25,000 would be required to enhance the existing provision. In addition, there will be shared play space within the development.
- ❖ **Understood** that the community use formally provided by the Langdon Park Community Centre has been re-provided within the grounds of the Langdon Park School, situated on the south side of Byron Street. However, a subsequent planning application, was approved in 2011, granting permission for further alterations to Langdon Park School. The proposals sought to provide a Youth Centre, which is accessible to both the school and the wider community. This Youth Centre is now referred to as 'Spotlight opened in Langdon Park in 2014 which is providing community facilities for local young people living within the local setting.

- ❖ **Noted** that the amenity space and child play space would be accessible to all residential units with no segregation or separate entrances.
- ❖ **Noted** that pre-application consultation a had been undertaken by the Applicant, which included an online seminar in addition to the statutory consultation undertaken by the Council. The applicant confirmed that 1,279 properties had been contacted, with three online consultation sessions held on the weekend, evening, and daytime. A website explaining the proposed development also provided information to those interested in the development. A total of 23 households joined the online sessions and the applicant had confirmed that these were all local residents.
- ❖ **Noted** that demolition of the former Langdon Park Community Centre, which and the construction of the residential units will take place under the Considerate Contractor Scheme that asks contractors to consider the local environment and take steps to ensure that their work does not harm it in any way. The contractors has been asked to improve relations by demonstrating to the Council, the School and community that they have taken steps to lessen their environmental impact and keep the School and members of the community happy.
- ❖ **Noted** as mentioned earlier that the scheme provides 36% affordable housing by habitable room and that the accommodation will be of a high standard, providing good floor to ceiling heights, internal spaces, and private and communal amenity space. In addition, that the development is inclusive of a 4 bedroom (5 person) larger family, wheelchair accessible home, which has been adapted to align with the specific requests of LBTH Occupational Therapists, so that it meets the current needs of the Borough.

Accordingly, the Committee on a unanimous vote **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.](#)

The meeting ended at 7.34 p.m.

**Chair, Councillor Abdul Wahid
Development Committee**