

LONDON BOROUGH OF TOWER HAMLETS

MINUTES OF THE STRATEGIC DEVELOPMENT COMMITTEE

HELD AT 6.30 P.M. ON WEDNESDAY, 19 OCTOBER 2022

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

Members Present:

Councillor Amin Rahman (Chair)
Councillor Gulam Kibria Choudhury (Vice-Chair)
Councillor Kamrul Hussain
Councillor Abdul Wahid
Councillor Kabir Hussain
Councillor Rachel Blake
Councillor Shubo Hussain

Apologies:

Councillor Sabina Akhtar
Councillor Mufeedah Bustin

Officers Present:

Ian Austin	– Principal Lawyer for Planning, Governance
Jerry Bell	– (Area Planning Manager (East), Planning Services, Place)
Victoria Coelho	– (Principal Planning Officer, Place)
Matthew Mannion	– (Head of Democratic Services)

1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS AND OTHER INTERESTS

There were no declarations of disclosable pecuniary interests.

2. MINUTES OF THE PREVIOUS MEETING(S)

RESOLVED:

That the minutes of the meeting of the Strategic Development Committee held on 21 July 2022 be agreed as a correct record.

3. RECOMMENDATIONS AND PROCEDURE FOR HEARING OBJECTIONS AND MEETING GUIDANCE

RESOLVED 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. The procedure for hearing objections at meetings of the Strategic Development Committee be NOTED.

4. DEFERRED ITEMS

There were none.

5. PLANNING APPLICATIONS FOR DECISION

5.1 Mulberry Place Town Hall, 5 Clove Crescent, And Lighterman House, 3 Clove Crescent, London, E14 2BG (PA/21/02182 & PA/21/02206)

Update report was noted.

Jerry Bell, Area Planning Manager, introduced the application for demolition of existing buildings and structures and the phased erection of buildings, and associated works; and listed building consent for alterations to the Grade II "East India Dock Boundary Wall" and Grade II "Embankment Wall, Railings and Steps" and associated works.

Victoria Coelho, Planning Officer, provided a presentation on the application. The Committee were reminded of the key features of the application, including photographs of the site and surrounds. The Officer's recommendation was to grant planning permission.

The Committee asked questions of Officers around the following issues:

- Compliance with London planning policy, earlier concerns (as per Section 5.5-5.12 of the report submitted) had been resolved and GLA are satisfied.
- Progress of the S106 agreement and links to listed building consent application. Heads of terms had been agreed, but detailed wording of the agreement had yet to be negotiated. Links between the planning application and the listed building consent which would be made explicit in the agreement once drafted.
- Details of social housing tenancies would be determined by the registered provider.
- Affordable student housing policy position and how provision would comply with it. Details were provided as to how the London Plan policy informs discount market rents and tenancies.
- Impact of proposal on nearby listed buildings. Assessments were set out in the report. Some harm to heritage assets was predicted.
- Tenure types and configuration of affordable housing; compliance with policy and the mechanism to vary or amend it to meet housing need.
- Financial obligations for employment and skills training, benefits for the borough and local people. Information on monitoring exercises would be made available to Members on request.

Councillors debated the application and made the following points:

- The design, bulk and scale of the proposal is not in keeping with the character of the local area and would have a detrimental impact on the building and conservation area.
- The proposed tenure mix is inadequate. One-bedroom units are overprovided and exceed the policy target.

Councillor Rachel Blake **moved** and Councillor Shubo Hussain seconded to **DEFER** the application for consideration on the tenure mix of units. This proposal was put to a vote and was **defeated**, 2 in favour, 4 against with 1 abstention.

On a vote of 5 in favour, 0 against with 2 abstentions the Officers recommendation to **GRANT** planning permission was not agreed.

Councillor Abdul Wahid **moved** and Councillor Kabir Hussain seconded to **REFUSE** the application. On a vote of 5 in favour, 0 against with 2 abstentions, it was **RESOLVED** that the planning application be **REFUSED** at Mulberry Place Town Hall, 5 Clove Crescent, And Lighterman House, 3 Clove Crescent, London, E14 2BG for the following development:

- Detailed planning application for works to include: Demolition of existing buildings and structures and the phased erection of buildings, comprising:
 - Residential Build to Rent Homes (Use Class C3); Student Accommodation and ancillary facilities (Sui Generis);
 - Flexible Commercial Floorspace (Use Class E); Alterations to the Listed Dock Wall and Dock Gardens to provide new pedestrian connections and improved access;
- Alterations to the existing access road; Associated improvements to streets, open spaces, landscaping and public realm; and Provision of car and bicycle parking spaces and servicing spaces and other works incidental to the proposed development.
- Outline planning application (all matters reserved) for the balance of the site for:
- Demolition of existing buildings and structures; The phased erection of buildings for use as a Data Centre (Use Class B8), Flexible Creative Workspace (Use Class E(g)), Community Space (Class F2), and/or a Swimming Pool (Class F2); and associated infrastructure; streets, open spaces, landscaping and public realm; car and bicycle parking spaces and servicing spaces; Utilities including electricity substations; and other works incidental to the proposed development.

The reasons for the resolution to refuse are as follows:

- design, appearance and scale
- tenure mix of units.

The meeting ended at 7.08 p.m.

Chair, Councillor Amin Rahman
Strategic Development Committee