

LONDON BOROUGH OF TOWER HAMLETS

MINUTES OF THE STRATEGIC DEVELOPMENT COMMITTEE

HELD AT 6.30 P.M. ON THURSDAY, 23 FEBRUARY 2023

COUNCIL CHAMBER - TOWN HALL, WHITECHAPEL

Members Present:

Councillor Amin Rahman (Chair)
Councillor Gulam Kibria Choudhury (Vice-Chair)
Councillor Kamrul Hussain
Councillor Abdul Wahid
Councillor Kabir Hussain
Councillor Sabina Akhtar
Councillor Mufeedah Bustin
Councillor Shahaveer Shubo Hussain
Councillor Amina Ali

Apologies:

Councillor Rachel Blake

Officers Present:

Paul Buckenham	– (Head of Development Management, Planning and Building Control, Place)
Jane Jin	– (Team Leader, Planning and Building Control, Place)
Nelupa Malik	– (Principal Planner (East Area Team) ,Place)
Justina Bridgeman	– Democratic Services Officer (Committee)

1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS AND OTHER INTERESTS

There were no declarations of pecuniary interest.

2. MINUTES OF THE PREVIOUS MEETING(S)

The minutes of the committee meeting held on 10 January 2023 were agreed and approved as a correct record of proceedings.

3. RECOMMENDATIONS AND PROCEDURE FOR HEARING OBJECTIONS AND MEETING GUIDANCE

The Committee **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. To note the procedure for hearing objections at meetings for the Strategic Development Committee.

4. DEFERRED ITEMS

There were none.

5. PLANNING APPLICATIONS FOR DECISION

6. PA/21/02377 ABERFELDY ESTATE COMMITTEE REPORT

Paul Buckenham introduced the hybrid planning application to demolish all existing structures and redevelop a number of buildings for mixed uses including; residential, retail, workspace, food and drink use, car and cycle parking, a new pedestrian route via repurposing Abbott Road and a revised underpass.

Nelupa Malik provided a presentation to accompany the application, which highlighted the key features of the proposal's site and surroundings, the planning history, acceptability of tall buildings, the daylight and sunlight image transport impacts from network changes, heritage, consultation process and strategic infrastructure improvement plans. The Officer's recommendation was to grant planning permission subject to conditions and obligations.

Further to the presentation, the Committee asked questions to the Officers regarding the following issues:

- The closure of the underpass and proposed density of the application. Details were provided on the strategic infrastructure improvement plan to address deficiencies noted.
- Further details on crime, lighting and CCTV within the underpass.
- Clarification on proposing a tall building outside a tall building zone. Details were provided that the underpass revision adheres to the policy and is integral to the proposal.
- Further details on how the PTAL calculations were compiled. Details were provided on the TfL programme and the manual assessment.
- The viability testing of affordable and intermediate housing. . Details were provided as to how the London Plan policy informs discount market rents and tenancies.
- Displacement of existing residents.
- Clarification on the open space and play space proposed.
- Details of the finances acquired for the proposal.
- Retail and affordable workspace proposed. Details were provided on the 25% discount offer by the applicant for 15 years exceeding the initial 10% discount for 10 years.
- Daylight and sunlight issues for residents. Details were provided on revisions made to the application to improve the outlook and enhance the quality of environment to the scheme.

The Chair invited Foysol Hussain, Leila Lawal, Abdrhram Hassan and Cllr Iqbal Hussain to address the meeting in objection to the application. They highlighted concerns regarding the following:

- Lack of playground space for children.
- Inadequate affordable housing provision.
- Traffic diversion and disruption.
- Failure to take into account the petition objecting to the proposal.
- The closure and repurpose of the underpass.
- Alleged pressure placed on existing residents by Poplar Harca to agree the proposal.

- The height of the proposed building, including daylight and sunlight impacts.

The Chair invited Babu Bhattacharjee, Suraiya Begum and a representative of Shakira Choudhury to address the meeting in favour of the application. They highlighted the following benefits:

- Alleviate overcrowding in existing homes.
- The development of 440 new affordable homes, with 220 of those family sized.
- The provision of 51 social rented homes.
- Improved access to local amenities and health and wellbeing by the increase of green open spaces.
- The applicant had participated in community partnerships and were committed to contributing to local employment, skills and training, as part of the scheme.

Following the points raised by the Officers and registered speakers, the Committee debated the application and noted the following:

- Reservations with the Abbott Road underpass justifying a tall building outside the tall buildings zone.
- Concerns regarding inadequate affordable housing provision.
- Concerns that traffic distribution will adversely impact the area.
- Adverse daylight and sunlight impacts.
- Concerns regarding the density of the scheme in relation to the provision of open space and play space.

Paul Buckenham advised the Committee that the applicant may have grounds to appeal on some objections made, primarily traffic distribution, daylight sunlight issues and the schemes density.

The Committee **Adjourned** for a short while, then **Reconvened**.

The Chair **moved** and the Committee **refused** the planning application. On a vote of 0 in favour and 8 against the officer recommendation, the Committee. It was **RESOLVED** that the planning application be **refused** at Town Hall, 160 Whitechapel Road, London, E1 1BJ for the following development:

- A hybrid planning application to demolish all existing structures and redevelop a number of buildings for mixed uses comprising;

- Residential (Class C3)
- Retail, workspace, food and drink uses (Class E)
- Car and cycle parking
- Formation of a new pedestrian route through the conversion and repurposing of the Abbott Road vehicular underpass for pedestrians and cyclists connecting to Jolly Green
- Landscaping including open space and public realm
- New means of access associated infrastructure and highway works.

The reasons for the resolution to refuse are as follows:

- The tall building
- Inadequate affordable Housing provision.
- Traffic distribution impacts
- Daylight and sunlight impacts
- Density linked to open space and play space.

The meeting ended at 9.59 p.m.

Chair, Councillor Amin Rahman

Strategic Development Committee