

**LONDON BOROUGH OF TOWER HAMLETS**

**MINUTES OF THE STRATEGIC DEVELOPMENT COMMITTEE**

**HELD AT 6.37 P.M. ON WEDNESDAY, 18 OCTOBER 2023**

**COUNCIL CHAMBER - TOWN HALL, WHITECHAPEL**

**Members Present:**

Councillor Amin Rahman (Chair)

Councillor Kamrul Hussain

Councillor Gulam Kibria Choudhury

Councillor Iqbal Hossain

Councillor Shahaveer Shubo Hussain

Councillor Mufeedah Bustin

Councillor Amina Ali

Councillor Asma Begum

Councillor Suluk Ahmed

**Apologies:**

Councillor Saied Ahmed

**Officers Present:**

Jerry Bell	– (Area Planning Manager (East), Planning and Building Control, Place)
Paul Buckenham	– (Head of Development Management, Planning and Building Control, Place)
Kirsty Gilmer	– (West Area Team Leader, Planning and Building Control, Place)
Gareth Gwynne	– (Area Planning Manager (West), 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 interests.

**2. MINUTES OF THE PREVIOUS MEETING(S)**

The minutes of the Sub Committee meeting held on 06 September 2023 were 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 of Housing and Regeneration 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 of Housing and Regeneration 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**

**4.1 (PA/21/01713) 26-38 Leman Street, London E1 8EW**

Paul Buckenham introduced the application to grant planning permission for the demolition of the existing buildings and redevelopment of the site to provide a building ranging from basement, ground plus 19 storeys, comprising office (Class E (g)) and aparthotel (Class C1); associated cycle and car parking, hard and soft landscaping and other associated works.

Robin Bennett provided a presentation to accompany the application.

It was noted that this application for planning permission was considered by the Strategic Development Committee on 6th September 2023. The application was deferred by members for a site visit which took place on 18th September 2023.

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

- Confirmed that the scheme would provide affordable workspace with a 35% discount for the lifetime of the development, which is above the minimum policy requirement. Contributions to the community would be made with employment, skills and training opportunities for residents.
- Confirmed that the initial decision was deferred for a site visit, as Members had concerns that the daylight / sunlight impact the proposal would have on occupants of 55-57 Alie Street. The impacts are negligible at less than 1%.

On a unanimous vote of six in favour, the Committee **RESOLVED**:

1. That the consideration of the application at 28-36 Leman Street, London, E1 8EW be **GRANTED**.
2. Subject to any direction by the Mayor of London, Section 106 agreement including obligations and conditions and informatives set out in the committee report.

## **5. PLANNING APPLICATIONS FOR DECISION**

### **5.1 (PA/21/02776) 15-28 Byng Street, 29 Byng Street and 1-12 Bellamy Close (Revised residential scheme)**

Paul Buckenham introduced the application to grant planning permission for the demolition of the existing buildings and structures and construction of residential dwellings (use class C3), public realm works, landscaping, access, servicing, parking and associated works (revised scheme).

The application was previously brought to the Committee on 21st July 2022 where planning permission was granted. Shortly after, building safety regulations changed and a second staircase for all buildings over 30 metres is now a requirement for applications referred to the Mayor of London. A revised application was brought to the Committee.

Fran Haines provided a presentation to accompany the application, describing the proposal's site and surroundings. Details also included; the existing and proposed uses, publicity and engagement, a revised energy strategy, planning obligations and the second staircase in the residential tower.

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

- Confirmed that the five additional affordable rented homes proposed will be social rented properties. There would be 63 social homes will be social rented, which is an uplift of 39 plus 24 to re-provide the homes

on site that would be demolished. This is an uplift of five social rented homes compared to an initial 2020 proposal.

- Noted that deliveries and services will use Manila Street to enter and exit via the courtyard area. Riverside Housing, formerly One Housing, will be the housing provider. This will house approximately 370 additional residents.
- Explained that 317 square metres of child play space provided, meets the Local plan requirement for children over 5 years old. The London plan supports contributions to offsite improvements to local open spaces, although they would need to be accessible to the development.
- Clarified that the Greater London Authority (GLA) considered the play space at Strafford Street acceptable, as it is 100 metres away from the development. The guidance states within 400 metres.
- Confirmed that a further obligation for a consultation strategy could be included in the agreement, with regard to the open space at Strafford Street, should the proposal be granted.

On a unanimous vote of 9 in favour, the Committee **RESOLVED**:

1. That the consideration of the application at 15-28 Byng Street and 1-12 Bellamy Close (Revised residential scheme) be **GRANTED**.
2. Subject to any direction by the Mayor of London, Section 106 agreement including obligations and conditions and informatives set out in the committee report.

A second vote of 7 in favour, 0 against and 2 abstentions, the Committee **AGREED** for:

1. An additional obligation for a public consultation on the proposals for the Strafford St public open space, be written into the 106 agreement, including input from younger residents.

## **5.2 (PA/22/00210) Ailsa Wharf, Ailsa Street, London, E14**

Update Report noted

Paul Buckenham introduced the application to grant the redevelopment of the site for a mixed-use scheme providing 952 residential units; 1,548 sqm GIA commercial floorspace (Use Class E) within a series of buildings up to 23 storeys; the creation of a new access road and the realignment of Ailsa Street; the provision of safeguarded land for a bridge landing; the provision of cycle and car parking spaces; and associated site-wide landscaping and public realm works.

Aleksandra Milentijevic provided a presentation to accompany the application, which highlighted the key features of the proposal's site for phase two of the scheme and its surroundings. The details included publicity and engagement, the proposed height and scale, a comparison with the extant planning permission granted in 2018 and the proposed scheme, as well as the required planning obligations.

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

- Noted that the proposed design mitigates against noise and pollution from the A-12, as a lift and staircase will be constructed along the western elevation of Block M. No habitable spaces would be built in that area, and a pre-occupation inspection will ensure noise levels are monitored to determine suitability. Additional green spaces and landscaping would also separate the properties from the road.
- Clarified that amenity spaces will be made available to members of the public and planning obligations will prohibit any signs or barriers from restricting access.
- Confirmed that the Environmental Health statement concluded that climate change will have a negligible impact. The Health impact assessment also stated negligible impacts during the construction phase and minor to moderate beneficial impacts after construction. A proposal has been made to ensure that air particulates and dust management are monitored.
- Explained that the commercial floorspace in block M will be for Use Class E. This is flexible space made available for shops, offices, cafes or restaurants, located on the ground and first floor.
- Clarified that any riverside lighting would be pointed away from the River Lea to protect the ecology and environment. Additional planting would also assist in promoting further diversity in accordance to the Local Biodiversity's action plan.
- Confirmed that the Greater London Archaeological Advisory Service recommended a two-stage condition to protect the area and any potential archaeological remains, before any ground work is conducted.
- Observed that a Metropolitan Police Crime Prevention Officer recommended there should be no concealed areas within multiple blocks and there should be adequate lighting throughout the scheme. A provision has been made to ensure that a 'secure design' certification is submitted and accredited by the police, should the application be granted.

Following the points raised by the Officers, the Committee debated the application and noted the following;

- Concerns with the social housing placement in Block M near the A-12 dual carriageway.
- Concerns regarding pollution from the A-12 major road and transport accessibility issues.
- Concerns with the child play space and outdoor space for older children.

On a vote of 5 in favour 3 against and 0 abstentions, the Committee **RESOLVED:**

1. That the consideration of the application at Ailsa Wharf, Ailsa Street, London, E14 be **GRANTED**.
2. Subject to any direction by the Mayor of London, Section 106 agreement including obligations and conditions and informatives set out in the committee report.

## **6. OTHER PLANNING MATTERS**

### **6.1 (PF/23/00087) Former Westferry Printworks, 235 Westferry Road, London**

Paul Buckenham introduced a pre-application on a comprehensive and phased mixed-use redevelopment comprising 1,358 residential units (Class C3), Secondary School (Class F), commercial, business and services (Class E(a)-E(g)(i)), community uses (Class F), car and cycle basement parking, associated landscaping, new public realm and all other necessary enabling works.

Councillor Mufeedah Bustin declared taking an active role in the planning inquiry for the previous scheme that went to appeal, although was keen to understand how the scheme has evolved. Officers reminded the Committee that this is a pre-application and although questions regarding the scheme are permitted, voting will not take place.

Richard Martin from Westferry Developments and Mark Kelly from PLP Architects provided a presentation to accompany the pre-application, detailing the proposed eight year scheme, stakeholder engagement, heights, scales and surrounding areas, including a school and sports centre.

Further to the presentation, the Committee asked questions to Richard Martin and Mark Kelly regarding the following points;

- Confirmed that discussions with the Department of Education (DoE) regarding a heads of term lease agreement for the school are ongoing.

There have also been numerous discussions, pre-application meetings and design workshops with the council planning team on the development.

- Anticipated that several hundred full time jobs will be created for ground works and site management, during and after completion. The school will also generate staff employment. The Environmental Impact Assessment (EIA) will outline the full details.
- Confirmed the schemes step down design from north to south, ensures the landmark building T4, signposts the development. Daylight/sunlight and wind assessments have all been undertaken and are compliant. A final wind tunnel test will take place in November.
- Explained that the public and community development panels have contributed to an improved design, particularly with the open spaces, which will encompass 2 hectares, or approximately 5 acres. The sports facilities will be made available to the public after school hours to ensure community inclusion. The full details on the sports centre will be subject to the school and DoE.

The Committee noted the presentation.

The meeting ended at 9.35 p.m.

Chair, Councillor Amin Rahman

Strategic Development Committee