

LONDON BOROUGH OF TOWER HAMLETS

MINUTES OF THE DEVELOPMENT COMMITTEE

HELD AT 18:30 ON MONDAY, 4 SEPTEMBER 2023

COUNCIL CHAMBER - TOWN HALL, WHITECHAPEL

Members Present:

Councillor Kamrul Hussain (Chair)
Councillor Amin Rahman (Vice-Chair)
Councillor Gulam Kibria Choudhury
Councillor Abdul Mannan
Councillor Faroque Ahmed
Councillor Shahaveer Shubo Hussain

Other Councillors Present:

Apologies:

Councillor Sabina Akhtar
Councillor Asma Islam

Officers Present:

Paul Buckenham	Head of Development Management, Planning and Building Control, Place)
Astrid Patil	(Senior Planning Lawyer)
Gareth Gwynne	(Area Planning Manager (West) Planning and Building Control, Place)
Simon Westmorland	(Team Leader West)
Adam Hussain	(Planning Officer, Planning & Building Control)
Thomas French	(Democratic Services Officer (Committees))

1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS AND OTHER INTERESTS

There were no declarations of disclosable pecuniary interests.

2. MINUTES OF THE PREVIOUS MEETING(S)

None.

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/informatives/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

Nil items.

5. PLANNING APPLICATIONS FOR DECISION

5.1 5th floor, 34 Westferry Circus, London, E14 8RR PA/23/00513

This item was withdrawn at the request of planning officers.

5.2 Rich Mix, 35-47 Bethnal Green Road, London, E1 6LA PA/23/00719/PA/23/00720

Update report was noted.

Paul Buckenham, Development Manager, introduced the application for provision of a new pedestrian entrance to the Rich Mix from Redchurch Street, with construction of a new single-storey entrance pavilion in the rear yard, provision of outdoor seating, parking bays and relocation of existing plant.

Adam Hussain, Planning Officer, provided a presentation on the application. The Officer's recommendation was to grant planning permission.

At the invitation of the Chair, objections were raised to the committee, highlighting the noise that would be generated by an outside space and the impact of increased footfall to the local area.

At the invitation of the Chair, the agent for the applicant highlighted how the proposals will allow for accessibility elements to be installed, greater environmental impact within the building and allow for an increase of use to benefit to the community that Rich Mix serves.

Further to questions from the Committee, officers, and residents provided more details on the following elements of the application:

- What is the proposed amount of footfall predicted in the venue? The applicant confirmed that the aim is the return to the pre-covid levels of

around 150,000 – 170,000 attendees annually. The proposals will help allow the Rich Mix to get back to those levels.

- How will the applicant allow for noise to be controlled when attendees visit and leave the venue? The applicant confirmed that there is a robust noise management plan in place to deal with visitors and noise.
- What noise levels have been experienced by residents and what action did the council take? Residents outlined the noise that has been experienced, including the air conditioning unit. Residents contacted the council and was supported by planning officers and environmental health, but it took effort to get concerns taken seriously.
- How confident are officers with the mitigation of the impact of noise from the venue? Officers confirmed that they are happy with the noise report and assessment that was submitted with the application, the noise report submitted by objectors was considered when making the officer recommendation. Noise Officers outlined the process around obtaining the noise levels and how this informs the officer recommendation.
- The Rich Mix has previous non-compliance with planning conditions, how does the applicant justify this? The applicant stated that the issues raised were 10 years ago and have been addressed and are not an issue for this application.

Members of the committee requested a site visit to understand the impact of noise and increased footfall. Members also requested an in-depth noise assessment. Officers advised that a site visit could be arranged if members voted to defer the application but stated that officers have provided an appropriately in depth noise report.

On a vote of 5 in favour, 0 against and 1 abstention the Committee agreed to defer the application, pending a site visit.

6. OTHER PLANNING MATTERS

Nil Item.

The meeting ended at 19:21

Chair, Councillor Kamrul Hussain
Development Committee