

LONDON BOROUGH OF TOWER HAMLETS**MINUTES OF THE DEVELOPMENT COMMITTEE****HELD AT 18:39 ON WEDNESDAY, 12 JUNE 2024****COUNCIL CHAMBER - TOWN HALL, WHITECHAPEL****Members Present:**

Councillor Iqbal Hossain (Chair)
 Councillor Gulam Kibria Choudhury
 Councillor Amin Rahman
 Councillor Bellal Uddin
 Councillor Faroque Ahmed
 Councillor Mufeedah Bustin
 Councillor Mohammad Chowdhury
 Councillor Shafi Ahmed (for item 7.1)

Officers Present:

Paul Buckenham	(Head of Development Management)
Astrid Patel	(Senior Planning Lawyer)
Jerry Bell	(Area Planning Manager)
Kirsty Gilmer	(Team Leader West)
Kevin Crilly	(Principal Planner East)
Catarina Cheung	(Planning Officer)
Simon Westmorland	(Team Leader West)
Gareth Gwynne	(Area Planning Manager)
Michael Ritchie	(Place Shaping Manager)
Thomas French	(Democratic Services Officer (Committees))

1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS AND OTHER INTERESTS

Members declared interests in items on the agenda for the meeting as set out below:

Councillor	Item(s)	Type of interest	Reason
Cllr Iqbal Hossain	7.1	Non-pecuniary	Related to interested party
Cllr Amin Rahman	7.3	Non-pecuniary	Board member of Tower Hamlets Community Housing

2. ELECTION OF VICE - CHAIR FOR THE COMMITTEE FOR 2024-25

Cllr Amin Rahman was elected Vice Chair.

3. MINUTES OF THE PREVIOUS MEETING(S)

The Committee **RESOLVED**

That the unrestricted minutes of the meetings of the Committee held on 30 November 2023 and 25 April 2024 be agreed as a correct record and signed by the Chair.

4. 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

5. DEVELOPMENT COMMITTEE TERMS OF REFERENCE, QUORUM, MEMBERSHIP AND DATES OF MEETINGS

The Committee **RESOLVED** that

- Note the current terms of reference, quorum, membership and dates of future meetings as set out in Appendices 1, 2 and 3 to this report.
- Determine the preferred time at which the scheduled meetings will start.
- Agree the proposed changes to the terms of reference as set out in appendix 4 and request these be approved via the appropriate decision route.

6. DEFERRED ITEMS

Nil items.

7. PLANNING MATTERS FOR DECISION

Nil items.

7.1 PA/24/00368 Land comprising Harriot, Apsley & Pattison Houses and the Redcoat Community Centres, Stepney Green, London, E1

As the Chair has declared an interest in this item, he excused himself for this item. Cllr Amin Rahman chaired the item, with Cllr Shafi Ahmed substituting for the item.

Paul Buckenham, Development Manager, introduced the application for redevelopment of the site comprising the demolition of existing buildings (including Harriot House, Apsley House, Pattison House, The Redcoat Centre and Redcoat Community Centre) to provide 407 residential units (Class C3) across buildings ranging in height from 4-8 storeys and community centre building of 1,167m² GIA (Class E (e-f), Class F1 (e-f), Class F.2 (b)), together with associated landscaped communal amenity space, accessible car parking, secure cycle parking spaces and refuse/recycling storage facilities.

Kevin Crilly case officer, provided a presentation on the application. The Officer's recommendation was to grant planning permission subject to conditions and planning obligations.

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

- From the approved plan, there has been a reduction in housing size, can officers confirm what they are? Officers confirmed that a reduction of 4 four bed units and 1 three bed units. There will be 60 per cent family housing on the development.
- The placement of the community centre has changed, what is the benefit of this? The applicants confirmed that the move will accommodate community group usage, including space of a community mosque. The separation will help with noise to the residential buildings.
- What was the consultation with residents on this application? Officers confirmed that only 3 responses were received on this application, based on the letters sent to residents. However, the applicant has also engaged locally as well. The application also attracted 2 objections.

The Committee debated the application, highlighting the importance of increased housing, but noting the decrease in family housing, before moving to the vote.

On a vote of 6 in favour, 0 against and 1 abstentions the Committee **RESOLVED** that planning permission is **GRANTED** for Land comprising Harriot, Apsley & Pattison Houses and the Redcoat Community Centres, Stepney Green, London, E1 for:

Redevelopment of the site comprising the demolition of existing buildings (including Harriot House, Apsley House, Pattison House, The Redcoat Centre and Redcoat Community Centre) to provide 407 residential units (Class C3) across buildings ranging in height from 4-8 storeys and community centre building of 1,167m² GIA (Class E (e-f), Class F1 (e-f), Class F.2 (b)), together with associated landscaped communal amenity space, accessible car parking, secure cycle parking spaces and refuse/recycling storage facilities.

Subject to conditions and planning obligations

7.2 PA/24/00531 8 Whites Row, London, E1 7NF

Paul Buckenham, Development Manager, introduced the application for Erection of two additional storeys at roof level to existing building to provide one 4-bedroom self-contained apartment, plant and associated works.

Catarina Cheung provided a presentation on the application. The Officer's recommendation was to grant planning permission with conditions.

At the invitation of the Chair, objections were raised to the committee, highlighting concerns of access to the fire escape in the building, inadequate recycling facilities and loss of privacy & daylight.

At the invitation of the Chair, the agent for the applicant highlighted that permission was previously agreed, but delays including Covid-19 has meant this application has been brought back to committee.

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

- What are the differences between this application and the previous application that was approved? The applicant confirmed the applications are largely the same with improvements as outlined in the planning conditions.
- Concerns have been raised by objectors on access to the roof fire escape, what is the applicant doing on this area? The applicant confirmed that statutory health and safety legislation has been followed.
- There has been concerns raised about access to waste storage and the further impact this application will cause? The applicant stated that the current residents will see no change in their current access to waste storage. The application follows the council's waste requirements. Officers confirmed there has been a waste management plan agreed but this is an area that is captured in the next stage of the application.

The Committee debated the application, before moving to the vote

On a vote of 4 in favour, 1 against and 2 abstentions the Committee RESOLVED that planning permission is **GRANTED** for 8 Whites Row, London, E1 7NF for:

Erection of two additional storeys at roof level to existing building to provide one 4-bedroom self-contained apartment, plant and associated works.

Subject to planning permission with conditions.

7.3 Confirmation of the Dinmont Estate E2 Tree Preservation Order 2024/2

Cllr Amin Rahman excused himself from the rest of meeting as he had declared a non-pecuniary interest in this item.

Michael Ritchie, Place Shaping Manager presented the Tree Preservation Order.

The Committee **Resolved** to:

- Note the objection to the protection of the trees at Dinmont Estate.
- Confirm the Dinmont Estate Tree Preservation Order 2024/2 to protect the significant amenity value which these trees offer.

8. OTHER PLANNING MATTERS

Nil items.

Nil items

The meeting ended at 20:58

Chair, Councillor Iqbal Hossain
Development Committee