

**STRATEGIC DEVELOPMENT COMMITTEE**

**HELD AT 6.37 P.M. ON WEDNESDAY, 28 AUGUST 2024**

**DECISIONS ON PLANNING APPLICATIONS**

**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 16 July 2024 were approved and signed 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/22/00731: 4-5 Harbour Exchange Square**

Update report noted.

Paul Buckenham introduced the application to grant planning permission for the demolition of existing building and erection of a mixed-use residential led building containing 450 residential units (Class C3) and new podium level to accommodate flexible retail, community, creative, and amenity uses (Class E and F2) as well as basement level blue-badge parking, new public realm and landscaping, and all associated works..

Jane Jin provided a presentation to accompany the application.

It was noted that this application was initially considered by the Strategic Development Committee on 16 July 2024. The application was deferred for a site visit, so that Members could better understand the likely construction impacts arising from the proposed development. The site visit took place on 22 August 2024.

Only members physically present at the 16 July meeting were permitted to vote on this application.

On a vote of 4 in favour, 1 against and 0 abstentions the Committee **RESOLVED**:

1. That the consideration of the application at 4 & 5 Harbour Exchange Square, London E14 9TQ be **DEFERRED**, to establish if the scheme can incorporate more family-sized units.

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

### **5.1 PA/23/02375: Former Westferry Printworks, 235 Westferry Road, London**

Update report noted.

Paul Buckenham introduced the application to grant planning permission for 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.

Nelupa Malik provided a presentation to accompany the application.

The scheme was presented as a pre-application on 18 October 2023. At that time questions were asked but no votes were taken.

On a vote of 6 in favour, 1 against and 0 abstentions, the Committee **RESOLVED**:

1. That the consideration of the application at the former Westferry Printworks, 235 Westferry Road, London be **GRANTED**.
2. Subject any direction by the Mayor of London, Section 106 agreement including obligations and conditions and informatives set out in the committee report.

## 5.2 PA/21/02707: Whitechapel Road Development Site, Whitechapel Road, London E1 2BB

Update report noted.

Paul Buckenham introduced the application to grant planning permission with obligations for the redevelopment of site involving erection of five buildings and retention of one building for provision of up to 69,033 sqm (GIA) of Class E(g) space for flexible life science purpose uses; and provision of up to 6,363 sqm (GIA) flexible Class E supporting uses and Class F1 and Class F2 supporting uses (gallery/ exhibition/ community uses); up to 2,820 sqm (GIA) F1(a) for research and development and teaching activities in the life science sector; with associated landscaping; public realm and highway works; re-provision of existing on-street car parking; and erection of a single pavilion building comprising up to 759 sqm (GIA) Class E(b) café use with ancillary storage, and Sui Generis use (public toilets) set within a new landscaped open square.

The development is to involve erection of a building up to 4 storeys on Plot A (including top storey plant); and erection of two buildings (on Plots B1 and B3) of 4 storeys rising to 8 storeys respectively (the latter including top storey plant) including the demolition of former Outpatient's Building Annexe and part demolition/part retention of main former Outpatient's Building; and on Plot B2 the retention of the Ambrose King building. The development is to also involve the erection of a 7 storey building (including top storey plant) on Plot C (45.9m AOD); and erection of 15 storey building (including 2 top storeys of plant) on Plot D1 (78.7m AOD).

Robin Bennett provided a presentation to accompany the application.

On a vote of 5 in favour, 2 against and 0 abstentions, the Committee **RESOLVED**:

1. That the consideration of the application at Whitechapel Road Development Site, Whitechapel Road, London E1 2BB be **DEFERRED** for a site visit.

### **STEPHEN HALSEY CHIEF EXECUTIVE**

(Please note that the wording in this document may not reflect the final wording used in the minutes.)