

STRATEGIC DEVELOPMENT COMMITTEE

HELD AT 6.42 P.M. ON WEDNESDAY, 9 OCTOBER 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)

That the minutes of the Committee meeting held on 28 August 2024 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 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 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

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. The application came back to the Committee on 28 August 2024 and was deferred a second time to establish if the scheme can incorporate more family-sized units.

Only members physically present at the 28 August meeting were permitted to vote on this application.

On a unanimous vote of 8 in favour, 0 against and 0 abstentions the Committee **RESOLVED**:

1. That at 4 & 5 Harbour Exchange Square, London E14 9TQ be **GRANTED**.
2. Subject to planning conditions and obligations listed in the report.
3. The outcome of the Stage 2 referral to the Mayor of London.

4.2 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).

Gareth Gwynne provided a presentation to accompany the application.

It was noted that this application was initially considered by the Strategic Development Committee on 28 August 2024. The application was deferred for a site visit, which took place on 24 September 2024.

Only members physically present at the 28 August meeting were permitted to vote on this application.

On a vote of 5 in favour, 1 against and 1 abstention, the Committee **RESOLVED:**

1. To amend the planning obligation to contribute £2.5 million towards the Women's Health Community research be worded more flexibly to say £2.5 million towards the Community Health and Well-being projects.

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

2. To clarify that the Community Involvement Centre is being offered at a 20 year lease on a peppercorn and that the Council has exclusive use and oversight on the space and can rent it out.

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

3. That the planning obligations be amended to provide a commuted sum in lieu of the affordable workspace and delegate responsibilities to agree the financial amount due to the Corporate Director of Housing and Regeneration and Officers to provide a report back to the Committee, if the amendments cannot be agreed with the applicant.

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

4. That planning permission be **GRANTED** for development at Whitechapel Road Development Site, Whitechapel Road, London, E1 2BB subject to:
 - Planning obligations and conditions set out in the report and amended by the Committee.
 - The outcome of the Stage 2 Referral to the Mayor of London.

5. PLANNING APPLICATIONS FOR DECISION

5.1 PA/22/01749: Blackwall Way Jetty, Blackwall Way

Paul Buckenham introduced the application to grant permission for minor material amendments to planning permission Ref: PA/21/00288, Dated

14/07/2022: Amendment(s) sought: Amendment to the wording of Condition 22 – Operational Requirements.

Aleksandra Milentijevic provided a presentation to accompany the application.

Upon a vote of 7 in favour it was therefore **RESOLVED**;

1. That consideration of the application be **DEFERRED** for further information to clarify the impact on resident in terms of air quality and noise.

STEPHEN HALSEY, CHIEF EXECUTIVE

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