

STRATEGIC DEVELOPMENT COMMITTEE

HELD AT 6.30 P.M. ON WEDNESDAY, 13 NOVEMBER 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 Committee meeting held on 09 October 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

Nil items.

5. PLANNING APPLICATIONS FOR DECISION

5.1 PA/24/00243: 7 Brannan Street

Update Report noted.

Paul Buckenham introduced the application for a redevelopment of the site to provide purpose built student accommodation with associated amenity space

and Class E(a)(b) floorspace within a building of up to 46 storeys with basement; together with plant, car and cycle parking facilities, associated servicing, access and landscaping and all associated ancillary works and structures.

Nicholas Jehan provided a presentation to accompany the application.

Upon a vote of 4 in favour, 4 against with no abstentions and the Chair's casting vote, the Officers recommendations as set out in the main report to grant full planning permission was deferred for a site visit.

It was therefore **RESOLVED**;

That consideration of the planning application at 7 Brannan Street, London be **DEFERRED** for a site visit.

5.2 PA/24/01241: Levels 48 & 49, One Canada Square, Canary Wharf, London, E14 5AB

Paul Buckenham introduced the application which proposed a change of use from Use Class E(g)(i) (Office) to Flexible Use Class F1 (Learning and Non-Residential Institution) / Use Class E (g)(i) (Office).

Nick Graves provided a presentation to accompany the application.

Upon a unanimous vote of 7 for the application, the Officers recommendations as set out in the main report for the change of use from Use Class E(g)(i) (Office) to Flexible Use Class F1 (Learning and Non-Residential Institution)/ Use Class E(g)(i) (Office) were agreed.

It was therefore **RESOLVED**;

That the change of use application at Levels 48 & 49, One Canada Square, Canary Wharf, London, E14 5AB is **GRANTED** planning permission.

5.3 PA/24/01636: Former Poplar bus Depot, Leven Road E14 0LN

Update Report noted.

Paul Buckenham introduced the application to modify the S106 agreement dated 09/10/2020, to planning permission with reference PA/19/02148 dated 14/10/2020.

Jane Jin provided a presentation to accompany the application.

Upon a vote of 7 for and 1 against, the Officers recommendations as set out in the main report to modify the S106 agreement dated 09/10/2020 was agreed.

It was therefore **RESOLVED**;

That the application to modify the S106 agreement dated 09/10/2020 for development at Former Poplar bus Depot, Leven Road E14 0LN. is **GRANTED**.

6. OTHER PLANNING MATTERS

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

Paul Buckenham reintroduced 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).

Mr Buckenham provided a presentation to accompany the application and noted that on 09 October meeting, the Committee resolved to grant planning permission for the application, subject to certain amendments to the proposed Section 106 heads of terms. This included the financial contribution, affordable workspace and clarification in regards to the Community Involvement Centre.

The Committee were advised that if the applicant were unable to agree the proposed amended heads of terms, or if there were any other legal issues, that a report would be brought back for further consideration. The applicant and Council sought separate legal advice, which concluded that the Development Plan Policy is the correct approach to affordable workspace and a departure from the policy would not be justified. Amendment 3 would therefore not meet the statutory basis for planning obligations.

The Chair requested the report be brought back to the Committee to discuss the application and subsequent planning and legal advice from Officers. Members were requested to revoke the previous resolution and agree to changes to the heads of terms, recommended in the Officer's report. Only

members physically present at both 28 August and 09 October meetings were permitted to vote on this application.

On a vote of 6 in favour and none against, the Committee **RESOLVED**;

1. To revoke the 9 October 2024 resolution to grant planning permission subject to the amended planning obligations.
2. To agree the minor amendments and changes to items 1 and 2. Agree to reinstate the original affordable workspace obligation (item 3).
3. To grant planning permission subject to the full list of obligations and conditions.

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 original report.

STEPHEN HALSEY, CHIEF EXECUTIVE

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