

**LONDON BOROUGH OF TOWER HAMLETS****MINUTES OF THE DEVELOPMENT COMMITTEE****HELD AT 6.31 P.M. ON THURSDAY, 3 OCTOBER 2024****COUNCIL CHAMBER - TOWN HALL, WHITECHAPEL****Members Present:**

Councillor Iqbal Hossain (Chair)  
Councillor Gulam Kibria Choudhury  
Councillor Amin Rahman  
Councillor Faroque Ahmed  
Councillor Mufeedah Bustin

**Officers Present:**

Paul Buckenham	(Head of Development Management)
Astrid Patil	(Senior Planning Solicitor)
Jane Jin	(Team Leader East)
Nicholas Jehan	(Principal Planning Officer)
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)**

The Committee **RESOLVED**

That the unrestricted minutes of the meeting of the Committee held on 5 September 2024 be agreed as a correct record and signed by the Chair.

**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 PA/24/00894 Montgomery Square, Montgomery Street & Water Street, London

Paul Buckenham, Head of Development Management, introduced the application for Removal of existing permanent structures. Alterations to existing landscaping and provision of hard and soft landscaping, public realm improvements, a flexible event space, retail pavilion (use class E) and all associated works and structures. Provision of road amendments to Upper Bank Street and Montgomery Street and pedestrian friendly public realm and layout enhancements to Water Street

Nicholas Jehan, Case Officer, provided a presentation on the application. The Officer's recommendation was to grant planning permission with conditions and planning obligations.

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

- Have officers considered traffic flows and potential increase in vehicle use around this application? Officers confirmed that the application was submitted with a transport statement which was reviewed by officers. There are many public transport options in the area.
- Will there be any developer contributions from their development to the council? Officers confirmed there will be a number of contributions, including carbon capture due to the size of the application.
- Can officers detail the objections that have been received? Officers confirmed that the objections came mainly from the business within the planned development, which is not a planning concern for the committee.

The Committee debated the application, before moving to the vote.

On a vote of 2 in favour, 3 against and 0 abstentions the Committee **RESOLVED** not to accept the officer recommendation that planning permission be granted.

On a vote of 3 in favour, 2 against and 0 abstentions the Committee **RESOLVED** that planning permission is REFUSED.

Reasons:

- The road closures would adversely affect local businesses
- The road closures would affect traffic and congestion within the Canary Wharf

- The adverse impact on residents entering and exiting Wood Wharf by car

**6. OTHER PLANNING MATTERS**

Nil Items.

The meeting ended at 7.23 p.m.

Chair, Councillor Iqbal Hossain  
Development Committee