

**LONDON BOROUGH OF TOWER HAMLETS**

**MINUTES OF THE STRATEGIC DEVELOPMENT COMMITTEE**

**HELD AT 7.30 P.M. ON THURSDAY, 2 MARCH 2006**

**THE COUNCIL CHAMBER, 1ST FLOOR, TOWN HALL, MULBERRY PLACE, 5  
CLOVE CRESCENT, LONDON, E14 2BG**

**Members Present:**

Councillor Rofique U Ahmed (Chair)

Councillor Abdul Asad

Councillor David Edgar (Vice-Chair)

Councillor Janet Ludlow

Councillor Martin Rew

Councillor Julian Sharpe

**Other Councillors Present:**

**Officers Present:**

Stephen Irvine – (Development Control Manager, Planning)

Alison Thomas – (Manager, Social Housing Group)

Brian Bell – (Democratic Services)

**1. APOLOGIES FOR ABSENCE**

Mr Brian Bell reported that no apologies had been received. It was noted that Councillor Julia Mainwaring had resigned from the Strategic Development Committee at the meeting of the Council held on 1<sup>st</sup> March 2006 following a Review of Proportionality.

**2. DECLARATIONS OF INTEREST**

No declarations of interest were made.

**3. MINUTES**

RESOLVED that the minutes of the meeting held on 16<sup>th</sup> February 2006 be agreed as a correct record and signed by the Chair.

**4. DEPUTATIONS**

It was agreed to allow Councillor Alan Amos to speak against the proposed development at item 5.1.

## **5. PLANNING APPLICATIONS FOR DETERMINATION**

### **5.1 22-28 Marsh Wall and 2 Cuba Street and 17-23 Westferry Road, Marsh Wall, London E14 (Report number SDC011/056)**

Mr Stephen Irvine (Strategic Applications Manager) introduced the report which assessed an application to construct one building of 40 storeys, one building of 27 storeys and two buildings of eight storeys to provide 691 dwellings, and a total of 3,107sq.m of retail (A1, A2, A3), Office (B1) and Community Uses (D1) at lower ground, ground and level 1, 6636sq.m plant, public spaces and parking.

Objections had been made to the application on the grounds of the land use; the scale and mass; the density; the design; the impact on infrastructure; the loss of amenity space; and the loss of light and adverse impact on the neighbouring public house.

In accordance with the Council's procedure for hearing objections, Councillor Alan Amos spoke against the proposal on the grounds that the density of the development would be too high; it would be out of keeping with the area; it would increase levels of anti-social behaviour; and it had insufficient provision for car parking. Mr Steven Brown, a representative of the applicant GVA Grimley, spoke in favour of the application, and in response to the objections raised, stated that in the context of the Canary Wharf development the application was in keeping with the surrounding area. The amount of open space and children's play space had been increased and the applicant would be willing to consider the use of the community space for a youth facility. There would only be a 5% loss of light to the public house, which was not a material consideration. A landscaping scheme had yet to be submitted for approval.

In response to Members' concerns, Mr Irvine detailed the studies and risk assessments which had taken place. Tests on the microclimate had been carried out, in addition to a flood risk assessment by the Environment Agency. The Committee was advised that the proposed development had been the subject of an Environmental Impact Study, which had been satisfactory and it would also create employment. The Greater London Authority (GLA) had also approved the scheme. The amount of affordable housing included in the scheme had also caused concern. Mr Irvine advised the Committee that the applicant had undertaken an independent appraisal, in respect of the affordable housing provision, which had shown the amount included in the scheme, based on the total number of units, to be sufficient. In addition, the amount of amenity space included was in line with strategic planning guidance. It was the view of officers that the proposed development was

reasonable. Mr Irvine also detailed the Heads of Terms of the Section 106 legal agreement, to secure financial contributions for a number of improvements to local transport, highways, education, healthcare, landscaping and open space.

The Committee adjourned for a short break between 8.50pm and 9.00pm.

On a recorded vote – Councillors Rofique Udin Ahmed, David Edgar and Abdul Asad voted in favour of the officers' recommendation and Councillors Janet Ludlow, Martin Rew and Julian Sharpe voted against the officers' recommendation. The Chair used his casting vote and voted in favour.

It was AGREED that planning permission be GRANTED subject to -

A Section 106 legal agreement to secure:

1. A proportion of 25.25% on habitable room basis of the proposed units (i.e. 125 units) to be provided as on site affordable housing with the mix as specified in paragraph 7.1.13 of this report.
2. Provision £345,000 towards open space improvements to relieve the pressure that would arise from the new housing on existing overcrowded open space and recreational facilities within the borough.
3. Preparation of a right of way "walking agreement" for crossing through the proposed site across to Marsh Wall. (The walkway agreement was usually under Section 35 of the Highways Act).
4. Provision £390,000 (being £130,000 per annum for three years) to London Buses towards bus capacity.
5. Equipment upgrade to mitigate the adverse effects on DLR radio communications (such as a booster to offset signal interruption).
6. Provision £100,000 towards the upgrade of the section of highway south of Westferry Circus.
7. Provision £350,000 for pedestrian and cycle environment improvements (i.e. to make 20m/ph zone or pedestrian friendly) to Cuba Street, Manilla Street, Tobago Street and Byng Street.
8. Provision £252,000 towards employment initiatives such as the Local Labour in Construction (LliC) or Skillsmatch in order to maximise the employment of local residents.
9. Provision £349,120 towards education to mitigate the demand of the additional population on education facilities.
10. Provision £2,522,216 towards healthcare to mitigate the demand of the additional population on health care services.
11. Preparation and implementation of a public art strategy including involvement of local artists.
12. TV reception monitoring and mitigation.
13. Preparation of a Travel Plan (for both the residential and commercial component).
14. Completion of a car free agreement to restrict occupants applying for residential parking permits.

A Section 278 legal agreement to secure:

1. Off site highway works from Byng Street to the roundabout south of Westferry Circus Roundabout, and along boundary of property on Marsh Wall prior to the commencement of works on site. (This work is currently estimated at £400,000. Should the work not cost this amount the Council would reimburse the difference, should it cost more, the developer would be invoiced direct).

The conditions outlined below:

1. Time limit for Full Planning Permission
2. Details of the following are required:
  - Samples of materials for external fascia of building
  - Ground floor public realm (including children's play space and pedestrian route)
  - All external landscaping (including lighting and security measures), walkways, screens/ canopies, entrances, seating and litter bins;
  - The design of the lower floor elevations of commercial units including shopfronts; and
  - Signage strategy
3. Landscape Management Plan required
4. Parking – maximum of 192 cars and a minimum of 715 cycle and 20 motorcycle spaces
5. Hours of construction limits
6. Details of insulation of the ventilation system and any associated plant required
7. Hours of operation limits – hammer driven piling (10am – 4pm)
8. Wheel cleaning during construction required
9. Details required for on site drainage works
10. Black redstart habitat provision required
11. Land contamination study required to be undertaken
12. Implementation programme - archaeological works and historic analysis of buildings
13. Details of foundation design and ground works required
14. Details of surface and foul water drainage system required
15. Impact study of water supply infrastructure required
16. Details regarding the operation and use of barges for construction traffic required
17. Full particulars of the refuse/ recycling storage required
18. Code of Construction Practice (referred to as Construction Method Statement in the ES), including a Construction Traffic Management Assessment required
19. Statement required to minimise the impact on Air Quality
20. Details of finished floor levels required
21. Details of surface water source control measures required
22. Adequate sewerage infrastructure to be provided
23. Biomass heating to be implemented

24. Monitoring Control Regime for construction phase to be implemented
25. Details to confirm that the risk of finding unexploded ordnance on the site is low
26. Details to ensure that the development incorporates gas protection measures
27. Bat Survey to be undertaken
28. Bat roosts and bird nest boxes to be incorporated into the fabric of the new buildings
29. Renewable energy measures to be implemented
30. Ground borne vibration limits
31. Details of the design of the cycle store required
32. Employment Relocation Strategy to be implemented

The informatives outlined below:

1. British Waterways Code of Practice for Works affecting British Waterways
2. Thames Water advice
3. Metropolitan Police advice
4. Environment Agency advice
5. Surface water drainage advice
6. Entertainment licensing advice
7. Site notice specifying the details of the contractor required
8. Standard of fitness for human habitation, means of fire escape and relevant Building Regulations

Referral to the Mayor of London pursuant to the Town and Country Planning (Mayor of London) Order 2000, as an application for a new building exceeding 30 metres in height and involving more than 500 residential units.

The Committee confirmed that it had taken the environmental information into account, as required by Regulation 3 (2) of the Town and Country Planning (Environmental Impact Assessment) Regulations 1999.

The Committee agreed that following the issue of the decision, a Statement be placed on the Statutory Register confirming that the main reasons and considerations on which the committee's decision was based were those set out in the Planning Officer's report to the committee (as required by Regulation 21(1)(c) of the Town and Country Planning (Environmental Impact Assessment) Regulations 1999.

(The Committee was advised that the Committee Clerk, Mr Brian Bell, would be leaving the employment of the Council. The Chair, on behalf of the Committee, thanked Mr Bell for his support and hard work and wished him luck for the future.)

The meeting ended at 9.07 p.m.

Chair, Councillor Rofique U Ahmed  
Strategic Development Committee