

STRATEGIC DEVELOPMENT COMMITTEE

THURSDAY, 18 JANUARY 2007

DECISIONS

Set out below is a summary of the decisions taken at the meeting of the Cabinet held on Thursday, 18 January 2007. The wording used does not necessarily reflect the actual wording that will appear in the minutes.

If you have any queries about any matters referred to in this decision sheet please contact Louise Fleming, Democratic Services.

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Louise Alexander and Josh Peck. Councillor Stephanie Eaton deputised for Councillor Alexander.

2. DECLARATIONS OF INTEREST

Councillor Abjol Miah declared a personal interest in item 8.5 as the ward member.

3. UNRESTRICTED MINUTES

The minutes of the meeting of the Strategic Development Committee, held on 16th November 2006 were confirmed as a correct record by the Chair, subject to amendments.

4. RECOMMENDATIONS

4.1 The Committee NOTED that the Chair has agreed to the submission of the Update Report of the Head of Development Decisions in accordance with urgency provisions at Section 100B(4) of the Local Government Act 1972 to ensure Members had before them all relevant facts and information about the planning applications set out in the agenda.

4.2 The Committee RESOLVED that, in the event of recommendations being made by the Members of the public, applicants or their agents, the task of formalising the wording of any amendments be delegated to the Head of Development Decisions along the broad lines at the meeting.

5. PROCEDURE FOR HEARING OBJECTIONS

The Committee noted the procedure for hearing objections and those who had registered to speak.

6. PLANNING APPLICATIONS WITH NON-COMPLETED LEGAL AGREEMENTS

The Committee RESOLVED that, in respect of the applications listed in the schedule at section 5 of the agenda item, the Corporate Director of

Development and Renewal be delegated power to either:

- (i) refuse planning permission; or
- (ii) treat them as being “finally disposed of” under the provisions of Article 25 of the General Permitted Development Order.

7. PLANNING APPLICATIONS REPORTED FOR INFORMATION

7.1 82 WEST INDIA DOCK ROAD & 15 SALTER STREET, LONDON E14

The Committee noted that had the Strategic Development Committee been empowered to make a decision on the application for the demolition of existing buildings and the erection of a 7 storey and 21 storey building in connection with its use as 1442 sqm of commercial floor space within Classes A1, A2, A3 or B1 and 120 flats consisting of 65 x 1 bedroom, 24 x 2 bedroom, 25 x 3 bedroom and 6 x 4 bedroom units at 82 West India Dock Road and 15 Salter Street, London E14, it would have been refused for the following reason:

- 1) The proposal amounts to an undesirable overdevelopment of the site with excessive density, height, mass and bulk resulting in an inappropriate design that is not justified by the surrounding urban context. As such, the proposal is contrary to the following statutory and emerging development plan policies:

The Tower Hamlets Unitary Development Plan 1998:
Policy DEV1 (General Design and Environment Requirements)
Policy DEV3 (Mixed Use Development)
Policy DEV6 (High Buildings outside the Central Area)
Policy DEV8 (Developments which adversely affect significant local views)

The London Plan 2004:
Policy 4B.1 Design Principles for a compact city
Policy 4B.3 Maximising the potential of sites and Table 4B.3
Policy 4B.8 Tall buildings – location
Policy 4B.9 Large-scale buildings – design and impact

The Tower Hamlets Development Plan Document Core Strategy and Development Control Submission Document November 2006:
Core Policy CP4 (Good Design)
Core Policy CP48 (Tall Buildings)
Policy DEV2 (Character and Design)
Policy DEV27 (Tall Buildings Assessment)
Policy HSG1 (Determining Residential Density) and Planning Standard 4

The Committee noted that the Planning Inspectorate was advised that any grant of planning permission should be accompanied by an agreement or unilateral undertaking under section 106 of the Town and Country Planning Act 1990 to secure planning obligations under the following heads:

1. An affordable housing contribution of 35% of the residential floorspace to be provided at a ratio of 80:20 between rental and intermediate housing.
2. A £197,472 contribution to the provision of education facilities in the area.
3. A £532,977 contribution towards transport capacity improvements.
4. A 'car free' arrangement that prohibits residents from applying for a parking permit from the Council.
5. The implementation of a Travel Plan.
6. The use of Local Labour in Construction.
7. Measures to mitigate impact on telecommunication and radio transmissions to include those used by the Metropolitan Police and the Docklands Light Railway.

8. PLANNING APPLICATIONS FOR DECISION

8.1 CASPIAN WORKS AND 1-3 YEO STREET (CASPIAN WHARF) LONDON E3

The Committee RESOLVED that planning permission for the redevelopment of site to provide buildings of between 4 and 9 storeys for mixed use purposes including 390 residential units, Class A1, A2, A3, B1 and D2 uses with associated car and cycle parking, roof terraces, landscaping, canalside walkway and servicing at Caspian Works and 1-3 Yeo Street (Caspian Wharf), London E3 be GRANTED subject to:

- A Any direction by the Mayor of London.
- B The prior completion of a legal agreement, to the satisfaction of the Chief Legal Officer, to secure the following:
- a) Affordable Housing (35% of the residential floor space as affordable housing and a 70/30 ratio split between rented and intermediate units by habitable room;
 - b) £1,597,879 towards local healthcare;
 - c) £654,126 towards education provision;
 - d) £60,000 towards public art;
 - e) £40,000 funding towards improvements to bus stops in Violet Road;
 - f) Canalside and open space access in perpetuity, with the potential of providing future canalside access beneath the DLR line (subject to DLR agreement;
 - g) Highways, pedestrian and cycle improvements namely a pinch-point zebra crossing to the north of the site and a raised level zebra crossing south of the site on Violet Road (cost to be confirmed by Highways);
 - h) Preparation and approval of and compliance with a Travel Plan to demonstrate that everything is being done with reason to promote non car based travel;
 - i) 'Car Free' arrangements to restrict the occupants of the development from applying for residents parking permits;
 - j) TV reception monitoring and mitigation as appropriate;
 - k) DLR radio reception monitoring and mitigation as appropriate;
 - l) Air quality monitoring during construction; and

m) Local labour in construction.

C That the Head of Development Decisions be delegated power to impose conditions and informatives on the planning permission to secure the following:

- 1) Permission valid for 3 years.
- 2) Submission of details of external materials.
- 3) Submission of details of hard and soft landscaping treatment.
- 4) All planting, seeding or turfing.
- 5) Submission of detailed treatment of wetland terrace and management plan.
- 6) Submission of a tree planting schedule in respect of the replacement of the TPO trees.
- 7) Submission of details of any proposed walls, fences, gates and railings.
- 8) Submission of revised drawings to increase width of eastern part of canalside walkway.
- 9) Submission of details of recycling and refuse.
- 10) Submission of details of any external lighting.
- 11) Investigation and remediation measures for land contamination.
- 12) Archaeological investigation.
- 13) Recording of building prior to demolition.
- 14) Submission of details of compensatory flood storage works.
- 15) Submission of details of surface water drainage works.
- 16) Submission of details of surface water control measures.
- 17) Submission of details of a scheme for renewing and maintaining flood defences.
- 18) 4 metre wide maintenance access to Limehouse Cut via the site for Environmental Agency.
- 19) No solid matter stored within 10 metres of the banks of the Limehouse Cut during construction.
- 20) Installation of adequate sewerage infrastructure.
- 21) Remediation Strategy and Method Statement of details of prevention of water pollution.
- 22) Submission of a final Remediation Validation Report to ensure against water pollution.
- 23) Submission of Water Impact Study.
- 24) Submission of details to be approved in writing by the local planning authority in consultation with the Greater London Authority of the 10% renewable energy measures, gas fired primary Combined Heat and Power system, secondary liquid biomass oil boiler, which shall be in accordance with the revised energy strategy submitted January 2007 and implemented in perpetuity.
- 25) Implementation of noise control measures as submitted.
- 26) Limit hours of construction to between measures as submitted.
- 27) Limit hours of power/hammer driven piling/breaking out to between 10.00 hours to 16.00 hours, Monday to Friday.
- 28) Details of means of fume extraction and ventilation for proposed A3 uses.
- 29) Submission of details of brown and green roof systems.
- 30) Submission of materials strategy.

- 31) All residential accommodation to be built to Lifetime Homes standard.
- 32) Submission of a study of sustainability of canal system for transfer of construction materials, household waste;
- 33) Any other condition(s) considered necessary by the Head of Development Decisions.

Informatives

- 1) This permission is subject to a planning obligation agreement made under Section 106 of the Town and Country Planning Act 1990.
- 2) With regard to condition 11 (Decontamination), you should contact the Council's Environmental Health Department.
- 3) With regard to conditions 12 and 13 you are advised to contact English Heritage.
- 4) With regard to conditions 14 to 22 you are advised to contact the Environment Agency.
- 5) You are advised that the Council operates a Code of Construction Practice and you should discuss this with the Council's Environmental Health Department.
- 6) You are advised to consult the Council's Highways Development Department, regarding any alterations to the public highway.
- 7) With regard to condition 23 you are advised to contact Thames Water with whom you should also consult on: water pressure; water supply infrastructure; public sewer connections; sewage disposal on site; and separation of foul and surface water.
- 8) You are advised to contact Docklands Light Railway Limited with regard to details of design and construction methods to ensure safety and operating requirements of the DLR.
- 9) You are advised to contact English Nature with regard to the design of the external lighting system and its impact upon foraging bats.

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.

That if by 1st July 2007 the legal agreement has not been completed to the satisfaction of the Chief Legal Officer, the Head of Development Decisions be delegated power to refuse planning permission.

8.2 2-10 BOW COMMON LANE, LONDON E14

The Committee noted that the application had been withdrawn.

8.3 NEWS INTERNATIONAL SITE AT THE SOUTH EAST JUNCTION OF THE HIGHWAY AND VAUGHAN WAY, LONDON E1

The Committee RESOLVED that the application for the erection of two buildings of 10 and 27 storeys to create 115,388 sq.m of floorspace for Class B1 (Offices), 1,419 sq. m A1 (Shop), 913 sq m A3 (Café and Restaurant) and 1,200 sq. m D2 (Assembly and leisure), together with new access and servicing arrangements, car parking for up to 650 cars, lorry marshalling area and landscaping works at the News International site at the south east junction of the Highway and Vaughan Way, London E1 be DEFERRED to enable officers to reconsult with local residents.

8.4 249-253 CAMBRIDGE HEATH ROAD, LONDON

The Committee RESOLVED that planning permission for the demolition of existing two/three storey buildings and redevelopment of the site to provide an eleven storey building in connection with the use of the site for B1/A1/A2/A4 purposes at ground floor level and 305 student bedrooms on the upper floors with associated hard and soft landscaping at 249-253 Cambridge Heath Road be GRANTED subject to:

- A Any direction by the Mayor
- B The prior completion of a legal agreement, to the satisfaction of the Chief Legal Officer, to secure the following:
 - a) Car Free Agreement
 - b) Preparation of a Green Travel Plan
 - c) Public realm improvements including footpath upgrade, signage and street furniture: £200,000
 - d) Bus improvements: £20,000
 - e) Local labour in construction: £15,000
 - f) Contributions to Bethnal Green Gardens: £100,000

That the Head of Development Decisions be delegated power to impose conditions and informatives on the planning permission to secure the following:

Conditions

- 1) Time limit for Full Planning Permission
- 2) Details of the following are required:
 - Elevation treatment including samples of materials for external fascia of building
 - Ground floor public realm (detailed landscape plan for amenity courtyard as well as roof garden and ground floor public realm improvements
 - The design of lower floor elevations of commercial units including shopfronts and community space
- 3) Landscape Management Plan required
- 4) Student housing Management Plan required
- 5) Restriction on hours of use of 5th floor roof terrace: 8 am to 8 pm

- 6) 278 (Highways) agreement required
- 7) Hours of construction limits (8 am to 6 pm Mon-Fri, 8 am to 1 pm Sat)
- 8) Details of insulation of the ventilation system and any associated plant required
- 9) Hours of operation limits – hammer driven piling (10 am to 4 pm Mon-Fri)
- 10) Details required for onsite drainage works
- 11) Full particulars of the refuse/recycling storage required
- 12) Code of Construction Practice, including a Construction Traffic Management Assessment required
- 13) Details of finished floor levels required
- 14) Details of surface water source control measures required
- 15) Biomass heating and renewable energy measures to be implemented
- 16) Black redstart habitat provision required
- 17) Land contamination study required to be undertaken
- 18) Any other condition(s) considered necessary by the Head of Development Decisions

Informatives

- 1) Environment Agency advice
- 2) Site notice specifying the details of the contractor required
- 3) Standard of fitness for human habitation, means of fire escape and relevant Building Regulations

That if by 18th July 2007 the legal agreement had not been completed to the satisfaction of the Chief Legal Officer, the Head of Development Decisions be delegated power to refuse planning permission.

8.5 LAND BOUNDED BY SCHOOLHOUSE LANE, CABLE STREET AND GLASSHOUSE FIELDS, LONDON E1

The Committee RESOLVED that planning permission for the erection of a part four/part seven storey building to provide 198 residential; 1865 sq. m of A1 floorspace; 31 car parking spaces; 118 cycle parking spaces and associated landscaping on land bounded by Schoolhouse Lane, Cable Street and Glasshouse Fields, London E1 be GRANTED subject to:

The prior completion of a legal agreement to the satisfaction of the Chief Legal Officer to secure the following:

- a) Car Free agreement
- b) Green Travel Plan
- c) Provision of affordable housing: 41 units
- d) Highway Improvement Works: £50,000
- e) Local labour in construction
- f) Upgrade of the adjacent games court on Cable Street: £100,000
- g) A contribution towards the provision of an indoor play area within the Glamis Road Adventure Playground: £100,000
- h) Contribution to London Cycle Network capital works on Cable

Street: £10,000

That the Head of Development Decisions be delegated power to impose conditions and informatives on the planning permission to secure the following:

Conditions

- 1) Time limit for Full Planning Permission
- 2) Details of the following are required:
 - Elevational treatment including samples of materials for external fascia of building
 - Ground floor public realm (detailed landscape plan for amenity courtyard as well as roof garden and ground floor public realm improvements)
 - Cycle parking design and location
 - The design of the lower floor elevations of commercial units including shopfronts and community space
- 3) Landscape Management Plan required
- 4) 278 agreement to be entered into for Highway works surrounding the site
- 5) S38 agreement for the construction and adoption of the new road
- 6) Hours of construction limits (8 am to 6 pm Mon-Fri and 8 am to 1 pm Sat)
- 7) Details of insulation of the ventilation system and any associated plant required
- 8) Hours of operation limits – hammer driven piling (10 am – 4 pm)
- 9) Details required for on site drainage works
- 10) Full particulars of the refuse/recycling storage required
- 11) Code of Construction Practice, including a Construction Traffic Management Assessment required
- 12) Details of finished floor levels required
- 13) Details of surface water source control measures required
- 14) Renewable energy measures to be implemented
- 15) Black redstart habitat provision required
- 16) Land contamination study required to be undertaken
- 17) Any other condition(s) considered necessary by the Head of Development Decisions

Informatives

- 1) Environment Agency Advice
- 2) Site notice specifying the details of the contractor required
- 3) Standard of fitness for human habitation, means of fire escape and relevant Building Regulations

That if by 18th July 2007 the legal agreement has not been completed to the satisfaction of the Chief Legal Officer, the Head of Development Decisions be delegated power to refuse planning permission.

8.6 EMPRESS COACH WORKS, 1 TO 4 CORBRIDGE CRESCENT AND SITE AT REAR, CORBRIDGE

CRESCENT, LONDON E2 9DS

The Committee noted that the application had been withdrawn.

8.7 LEAMOUTH PENINSULA NORTH (PURA FOODS LTD), ORCHARD PLACE, LONDON E14

The Committee noted that the application had been withdrawn.

8.8 HERCULES WHARF, UNION WHARF AND CASTLE WHARF, ORCHARD PLACE, LONDON E14

The Committee noted that the application had been withdrawn.

