

**STRATEGIC DEVELOPMENT COMMITTEE**

**HELD AT 7.30 P.M. ON THURSDAY, 20 SEPTEMBER 2007**

**DECISIONS ON PLANNING APPLICATIONS**

**1. APOLOGIES FOR ABSENCE**

Apologies were received from Councillors Sirajul Islam, Rania Khan and Simon Rouse. Councillor Shahed Ali deputised for Councillor Rania Khan.

**2. DECLARATIONS OF INTEREST**

Councillor M. Shahid Ali declared a personal interest in item 7.1 as the Ward member for Limehouse.

Councillor Shahed Ali declared a personal interest in item 7.1 as he had been a member of the Overview & Scrutiny Committee which discussed the disposal of the land.

**3. UNRESTRICTED MINUTES**

The minutes of the meeting held on 21<sup>st</sup> June 2007 were confirmed and signed as a correct record by the Chair.

**4. RECOMMENDATIONS**

The Committee RESOLVED that, in the event of amendments to recommendations being made, the task of formalising the wording of any amendments be delegated to the Corporate Director of Development & Renewal, along the broad lines indicated at the meeting.

**5. PROCEDURE FOR HEARING OBJECTIONS**

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

**6. DEFERRED ITEMS**

The Committee noted the position relating to deferred items.

**7. PLANNING APPLICATIONS FOR DECISION**

**7.1 721-737 Commercial Road and 2-22 Lowell Street, Commercial Road, London**

The Committee unanimously RESOLVED that the application for planning permission for the demolition of existing buildings and redevelopment up to 14

storeys to provide 319 units (319 residential units (9 x studio; 107 x 1 bed; 119 x 2 bed; 79 x 3 bed and 5 x 5 bed)) residential units and 675 sqm commercial (Class A2, A3, A4, B1, D1 and D2) space at 721-737 Commercial Road and 2-22 Lowell Street, Commercial Road, London be DEFERRED to allow a daylight/sunlight assessment on the non-residential elements adjacent to the proposed site to be carried out.

## **7.2 4 Mastmaker Road, London E14**

The Committee unanimously RESOLVED that planning permission for the alterations of approved scheme ref PA/05/1781, for the development of buildings up to 23 storeys in height comprising 199 residential units, associated retail (A1) or food and drink (A3/A4) and community uses (D1/D2), together with new access arrangements, parking, open space and landscaping at 4 Mastmaker Road, London E14 be GRANTED subject to

- A The prior completion of a legal agreement, to the satisfaction of the Assistant Chief Executive (Legal Services) to secure the following:
- a) A total of 142 affordable housing units (530 habitable rooms). The affordable housing consists of 24 units (71 habitable rooms) provided onsite associated with the onsite private housing and 118 units (459 habitable rooms) provided onsite associated with the scheme at 1 Millharbour (PA/05/1782) and in accordance with the mix and type as specified in Section 7.7.7 of the report. The overall tenure mix set at 69% social rented and 31% intermediate housing;
  - b) Provide £305,465 towards the improvements and upgrades of the transport infrastructure, public realm and open spaces, provision of training and employment and securing community facilities and achieving the objectives of the Millennium as set out within the Millennium Quarter Master Plan;
  - c) Provide £261,475 towards education to mitigate the demand of the additional population on education facilities;
  - d) Provide £837,895 towards medical facilities to mitigate the demand of the additional medical facilities;
  - e) Secure Public Access Routes through the site;
  - f) Secure the connection to and use the Barkentine Combined Heat and Power Unit;
  - g) A Travel Plan (for both the commercial and residential component) which promotes sustainable transport by reducing dependency on the private motor car and implements a shift towards more environmentally sustainable means of servicing the travel requirements of occupants and visitors;
  - h) The use of local Labour in Construction and the occupation of the development;
  - i) Compliance with a post construction Environmental Management Plan;
  - j) Details of a monitoring and control regime (Liaison Group) to secure the delivery of development works associated with the development (as set out in Schedule 1 of the signed S106 agreement for PA/05/01781);

- k) Section 72 and 38 agreement to widen Byng Street to provide a footpath along the site;
  - l) A car free agreement to restrict the occupiers from applying for residents parking permits in the area;
  - m) Improvements/connection to the existing children's play space; and
- B That the Head of Development Decisions be delegated authority to impose conditions and informatives on the planning permission to secure the following:

#### Conditions

- 1) Time limit on 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 courtyards and ground floor public realm improvements);
  - Means of enclosure;
  - Refuse provision;
  - External lighting and security measures; and
  - Design of lower floor elevations (shopfronts)
- 3) Landscape Management Plan required;
- 4) Detailed parking layout, including parking maximum cars and minimum cycle and motorcycle spaces;
- 5) Construction in accordance with Lifetime Homes standards;
- 6) Hours of construction limits (0800 – 1900, Mon-Fri; 0800 – 1300 Sat);
- 7) Construction work limitations;
- 8) Foundation design and ground works;
- 9) Details required for soil survey, including pollution of water;
- 10) Programme of archaeological work;
- 11) Defined management of microclimate studies and remedial measures included in the Environmental Statement;
- 12) Detailed Environmental Management Plan;
- 13) Detailed Air Quality Management Plan;
- 14) Construction Traffic Management Plan, including matters such as noise, dust and nuisance;
- 15) Management of construction transportation;
- 16) Detailed Environmental Management Plan, including matters such as noise, dust and nuisance; Restriction of ground borne vibration;
- 17) Restriction of ground borne vibration;
- 18) Details of surface water source control measures required;
- 19) 278 agreement to be entered into for Highway works surrounding the site;
- 20) Signage strategy for site; and
- 21) Any other condition(s) considered necessary by the Head of Development Decisions.

#### Informatives

- 1) Use of highest quality of materials;

- 2) Requirements of Control of Pollution Act 1974;
  - 3) Compliance with Environmental management Plan;
  - 4) Compliance with Millennium Quarter Code of Construction Practice;
  - 5) Implementation of green biodiversity objectives;
  - 6) Encourage to use all sources of transportation during construction;
  - 7) Consideration of the environmental information in connection with the development as required by the Town and Country Planning (EIA) Regulations 1999;
  - 8) Environment Agency advice; and
  - 9) Highway works as required under Section 278/72/38 of the Highways Works Act.
- C That if by 21<sup>st</sup> December 2007 the legal agreement has not been completed to the satisfaction of the Assistant Chief Executive (Legal Services), the Head of Development Decisions be delegated (authority to refuse planning permission).
- D That the Committee agree the variation of the Section 106 legal agreement (of the planning application PA/05/01782, approved on 20<sup>th</sup> June 2007) for the development at number 1 Millharbour by updating the off-site affordable housing provision schedule, in Schedule 2, Part 2.

### 7.3 1 Park Place, London E14 4HJ

The Committee RESOLVED that planning permission for the erection of a new building providing basement, lower ground, ground and 10 storeys of offices comprising 25,643 sq metres of floor space with associated landscaping, car parking, serving and plant at 1 Park Place, London E14 4HJ be GRANTED subject to

- A The prior completion of a legal agreement to secure the following:
- 1) Community Contribution – a sum of £92,101
  - 2) Highways Contribution – a sum of £50,000 (various works)
  - 3) Commitment to Local Labour in Construction – a sum of £75,000
  - 4) Off-site affordable housing Contribution - £1,466,899
  - 5) Provision of Walkway and Public Art
  - 6) Travel Plan
- B That the Head of Development Decisions be delegated authority to impose conditions and informatives on the planning permission to secure the following:
- 1) Time Limit
  - 2) Reserved matters regarding
    - Materials, including samples;
    - Hard and soft landscaping including dockside walkway;
    - Any proposed walls, fences and railings;
    - Enclosure of any external plant; and
    - A scheme of external lighting.

- 3) Landscape Management Plan required
- 4) 278 agreement to be entered into for Highway works surrounding the site
- 5) Parking maximum cars and minimum cycle and motorcycle spaces
- 6) Hours of construction limits (0800 – 1800, Mon-Fri; 0800 – 1300 Sat)
- 7) Details of insulation of the ventilation system and any associated plant required.
- 8) Hours of operation limits – hammer driven piling (10am to 4pm)
- 9) Details of on-site drainage works
- 10) Code of Construction Practice, including a Construction Traffic Management Assessment required.
- 11) Details of finished floor levels required.
- 12) Details of surface water source control measures required.
- 13) Renewable energy measures to be implemented and provided in perpetuity.
- 14) Black redstart habitat provision required.
- 15) Green roofs
- 16) Land contamination study required to be undertaken.
- 17) Any other condition(s) considered necessary by the Head of Development Decisions.
- 18) British Waterways Condition

#### Informatives

- 1) Planning Obligation Agreement
  - 2) British Waterways requirements
  - 3) Site notice specifying the details of the contractor required.
- C That if by 20<sup>th</sup> December 2007, the legal agreement has not been completed to the satisfaction of the Assistant Chief Executive (Legal Services), the Head of Development Decisions be delegated authority to refuse planning permission.

**Martin Smith**  
**CHIEF EXECUTIVE**

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