

STRATEGIC DEVELOPMENT COMMITTEE

HELD AT 7.30 P.M. ON THURSDAY, 8 NOVEMBER 2007

DECISIONS ON PLANNING APPLICATIONS

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Louise Alexander, Shahed Ali and Josh Peck. Councillor Stephanie Eaton deputised for Councillor Alexander.

2. DECLARATIONS OF INTEREST

Suki Binjal, Interim Legal Services Manager, advised the Committee and members of the public gallery that the Council had adopted a revised Code of Conduct and detailed the changes made in relation to the declaration of interests.

Councillor M. Shahid Ali declared a personal interest in item 6.1 as the ward member for Limehouse.

Councillor Stephanie Eaton declared a prejudicial interest in item 8.1 and informed the Committee that she wished to stand down from the Committee and make representations in objection to the proposal, in accordance with the provisions of the adopted Code of Conduct.

Councillor Simon Rouse declared a personal interest in items 7.1 and 8.2 as the ward member for Millwall.

3. UNRESTRICTED MINUTES

The minutes of the meeting of the Strategic Development Committee held on 20th September 2007 were agreed as a correct record, subject to an amendment to the final paragraph to read

“The Committee RESOLVED that officers write to the Department of Communities and Local Government...”

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

6.1 721-737 Commercial Road and 2-22 Lowell Street, Commercial Road, London

The Committee RESOLVED that planning permission for the demolition of existing buildings and redevelopment up to 14 storeys to provide 319 residential units (9 x studio; 107 x 1 bed; 119 x 2 bed; 79 x 3 bed and 5 x 5 bed) 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 GRANTED subject to:

- A Any direction by the Mayor
- B The completion of a legal agreement, to the satisfaction of the Assistant Chief Executive (Legal Services) to be completed within 3 month from the date of the Committee to secure the following:
- Affordable Housing provision at 35% of the habitable rooms with a 70/30 split between affordable rented/shared ownership.
 - A contribution of £266,100 to mitigate the demand of the additional population on healthcare facilities.
 - A contribution of £530,000 to mitigate the demand of the additional population on education facilities.
 - A contribution of £219,000 towards Employment and training initiatives.
 - A contribution of £35,000 towards TfL bus stop.
 - A contribution of £20,000 to TfL signal booster to DLR or DAISY screen
 - A contribution of £300,000 for Community initiatives (refurbishing and upgrading of nearby community centre.
 - A contribution of £41,000 for upgrade works to Stonebridge Wharf
 - 'Car Free' agreement
 - LLIC
 - TV/Radio reception mitigation
 - Travel Plan
- C That the Head of Development Decisions be delegated authority to impose conditions and informatives on the permission to secure the following:
- 1) Permission valid for 3 years
 - 2) Submission of samples/details/full particulars
 - 3) Submission of a Secured by Design Statement
 - 4) Submission of a desktop study report for land contamination
 - 5) Submission of details of site drainage
 - 6) Submission of details of site foundations
 - 7) Submission of an Investigation and remediation measures for land contamination
 - 8) Provision of a minimum of 319 cycle spaces for the residential component of the scheme

- 9) Submission of a traffic management plan detailing all routes to be used by construction maintenance programmes and also detailing how sustainable travel to and from the proposed development will be provided amongst residents and staff working on the site.
- 10) Parking, access and loading/unloading, manoeuvring
- 11) No parking on site, other than in the basement car park
- 12) Vehicular access
- 13) Refuse and recycling facilities
- 14) Hours of Construction (8.00 am to 6.00 pm Monday to Friday 9.00 am to 5.00 pm on Saturdays and not at all on Sunday or Bank Holidays)
- 15) Power/hammer driven piling (10.00 am to 4.00 pm Monday to Friday)
- 16) Submission of full details of the proposed lighting and CCTV scheme.
- 17) Lifetime Homes
- 18) 10% Disabled Access
- 19) Renewable Energy Measures (at least 10% reduction in carbon dioxide emissions)
- 20) Applicant to use a 35 kilo Watt electrical combined heat and power plant.
- 21) Further archaeological work or historic building assessment as necessary, to establish the actual impact of development so an appropriate mitigation strategy can be implemented.
- 22) Any other conditions considered necessary by the Head of Development Decisions.
- 23) Applicant to enter into the relevant highways agreement with TfL and the Local Planning Authority to secure the construction, reconstruction, alteration, improvement or maintenance of the highway.

7. PLANNING APPLICATIONS FOR DECISION

7.1 Site south of Westferry Circus and west of Westferry Road, London

The Committee RESOLVED that planning permission for the erection of Class B1 office buildings (330,963 sq. m) comprising two towers (Max 241.1m and 191.34 AOD) with a lower central link building (89.25 AOD) and Class A1, A2, A3, A4 and A5 uses (retail, financial/professional services, restaurant/café, drinking establishments and hot food takeaway) at promenade level up to a maximum of 2367 sq. m together with ancillary parking and servicing, provision of access roads, riverside walkway, public open space, landscaping, including public art and other ancillary works (total floor space 333,330 sq. m) at Site south of Westferry Circus and west of Westferry Road, London be GRANTED subject to

- A Any direction by the Mayor
- B The prior completion of a legal agreement to the satisfaction of the Assistant Chief Executive (Legal Services) to secure the following:

1) Public Transport

Contribution towards DLR enhancement works - £3,000,000;

Contribution to TfL towards enhancements to the No. 135, 330 and the 330 bus services;

2) Public Realm

Provision and maintenance of the new open space at the southern end of the site, the riverside walkway within the site and other area of public realm within the site - £5,343,000;

3) Isle of Dogs Community Foundation

Contributions towards social and community facilities - £2,500,000;

4) Highway Works

Provision of toucan crossings south of Heron Quay on marsh Wall and Westferry Road and off-site highway works -£546,000;

Adoption of Heron Quays Roundabout and adjacent footpaths under Section 38 of the Highways Act 1980, including payment of works necessary to bring the Highway up to adoptable standard;

5) Lease of Skills/IDEA Store

16 years 6 month lease of the IDEA Store/10 year lease of the Skills Match Unit at peppercorn rents - £5,312,000;

6) Community and Social Infrastructure Provision – projects to be determined through strategy for each area – total of £4,794,000

- Employment Skills
- Sustainable Transport Initiatives
- Public Realm, Design and Open Space Improvements
- Improvements to Sports and Cultural Facilities

7) Preparation of a Travel Plan Framework - to be completed prior to the commencement of the development. The Travel Plan will be subject to ongoing monitoring and review;

8) Code of Construction Practice

9) TV and Radio Reception

C 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;
2. Details of the following are required prior to the commencement of the development:

- a) Samples of all external building materials including a 'typical cladding detail mock up';
- b) Detailed design of all lower floor elevations, including shop fronts;
- c) Details of hard and soft landscaping, including walkways, design and layout of new park, tree planting scheme, street furniture, CCTV and all external lighting;
- d) Public art;
- e) Details of all boundary wall treatments including walls, fences, railings and gates;
- f) Signage details;
3. Submission of details of external ventilation/extract ducts to A3, A4 and A5 units;
4. Submission of details of high level/roof top plant and sound attenuation;
5. Submission of details of refuse/recycling proposals, including a waste management strategy;
6. Submission of details of disabled access (also to address the matters raised in Council's letter of 15th May 2007 in regards to accessibility);
7. Submission of details of the location of a proposed taxi rank;
8. Submission of details of the location of suitable riparian life saving equipment along the riverside walkway;
9. Submission of details of external lighting to be used during construction and on completion of the development to be considered in consultation with the Port of London Authority;
10. River barges must be used where feasible for the transport of materials to/from the site in both construction and on completion of the development. A strategy must be submitted detailing the use of barges to be considered in consultation with the Port of London Authority;
11. Submission of a Landscape Management Plan;
12. Planting, seeding, turfing;
13. Submission of a detailed scheme for the ecological enhancement of the river wall;
14. Submission of an Ecological Management Plan detailing ecological mitigation measures throughout the development;
15. Details of the riverside walkway;
16. Details of the methods of the reconstruction of the riverwall and basement construction, use of barges, storage of materials, etc, to be submitted;
17. Details of brown roofs to be submitted;
18. Details of surface and foul water drainage system required;
19. Details of surface water source control measures;
20. Details of sustainable energy;
21. Investigation and remediation measures for land contamination (including water pollution potential);
22. Details of the construction of the site foundations;
23. Details of Water Efficiency measures;
24. Submission of details of the method of construction including details of use location and height of cranes and other structures to be considered in consultation with London City Airport;

25. Buildings must be equipped with aircraft obstacle lighting;
26. Submission of design specifications of acoustic screens for cooling towers/air cooled chillers;
27. Submission of a Construction Environmental Management Plan (EMP) setting out measures to be applied during the construction phase, relating to site planning, construction vehicles, demolition and construction activities on the site;
28. The following parking spaces are to be provided:
 - A maximum of 150 car parking spaces of which 10% must be allocated for disabled users.
 - A minimum of 345 cycle spaces for the office element and a minimum of 8 spaces located at the entrance for the retail element.
 - 132 motorcycle spaces;
29. Emergency Exit Management Plan detailing how the vehicle access ramp from podium level down to Westferry Circus would be used, controlled and monitored;
30. Submission of a detailed plan to ensure that the barrier to the basement access is setback from the highway in order to allow for sufficient space to allow for queuing vehicles;
31. Pedestrian Capacity Study detailing the impacts of the development upon the surrounding area;
32. Submission of a service management plan detailing a servicing scheme for deliveries and servicing throughout the site;
33. Limit hours of construction to between 8.00 Hours to 18.00 Hours, Monday to Friday and 8.00 Hours to 13.00 Hours on Saturdays, and no works on Sundays or Bank Holidays;
34. Limit hours of power/hammer driven piling/breaking out to between 10.00 Hours to 16.00 Hours, Monday to Friday;
35. Air Quality Monitoring;
36. Details of a monitoring and control regime of the Environmental Management Plan;
37. Impact study of water supply infrastructure required;
38. Renewable energy measures to be approved in writing by the Local Planning Authority in consultation with the Greater London Authority and implemented in perpetuity;
39. Level of noise emitted from the site to be restricted;
40. Implementation of a programme of archaeological work in accordance with the written scheme of investigation;
41. Highway works surrounding the site to be submitted to and approved by the Council;
42. Applicant required to submit details relating to proposed phasing plan for approval;
42. Applicant to ensure Ecological Management Plan take into account Committee's concerns relating to local wildlife; and
43. Any other condition(s) considered necessary by the Head of Development Decisions.

Informatives:

1. Section 106 agreement required;
2. Permission to be read in conjunction with the associate Listed Building Consent reference PA/07/943;

3. S278 Highways works agreement required;
4. River works licensing (Port of London Authority);
5. Riparian lifesaving equipment provided to the 1991 Hayes Report Standards (Port of London Authority);
6. Site notice specifying the details of the contractor required;
7. All waste shall be stored in a safe and secure manner;
8. Environment Agency advice;
9. Details of the archaeological project design;
10. Details of the renewable energy;
11. All cycle parking is to be provided in accordance with the London Cycle Network Manual;
12. Thames Water advice;
13. Environmental Health Department Advice;
14. Construction Environmental Management Plan Advice;
15. Metropolitan Police advice;
16. London City Airport Advice; and
17. Any other informative(s) considered necessary by the Head of Development Decisions

- D That if by the 8th February 2008 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.

7.2 Site at 61-75 Alie Street, 17-19 Plough Street and 20 Buckle Street, Alie Street, London

The Committee RESOLVED that planning permission for the demolition of existing buildings and erection of two buildings of 7 and 28 storeys in height to provide 235 residential units, A1/A3 (retail/restaurant/cafe) floor space and B1 (business), formation of associated car and cycle parking and highway access, hard and soft landscaping and other works associated to the redevelopment of the site at 61-75 Alie Street And 17-19 Plough Street And 20 Buckle Street, Alie Street, London, E1 be GRANTED subject to

- A Any direction by the Mayor
- B The prior completion of a **legal agreement** to secure the following planning obligations:
- a) A proportion of 35% on a gross floor space basis of the proposed units to be provided as affordable housing with the socially rented mix as specified in the table attached in Section 8.15.
 - b) Provide **£40,000** towards general improvements to pedestrian and cycle routes in the immediate area including crossings and new paving surfaces.
 - c) Provide **£914,469** towards the works associated with the Aldgate Gyrotory including provision of open space on Braham Street.
 - d) Provide **£357,918** towards education to mitigate the demand of the additional population on education facilities.
 - e) Provide **£500,000** towards medical facilities to mitigate the demand of the additional population on medical facilities.

- f) Provide **£257,104.60** towards access to local employment initiatives.
- g) Provide **£100,000** towards the Aldgate Public Art and Culture Trail as identified in the Draft Aldgate Masterplan.
- h) A commitment to maximise the employment of local residents.
- i) Preparation of a Workplace Travel Plan (including welcome pack for residents).
- j) Preparation of a Service and Delivery Plan.
- k) TV Reception monitoring and mitigation.
- l) Completion of a car free agreement to restrict occupants applying for residential parking permits.

That the Corporate Director Development & Renewal be delegated authority to negotiate the legal agreement indicated above.

C That the Corporate Director Development & Renewal be delegated authority to impose conditions and informatives on the planning permission to secure the following matters:

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;
 - The design of the lower floor elevations of commercial units including shopfronts
 - External lighting and security measures
- 3) Landscape plan for amenity courtyards and ground floor public realm improvements and with Management Plan.
- 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) Piling hours of operation limits (10am – 4pm)
- 8) Details of insulation of the ventilation system and any associated plant required
- 9) Wheel cleaning facility during construction
- 10) Details of the energy Scheme to meet 10% renewables
- 11) Land contamination study required to be undertaken with remediation certificate
- 12) Details of surface water control measures as required by the Environment Agency
- 13) Details of sustainable drainage measures as required by the Environment Agency
- 14) Details of Piling Foundations as required by the Environment Agency
- 15) Details of foul and surface drainage system as required by the Environment Agency
- 16) Archaeology as required by English Heritage
- 17) Details of the waste and recycling facilities
- 18) Construction Management Plan required
- 19) Bat survey completed
- 20) Black redstart habitat provision required
- 21) Details of inclusive design through the scheme

- 22) Construction noise limits
- 23) Construction vibration limits
- 24) Parking, loading and serving areas to be used solely for these purposes.
- 25) Crane Heights as required by London City Airports
- 26) Details of Green Roofs

Informatives

- 1) Consult the Environment Agency in terms of conditions 12-13
- 2) Site notice specifying the details of the contractor required
- 3) Building Regulations in terms of means of escape

D That, if within 3 months of the date of this Committee the legal agreement has not been completed, the Corporate Director Development & Renewal be delegated authority to refuse planning permission.

7.3 King Henry Stairs, Wapping Pier, Wapping High Street, London

On a vote of 3 for and 2 against, the Committee RESOLVED that planning permission for the replacement of the collar barge with pontoon. Installation of staff toilets, the relocation of the preparation kitchen's odour extractor, the relocation of the glass crusher, relocation of waste oil storage and installation of sewage and grey water tank at King Henry Stairs Wapping Pier, Wapping High Street, London be GRANTED subject to the Corporate Director Development and Renewal being given delegated authority to impose conditions and informatives on the planning permission to secure the following:

- 1. Standard time limit
- 2. Hours of works (construction)
- 3. Construction method statement
- 4. No solid matter stored near river
- 5. Construction storage for oil, fuel and chemicals in accordance with submitted details to prevent pollution of the water environment
- 6. No light spill to protect wildlife habitats

Informatives

- 1. Environment Agency Informative

The Committee RESOLVED **NOT** to take enforcement action against the use as an operational base for a river cruise business because there are no grounds to sustain a reason for refusal subject to:

The completion of a legal agreement, to the satisfaction of the Assistant Chief Executive (Legal Services) to secure the following:

- 1. Control activity during the night time

That if within 3 months of the date of this Committee the legal agreement has not been completed, the Corporate Director Development and Renewal be given delegated authority to serve an enforcement notice in respect of the use of the pier as set out in Section 2 of the Committee report.

8. SPECIAL PLANNING CONSIDERATIONS

8.1 33-37 The Oval, London, E2 9DT

On a vote of 0 for and 3 against, the Committee did not support the officers' recommendation to not exercise the powers in S97 or S102 of the Town and Country Planning Act 1990 (as amended); and to delegate authority to the Corporate Director Development & Renewal to negotiate a legal agreement with the developer to secure the obligations described in paragraph 8.30 of the report in relation to 33-37 The Oval London E2 9DT and RESOLVED that the item be deferred to the next available meeting of the Committee outlining the options available to the Council and the legal implications of those options.

8.2 Millennium Quarter and Docklands Light Railway - Deed of Variation

The Committee RESOLVED that

1. the legal agreement dated 24th October 2003 between the London Borough of Tower Hamlets and Docklands Light Railway Limited relating to station improvements at South Quay be varied; and
2. officers be authorised to negotiate and complete the necessary Deed of Variation to the 2003 agreement to revise the payment to DLR and to include any appropriate consequential amendments to the agreement, to the satisfaction of the Assistant Chief Executive (Legal Services).

Martin Smith
CHIEF EXECUTIVE