

STRATEGIC DEVELOPMENT COMMITTEE

HELD AT 7.30 P.M. ON THURSDAY, 20 DECEMBER 2007

DECISIONS ON PLANNING APPLICATIONS

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Helal Abbas and Louise Alexander.

2. DECLARATIONS OF INTEREST

Councillor Josh Peck declared a personal interest to Item 7.1 which related to the Leopold Estate, Land Bound by Bow Common Lane, St Paul's Way and Burdett Road, Bow Common Lane as a Council appointed board member on the Mile End Park Partnership Committee.

Councillor Peck also advised the Committee that he had attended a tour of Poplar Harca sites with the Chief Executive of Poplar Harca. The tour included the Leopold Estate. However, there was no discussion relating to the current planning application (Item 7.1) and he made no comments.

3. UNRESTRICTED MINUTES

It was noted that Councillor Shahed Ali was not present at the meeting held on 8th November 2007, and that he would be deleted from the list of attendees.

Concern was also raised relating to the wording on page 16 relating to the view of the independent assessors and officers in respect of The Oval. It was agreed that a revised wording, which would more correctly reflect the advice given, would be presented to the next meeting of the Committee for its approval.

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 in relation to deferred items.

7. PLANNING APPLICATIONS FOR DECISION

7.1 Leopold Estate, Land Bound by Bow Common Lane, St Paul's Way and Burdett Road, Bow Common Lane, London

On a vote of 4 for and 1 abstention, the Committee RESOLVED that planning permission for the partial demolition of existing housing blocks, demolition of café and tenants hall in Shelmerdine Close and Akroyd Drive, renovation of existing 335 units and in outline the erection of 480 new residential units and 1000m² community use floorspace at the Leopold Estate, land bounded by Bow Common Lane, St Paul's Way and Burdett Road, Bow Common Lane, London 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 total of 392 affordable housing units. The affordable housing consists of 220 existing social units, 149 new social units and 23 interim units, as set out in table 2 in Section 8.16 of the report;
 - b) Provide £2,414,245 towards the construction of the replacement community facility as set out in the viability studies and objectives of the Design Statement;
 - c) Provide £4,409,513 towards the environmental improvements (including improved open space) as set out in the viability studies and objectives of the Design Statement;
 - d) Provide £445,000 towards the improvements and upgrades of the transport infrastructure to mitigate the requirements and pressures of the additional population on the road network in the immediate area;
 - e) Provide viability assessments for the two remaining phases where average would be allocated towards affordable housing within the ward boundary;
 - f) 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 requirement of occupants and visitors;
 - g) A Car Free agreement to restrict the occupiers of the new build units from applying for residents' parking permits in the area;
 - h) Compliance with Environmental Management Plan;
 - i) Compliance with Energy Provisions in agreement with approved Energy Strategies (including scoping to incorporate 'existing' 335 residential units, connections to surrounding schools, community uses, 132 St Paul's Way and other sites in the immediate vicinity);
 - j) Secure arrangements with local schools to enable usage of play areas;
 - k) Provision of temporary ball court on site;

- l) The use of Local Labour in Construction:
 - m) £14,361,713 towards internal and common part improvement and upgrade works related to Elmslie Point, the Closes and the Red Blocks as part of the estate renewal works; and
 - n) Any other planning obligation(s) considered necessary by the Corporate Director Development & Renewal.
- C That the Corporate Director Development & Renewal be delegated authority to negotiate the legal agreement indicated above.
- D 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) 3 Year time limit for reserved matters
- 2) Implementation of phased development
- 3) Particular details of the development
- 4) Refuse details
- 5) Demolition and Construction Management Plan
- 6) Environmental Noise Assessment
- 7) Contamination Assessment
- 8) Car Parking Details
- 9) Bicycle parking details
- 10) Landscape Plan
- 11) Private Amenity Schedule for phased development
- 12) Access Statement for phased development
- 13) Air Quality Assessment
- 14) Vibration levels
- 15) Ventilation and extraction systems details
- 16) Access arrangements for phased development
- 17) Archaeological evidence details
- 18) Drainage system details
- 19) Sunlight and daylight assessment
- 20) Security management system
- 21) Updated bat survey
- 22) Highway works
- 23) Car Parking and bicycle standards
- 24) Energy: CHP System
- 25) Energy efficiency strategy implementation
- 26) Renewable energy details
- 27) Site foundation details
- 28) Control of tree works
- 29) Lifetime Homes standards
- 30) Protection of public sewers
- 31) Noise control
- 32) Hours of operation
- 33) Control of Development Works
- 34) Control of vibration
- 35) No structures over public highway

- 36) Any other planning condition(s) considered necessary by the Corporate Director Development & Renewal.

Informatives

- 1) Subject to S106 agreement
- 2) Contact Building Control
- 3) Contact Environmental Health
- 4) Contact Highway Services with regard to S278 highway works
- 5) Contact Thames Water
- 6) Contact Cross London Rail Links Ltd
- 7) Any other informative(s) considered necessary by the Corporate Director Development & Renewal.

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

The Committee RESOLVED that planning permission for the erection of seven buildings between three and seven storeys high to provide a mixed use proposal comprising 1000m² community use floorspace and 122 dwellings (46 x 1 bedroom, 50 x 2 bedroom, 15 x 3 bedroom, 8 x 4 bedroom plus 3 x 6 bedroom), including 40 car parking spaces, landscaping, bin and cycle stores at the Leopold Estate, land bounded by Bow Common Lane, St Paul's Way and Burdett Road, Bow Common Lane, London 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 total of 62 affordable housing units, as set out in table 3 in Section 8.19 of the report;
- b) A car free agreement to restrict the occupiers from applying for residents' parking permits in the area;
- c) Secure arrangements with local schools to enable usage of play areas;
- d) Provision of temporary ball court on site;
- e) Compliance with Environmental Management Plan;
- f) The use of Local Labour in Construction; and
- g) Any other planning obligation(s) considered necessary by the Corporate Director Development & Renewal.

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

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

Conditions

- 1) Time Limit
- 2) Development completed in accordance with PA/06/00518
- 3) Particular details of development
- 4) Refuse provision
- 5) Construction and Management Plan
- 6) Environmental Noise Assessment
- 7) Contamination Assessment
- 8) Car parking details
- 9) Bicycle parking details
- 10) Landscape Plan
- 11) Access Statement for phased development
- 12) Details of non-residential floor space (1000 sq m community)
- 13) Air Quality Assessment
- 14) Vibration levels
- 15) Ventilation and extraction system details
- 16) Access arrangements for phased development
- 17) Archaeological evidence details
- 18) Drainage system details
- 19) Updated bat survey
- 20) Highway works
- 21) Energy Strategy implementation
- 22) Renewable energy details
- 23) Car parking and bicycle standards
- 24) Details of vehicle parking and movement associated with non-residential uses
- 25) Lifetime Homes standards
- 26) Opening hours
- 27) Site foundation details
- 28) Protection of public sewers
- 29) Control of tree works
- 30) Noise control
- 31) Hours of operation
- 32) Control of Development Works
- 33) Control of vibration
- 34) Control of additional structures
- 35) No structures over the public highway
- 36) Any other planning condition(s) considered necessary by the Corporate Director Development & Renewal

Informatives

- 1) Subject to S106 legal agreement
- 2) Contact Building Control
- 3) Contact Environmental Health
- 4) Contact Highway Services with regard to S278 highway works
- 5) Contact Thames Water
- 6) Contact Cross London Rail Links Limited
- 7) Any other informative(s) considered necessary by the Corporate Director Development & Renewal

E 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.

7.2 21 Wapping Lane, London E1W 2RH

On a vote of 1 for, 3 against and 1 abstention, the Committee indicated that it did not support the officers' recommendation to grant planning permission for the demolition of all existing buildings and the construction of five buildings ranging in height from 3 storeys to 19 storeys plus plant (to maximum height of 70.15 AOD) for mixed use purposes to provide 382 residential units (Class C3), retail use (Class A1, A2, A3, A4, A5) and/or community uses (Class D1) and/or leisure use (Class D2), car parking, landscaping, new vehicular and pedestrian access points and other ancillary work at 21 Wapping Lane, London, E1W 2RH, on the grounds that:

- 1) the proposal contained a significant retail element which would have a detrimental effect on the existing nearby retail;
- 2) the proposal did not comply with the Council's affordable housing policy requirement; and
- 3) the healthcare contribution was not satisfactory.

Therefore it was RESOLVED that the item be DEFERRED to the next meeting to enable officers to draft the reasons for refusal and seek appropriate legal advice.

7.3 Caspian Works and Lewis House, Violet Road, London

The Committee RESOLVED that the application for the redevelopment to provide buildings of between 4 and 11 storeys for mixed use purposes including 148 residential units, Class A1, A2, A3 and B1 (shops, financial and professional services, restaurants/cafes and business) uses with associated car parking and cycle parking, roof terraces, landscaping and servicing at Caspian Works and Lewis House, Violet Road be DEFERRED to enable

- 1) consultation with the applicant to take place with a view to removing the gated element of the scheme; and
- 2) consultation with the residents to take place in respect of the revised elements of the scheme.

Martin Smith
CHIEF EXECUTIVE

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