

LONDON BOROUGH OF TOWER HAMLETS

MINUTES OF THE STRATEGIC DEVELOPMENT COMMITTEE

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

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

Members Present:

Councillor Rofique U Ahmed (Chair)

Councillor Shahed Ali
Councillor M. Shahid Ali
Councillor Lutfu Begum
Councillor Joshua Peck
Councillor Simon Rouse

Other Councillors Present:

Councillor Tim Archer
Councillor Ahmed Hussain

Officers Present:

Stephen Irvine – (Development Control Manager, Planning)
Terry Natt – (Strategic Applications Manager)
Laura Howard – (Housing Development Consultant)

Louise Fleming – (Senior Committee Officer)

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

Mr Stephen Irvine, Development Control Manager, introduced the site and proposal 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.

Mr Terry Natt, Strategic Applications Manager, presented a detailed report on the application outlining the differences between the previous and current applications. He explained the rationale behind the shortfall in affordable housing, that it would be used to offset the cost of renovating existing affordable housing on the site. He advised that the quality of the amenity space would be improved and that both the design and principle of development were considered to be acceptable.

Members asked a number of questions relating to carbon emissions, re-housing of existing tenants, affordable housing and car parking. Mr Natt informed the Committee that a number of energy efficiency measures were proposed, and set out in the report, which had been signed off by the GLA energy officer. Poplar Harca officers would liaise with residents who would need to be temporarily re-housed during renovation works. He explained the viability assessment carried out in respect of affordable housing and Ms Laura Howard, Housing Development Consultant, advised that the proposal had taken into account existing housing needs. The estate in its current state was not fit for purpose. There would be 3 x 6 bedroom houses and 5 x 4 bedroom houses built as part of the proposal. The Committee was advised that disabled tenants would be exempt from the car free agreement.

Members also asked questions relating to the petitions received, the GLA comments, the open space which would be lost, and children's play space. Mr Natt advised that no new issues had been raised in the petitions and no further comments had been received from the GLA. He demonstrated to Councillors the location of the open space and landscaping on plans. Mr Natt advised that talks had taken place with Poplar Harca to secure the minimum level of affordable housing. It would be possible for a voluntary agreement between the adjacent school and Poplar Harca to utilise the children's play space.

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

Mr Stephen Irvine, Development Control Manager, introduced the site and proposal 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.

Councillor Tim Archer spoke on behalf of the residents of the St Katharine's & Wapping ward. He felt that the development was too large, resulting in a 10% increase in the Borough's population. The density was excessive and the proposal would result in parking congestion and the contributions to education represented an underestimation. He asked that the Committee defer the application in order to reduce the height and carry out a further analysis of education and healthcare contributions.

Mr Matthew Gibbs spoke on behalf of the applicant. He addressed the points raised by Councillor Archer and explained the consultation which had been carried out. The scheme complied with policies relating to car parking and met quality indicators relating to density. The scheme was also supported by CABE, the GLA and English Heritage.

Mr Irvine presented a detailed report on the application. He explained that the development was in line with policy and was satisfactory in terms of the Environmental Statement and the level and mix of affordable housing. The scheme did not have any symptoms of overdevelopment and the contributions were in line with Government guidance, and were calculated using a formula which was applied across London. He advised that the contributions must be directly related to the development. The retail uses proposed would contribute to the local community and the development was of a high quality design.

Members asked for clarifications relating to the symptoms of overdevelopment and raised a number of concerns relating to parking provision, the effect of the retail uses on the existing retail in the area, the affordable housing provision, the height and density.

Mr Irvine explained the UDP policy which related to retail uses and the affordable housing toolkit assessment carried out. He advised that the Environmental Impact Assessment had examined the traffic impact and highways officers were satisfied. He also informed the Committee that there were no grounds for a refusal on density.

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 properties which fronted onto the park posed a security risk;
- 3) the proposal did not comply with the Council's affordable housing policy requirement; and
- 4) 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

Mr Steven Irvine, Development Control Manager, introduced the site and proposal 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.

Mr Brian Chadwick spoke in objection on the grounds that the application which had been consulted on had subsequently been revised.

Mr Justin Kenworthy spoke on behalf of the applicant. He outlined the benefits of the scheme.

Mr Terry Natt presented a detailed report on the application. He outlined the scheme and the issues which the Committee needed to take into consideration when making its decision. He advised that the Council had negotiated with the applicant to increase the level of affordable housing provision.

Members requested that the maps which had been tabled be made clearer for future meetings. Questions were asked relating to the gated element of the proposal and the proximity of the retail element to existing retail in the area. Mr Natt advised that the closest retail was approximately a 5 minute walk from the site and that the gated element had been developed in liaison with the Metropolitan Police. He demonstrated their positioning to Members on the maps. Members expressed concern relating to the consultation of residents on the revised elements of the scheme and proposed that the application be deferred to allow full consultation to take place, and to liaise with the applicant regarding the removal of the gated element of the scheme.

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.

The meeting ended at 9.30 p.m.

Chair, Councillor Rofique U Ahmed
Strategic Development Committee