

STRATEGIC DEVELOPMENT COMMITTEE

HELD AT 7.30 P.M. ON THURSDAY, 28 AUGUST 2008

DECISIONS ON PLANNING APPLICATIONS

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Lutfa Begum. Councillor Rania Khan deputised in her place.

2. DECLARATIONS OF INTEREST

The following declarations of interest were made:

Councillor	Item	Type of Interest	Reason
Shafiqul Haque	2 Gladstone Place & 13-22 Damien Street	Personal	Involved in Cabinet decisions relating to sale of land and development plans. Visited the site
M. Shahid Ali	All	Personal	Communication received from parties involved
Alibor Choudhury	18-22 Damien Street	Personal	Visited the Mosque
Stephanie Eaton	2 Gladstone Place & 18-22 Damien Street	Personal	Representations received
Ahmed Omer	2 Gladstone Place & All	Personal	Application is within Councillor's ward. Representations received.
Josh Peck	2 Gladstone Place	Personal	Lead Member with responsibility for sale of Council land. Involved in Cabinet decisions relating to sale and development plans.
Marc Francis (in attendance)	2 Gladstone Place	Prejudicial	Old Ford Housing Association Board Member
Ann Jackson (in attendance)	2 Gladstone	Personal	Site adjacent to Councillor's ward. Lives

	Place		in the vicinity of the site.
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3. UNRESTRICTED MINUTES

The minutes of the meeting held on 10 July 2008 were agreed as a correct record, subject to the following amendment to Councillor Ann Jackson's declaration of interest (in italics):

Site *adjacent to* Councillors ward.

4. RECOMMENDATIONS

The Committee RESOLVED that, in the event of any changes being made to recommendations by the Committee, the task of formalising the wording of those changes is delegated to the Corporate Director Development and Renewal along the broad lines indicated at the meeting, and in the event of any changes being needed to the wording of the committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Corporate Director Development and Renewal is delegated authority to do so, provided always that the Corporate Director does not exceed the substantive nature of the committee's decision.

5. PROCEDURE FOR HEARING OBJECTIONS

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

6. DEFERRED ITEMS

6.1 2 Gladstone Place, London

On a vote of 5 for and 2 against the Committee RESOLVED that planning permission for the demolition of the existing buildings occupying the site and its redevelopment to provide five buildings of between four and ten storeys in height accommodating 2,687 sqm retail floorspace (Class A1) and 208 residential units (comprising 2 x studio, 81 x 1 bed; 76 x 2 bed; 39 x 3 bed; 4 x4 bed; and 6 x 5 bed), 104 parking spaces and landscaped public, communal and private amenity space at 2 Gladstone Place, London 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:

1. Affordable housing provision of 35% of the proposed habitable rooms with a 71/29 split between rented/ shared ownership to be provided on site.

2. A contribution of £293,324 to mitigate the demand of the additional population on health care facilities.
3. A contribution of £333,234 to mitigate the demand of the additional population on education facilities.
4. Provide £620,000 towards open space/ public realm improvements, which have been designed into the proposed scheme, though they are located off-site. This contribution is required to relieve the pressure that will arise from the new dwellings on existing open space/ public realm within the area.
5. A contribution of £50,000 towards the provision of child play space facilities in Victoria Park to meet the recreational needs of the 12 – 16 year old age group.
6. The provision of £388,442 towards Roman Road district shopping centre regeneration works.

(Officer Comment: During the pre-application process, the LBTH Market Services inquired of the applicant to explore provision of market trader parking spaces within the proposed car parking area to accommodate an identified need. The market currently operates 3 times a week.

The applicant explored a number of options and identified that the scheme could viably provide up to 16 market trader spaces on site as a planning contribution if required, and was designed into the scheme and assessed accordingly. The applicant advised that if the Council determined that these spaces were no longer required the spaces could be allocated and sold to the residents of the development. The capital receipt (valued at approximately £400,000) would then be transfer to the Council as a s106 financial contribution towards Roman Road district shopping centre regeneration improvement works.

Upon submission of the application, further investigation was undertaken to evaluate the appropriateness of on-site market trader spaces. The LBTH Market Services has advised that a more suitable solution in meeting the needs of market traders is to identify opportunities for on-street trader parking spaces within the local area. This was considered to be a more appropriate solution than providing trader spaces within the Gladstone Place development.

In accordance with the Council's Strategic Plan and the London Plan, in terms of improving existing town centres, the Council is currently preparing a program of delivery works that will assist in the regeneration the Roman Road district shopping centre. The LBTH Development Implementation Team, who is tasked with the role of pushing forward the regeneration of the Roman Road, has advised that a financial contribution is imperative in securing much needed capital to deliver this programme that will assist in mitigating any negative impacts that additional residential and retail uses may bring to the immediate environs, including the proposed development.

This regeneration program is essential to help sustain and improve the town centre for new residents and businesses. This funding will allow for a multi - faceted approach to regenerating the town centre, rather than addressing trader parking alone. As such, in consideration of the schemes viability assessment, a financial contribution of £388,442 towards the regeneration of Roman Road district shopping centre is considered reasonable).

7. A contribution of £135,000 towards highway improvement works on Cardigan Road which will include, resurfacing works to the carriageway, upgrade of the eastern footway and a raised table at the junction of Cardigan Road and Anglo Road (including the proposed access to the site).
8. Exclusion of delivery traffic from the locality of the store until the appropriate delivery times conditioned by the planning permission.
9. The provision of a north-south and east west-public walkway through the site
10. Completion of a car free agreement to restrict occupants applying for residential parking permits.
11. TV reception monitoring and mitigation;
12. Commitment towards utilising employment initiatives in order to maximise the employment of local residents.
13. Commitment towards Code of Construction Practice.

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

Conditions

1. Permission valid for 3 years.
2. Details of the following are required:
 - Samples for all external materials to be submitted with detail specifications.
 - 1:10 scale details for typical elevation conditions including balconies, window reveals, roof parapet, glazing
 - Cardigan Road elevation – including the treatment of the parking and service access and shutter if proposed. This will include details of signage, lighting and a green wall.
 - All landscaping (such as roof level brown and/or green roof systems, courtyard area, and ground floor play space, open space and public realm works) including lighting and security measures, play equipment, planting, finishes, levels, walls, fences, gates and railings, screens/ canopies, entrances, seating and litter bins. The landscaping detail should mitigate any resultant wind environment at ground floor and podium

- levels; and
 - The design of the lower floor elevations of commercial units including shopfronts;
3. No exit/entry doors are permitted to open outwards over the public highway.
 4. Landscape Maintenance and Management Plan. Native species should be implemented, including green/brown roofs.
 5. Parking – maximum of 74 residential car parking spaces (including 7 disabled spaces and 2 car club spaces), 30 commercial car parking spaces (including 4 disabled spaces), 10 residential and 4 commercial motor cycle spaces, and a minimum of 208 residential and 21 non-residential bicycle parking spaces.
 6. Archaeological investigation.
 7. Investigation and remediation measures for land contamination (including water pollution potential).
 8. Full particulars of the following:
 - Surface/ foul water drainage plans/ works; and
 - Surface water control measures.
 9. Construction Environmental Management Plan, including dust monitoring
 10. Submission of details of the sustainable design measures and construction materials, including details of energy efficiency and renewable measures.
 11. Details of the operating hours for the A1 use/s to be submitted and approved prior to the date of occupation.
 12. No deliveries to the A1 use/s shall be received other than on Sundays between the hours of 10.00hrs and 14.00hrs with a maximum of two lorries, nor on Bank Holidays other than between the hours of 8.00hrs and 14.00hrs with a maximum of two lorries, nor on Monday to Saturday other than between the hours of 07.30hrs and 18.00hrs.
 13. No noise nuisance to be caused to neighbouring residents. Permissible noise levels are as follows: 08:00-18:00 Monday to Friday Max Leq 75dB (A) Leq 10 hour at the nearest premises and 08:00-13:00 Saturday Max Leq 75dB (A) Leq 5 hour at the nearest premises. These noise limits apply at 1 metre from the façade of any occupied building.
 14. 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 working on Sundays or Public Holidays
 15. Limit hours of power/hammer driven piling/breaking out to between 10.00 Hours to 16.00 Hours, Monday to Friday.
 16. Sound insulation mitigation measures to be implemented in accordance with the Noise and Vibration Assessment and LBTH Environmental Health advice.
 17. During the demolition and construction phases of the proposed development, a programme of on-site vibration monitoring is required to demonstrate compliance with London Borough of Tower Hamlets standards. Measured ground borne vibrations should not exceed a peak particle velocity of 1 mm/s at any occupied residential property and 3 mm/s at any other property.
 18. All residential accommodation to be built to Lifetime Homes standard, including at least 10% of all housing being wheelchair accessible.
 19. Submit a Green Travel Plan, for both the commercial and residential

- elements, to be maintained for the duration of the development.
20. Delivery and Service Management Plan, including management details for the car park and service/delivery area, including details of the car club spaces and security point adjacent to the car park entrance). Also, management details of the refuse and recycling facilities are required.
 21. Submit Secure by Design Statement to address the design of the ground floor pocket park and north-south route, lighting and planting details along Gladstone Walk, lighting along the north and south elevations of Block E, and the use of CCTV cameras throughout the site.
 22. Provision of electrical charging points for vehicles.
 23. Details of the highway works surrounding the site
 24. Any other condition(s) considered necessary by the Head of Development Decisions

Informatives

1. Section 106 agreement required.
2. Section 278 (Highways) agreement required.
3. Site notice specifying the details of the contractor required.
4. Construction Environmental Management Plan Advice.
5. Environmental Health Department Advice.
6. English Heritage Advice
7. Parking Services Advise – Traffic Management Order
8. Metropolitan Police Advice.
9. Transport Department Advice.
10. Contact the GLA regarding the energy proposals.
11. Contact Thames Water for water and sewage infrastructure advice

That, if by 28th November 2008 the legal agreement has not been completed to the satisfaction of the Chief Legal Officer, the Head of Development Decisions is delegated power to refuse planning permission.

(Councillor Dulal Uddin could not vote on the application as he had not been present at the previous meeting when the application had been considered

(Councillor Marc Francis declared a prejudicial interest in the above item and left the room during the consideration by Members

6.2 St George's Estate, Cable Street, London E1

On a vote of 5 for and 0 against, the Committee RESOLVED that planning permission for the refurbishment of existing buildings and erection of nine buildings ranging from 6 to 9 storeys in height to provide 193 dwellings (13 x studios; 67 x 1 bed; 79 x 2 bed; 22 x 3 bed; 7 x 4 bed and 5 x 5 bed) and the erection of four townhouses and a community centre of 510 sqm and landscaping at St Georges Estate, Cable Street, London be GRANTED subject to the prior completion of a legal agreement to secure the following planning obligations:

(1): Affordable housing provision of 35% of the proposed habitable rooms with a 71/29 split between rented/ shared ownership to be provided on site.

(2): A contribution of £313,548 to mitigate the demand of the additional population on health care facilities.

(3): A contribution of £537,000 to mitigate the demand of the additional population on education facilities.

(5): A contribution of £25,000 for the improvements of bus stops on Bethnal Green Road and Shoreditch High Street

(6): A contribution of £151,000 towards improving street environment and walking links between the development

(4): £2,093,978 for cultural, social and community products and for the provision of workspace off site.

(5): Completion of a car free agreement to restrict occupants applying for residential parking permits.

(7): TV reception monitoring and mitigation.

(8): Commitment towards utilising employment initiatives in order to maximise the employment of local residents.

(9): Preparation, implantation and review of a Green Travel Plan.

(10): Preparation, implantation and review of a Service Management Plan.

That the Corporate Director Development & Renewal is delegated power to negotiate the legal agreement indicated above.

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

Conditions

- 1) Permission valid for 3 years
- 2) Details of the following are required: material including samples of proprietary directional glazing, CCTV, external landscaping including semi mature trees (to be maintained for 5 years)
- 3) Details of visibility splays on Wellclose Square are required
- 4) Full refuse details
- 5) Demolition and Construction Management Plan
- 6) Amending condition bicycle parking details (1 cycle space per unit)
- 7) Energy efficiency strategy implementation
- 8) Disabled car parking details
- 9) Bicycle parking details

- 10) Wind Assessment
 - 11) Telecommunications study
 - 12) Soil contamination
 - 13) Highways works
- Limit hours of power/hammer driven piling/breaking out to between 10.00 hours to 16.00 hours Monday to Friday
- 14) Archaeological evidence details
- 15) Limit hours of construction to between 8.00 Hours to 18.00 Hours, Monday to Friday and 9.00 Hours to 17.00 Hours on Saturdays.
- 16) Community centre to be restricted to D1 use
 - 17) Servicing management Plan
 - 18) Details on foul & surface drainage systems
 - 19) Storage facilities for oil, fuels or chemicals
 - 20) Surface water source control measures
 - 21) Car park management plan
 - 22) Noise assessment
 - 23): The applicant shall apply for a scaffolding licence with TfL
 - 24): Details of excavation works of site 10 shall be submitted and approved.
 - 25) Any other planning condition(s) considered necessary by the Corporate Director of Development & Renewal.

7. PLANNING APPLICATIONS FOR DECISION

7.1 Newfoundland, Canary Wharf

On a vote of 7 for and 0 against , the Committee RESOLVED to DEFER consideration of the application for planning permission for the erection of a 37 storey tower and a part 4/5 storey podium comprising a 150 bedroom Hotel (Class C1) and 78 serviced apartments (Sui Generis), together with ancillary restaurant facilities and servicing and parking areas including a drop off facility; provision of 1,300sqm of retail units (Class A1 to A4) at ground and basement level, a 1,580sqm restaurant (Class A3) at first floor level and 2,310sqm of education and training use (Class D1) at second and part third floor level; construction of basement for retail units (Class A1 to A4) and plant; construction of subterranean pedestrian link to the Jubilee Place retail mall and the Jubilee Line Station; provision of a new publicly accessible open space, dockside walkway and landscaping together with other works incidental to the application in order to take Counsel's legal advice on the level of s106 funding contained in the application and if appropriate to undertake further negotiation of the level of Section 106 funding contained in the application.

7.2 Second Floor, 18-22 Damien Street, London, E1 2HX

On a vote of 6 for and 2 against, the Committee RESOLVED that it was minded to GRANT planning permission for the change of use of the second

floor from a music studio complex (Use Class B1) to educational facilities (Use Class D1) but because that decision was against the recommendation any further consideration of the application was DEFERRED to enable a further report to be presented to the committee to advise them on the decision they have indicated that they are minded to take.

7.3 1 Park Place, London, E14 4HJ

On a vote of 6 for and 1 abstention, the Committee RESOLVED that planning permission for the demolition of the existing building and structures on the site and erection of a new building (196.67m high) providing 122,615 sq.m of floorspace (office & retail), underground parking, services and plant and provision of a new publicly accessible walkway to dockside be GRANTED subject to

- A. Any **direction** by **The Mayor**
- B. The prior completion of a **legal agreement** to secure the following planning obligations:

Financial Contributions

- a) Provide a contribution of **£440,342** towards education, training and employment initiatives for residents and improvements to the Mile End Park and other local leisure and recreational facilities.
- b) Provide a contribution of **£239,081** towards highway improvements
- c) Provide **£358,621** towards securing Local Labour in Construction initiatives.
- d) Provide a contribution of **£7,014,149** towards off-site provision of affordable housing
- e) Provide **£3,700,000** towards transport infrastructure, specifically:
 - i. Docklands Light Railway three carriage capacity enhancement works;
 - ii. Canary Wharf Underground station improvements;
- f) Any other planning obligation(s) considered necessary by the Corporate Director Development & Renewal

(Total S.106 contribution = **£11,752,243**)

Non-financial Contributions

- g) Travel Plan – to promote the use of sustainable travel;
- h) Publicly Accessible Walkways - Maintenance and with unrestricted public access to dockside walkway;
- j) Provision of Public Art;
- k) Any other planning obligation(s) considered necessary by the Corporate Director Development & Renewal.

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

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

Conditions

- 1) Time Limit (3 years)
- 2) Particular details of the development
 - External materials;
 - 1:1 scale sample for typical cladding system;
 - External plant equipment and any enclosures;
 - Hard and soft landscaping; and
 - External lighting and security measures
- 3) Full particulars of energy efficiency technologies required
- 4) Submission of BREEAM assessment required.
- 5) Hours of construction
- 6) Biodiversity Action Plan required
- 7) Demolition and Environmental Construction Management Plan required including feasibility study and details of moving waste and materials by water during construction
- 8) Service Management Plan
- 9) Employment and Training Strategy required
- 10) Noise control limits
- 11) Land contamination assessment required
- 12) Programme of archaeological work required
- 13) Programme of recording and historical analysis of archaeological evidence
- 14) Details of proposed foundation details to be agreed by LUL
- 15) Designated motorcycle spaces to be used solely for the parking of motorcycles
- 16) Scheme for design and implementation of flood warning system
- 17) Landscape Management Plan
- 18) Light spill to dock controlled
- 19) Details of construction of storage facilities for oils, fuels and chemicals
- 20) No solid matter stored within 10m of the banks of the dock
- 21) Protection of public sewers
- 22) Impact study of the existing water supply infrastructure required
- 23) Control of development works (restricted hours of use for hammer driven piling or impact breaking)
- 24) Any other informative(s) considered necessary by the Corporate Director Development & Renewal

Informatives

- 1) Contact Thames Water
- 2) Contact London City Airport regarding cranes and scaffolding
- 3) Contact LBTH Building Control
- 4) Contact British Waterways
- 5) Contact Environment Agency
- 6) Contact London Fire & Emergency Planning Authority
- 7) Any other informative(s) considered necessary by the Corporate Director Development & Renewal

That, if within 3-months of the date of this committee the legal agreement has not been completed, the Corporate Director Development & Renewal is delegated power 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.)