

LONDON BOROUGH OF TOWER HAMLETS

MINUTES OF THE STRATEGIC DEVELOPMENT COMMITTEE

HELD AT 7.30 P.M. ON THURSDAY, 19 FEBRUARY 2009

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

Members Present:

Councillor Shafiqul Haque (Chair)

Councillor Shahed Ali
Councillor M. Shahid Ali
Councillor Tim Archer
Councillor Stephanie Eaton
Councillor Ahmed Adam Omer (Vice-Chair)
Councillor Dulal Uddin

Councillor Marc Francis
Councillor Fazlul Haque

Other Councillors Present:

Councillor Phil Briscoe
Councillor Rupert Eckhardt
Councillor Peter Golds
Councillor Shirley Houghton
Councillor Ahmed Hussain
Councillor David Snowden

Officers Present:

Jerry Bell	– (Interim Strategic Applications Manager)
Megan Crowe	– (Legal Services Team Leader, Planning)
Stephen Irvine	– (Development Control Manager)
Michael Kiely	– (Service Head, Development Decisions)
Alison Thomas	– (Private Sector and Affordable Housing Manager)
David Williams	– (Development Manager)
Alan Ingram	– (Democratic Services)

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Alibor Choudhury and Joshua Peck, for whom Councillors Marc Francis and Fazlul Haque deputised.

2. DECLARATIONS OF INTEREST

Councillor	Item	Type of Interest	Reason
Md Shahid Ali	Items 7.1 -7.4 inclusive	Personal	He had been lobbied in respect of all the items of business.
Fazlul Haque	Item 7.1 – The Bede Estate, Bow common Lane Item 8.1 – Update Report – The Bishop’s Square S106 Planning Obligations Programme	Personal	He was a leaseholder in the relevant area.
Ahmed Adam Omer	Items 7.1 – 7.4 inclusive Item 7.3 – 443-451 Westferry Road, E14	Personal Personal	He had been lobbied in respect of all the items of business. He was a member of the Management Committee of PATH.
Shahid Ali	Items 7.1 – 7.4 inclusive	Personal	He had been lobbied in respect of all the items of business.
Shirley Eaton	Items 7.1 – 7.4 inclusive Item 8.1 – Update Report: The Bishop’s Square S106 Planning Obligations Programme	Personal Personal	She had received representations in connection with all items Her husband was a member of the Toynbee Hall Finance Committee and had involvement with the Mallon Gardens project.
Tim Archer	Item 7.2 – Site	Personal	He had received

	South of Westferry Circus and West of Westferry Road, London Items 7.1 – 7.4 inclusive	Personal	hospitality in excess of £25 from the Canary Wharf Group. He had received representations in connection with all items.
Fazlul Haque	Items 7.1 – 7.4 inclusive	Personal	He had been lobbied in respect of all the items of business.
Marc Francis	Items 7.1 – 7.4 inclusive	Personal	He had been lobbied in respect of all the items of business.
Shirley Houghton	Item 7.2 – Site South of Westferry Circus and West of Westferry Road	Personal	She had received representations in connection with the application.
	Item 7.3 – 443-451 Westferry Road	Personal	She was a Trustee of Alpha Grove Community Centre
	Item 7.4 – The City Pride Public House, 15 Westferry Road, E14	Personal	She was a Trustee of Alpha Grove Community Centre
Ahmed Hussain	Item 7.1 – The Bede Estate, Bow Common Lane	Personal	He was a Member for the Ward within which the application lay.
Peter Golds	Item 7.3 – 443-451 Westferry Road, E14	Personal	He was a resident in the vicinity of the area within which the application lay.
Rupert Eckhardt	Item 7.4 – The City Pride Public House, 15 Westferry Road, E14	Personal	He was a Member for the Ward within which the application lay.

David Snowden	Item 7.3 – 443-451 Westferry Road, E14	Personal	He was a Member for the Ward within which the application lay.
	Item 7.4 – The City Pride Public House, 15 Westferry Road, E14	Personal	He was a Member for the Ward within which the application lay.

3. UNRESTRICTED MINUTES

The minutes of the meeting were agreed and approved as a correct record.

4. RECOMMENDATIONS

The Committee RESOLVED that:

- 1) in the event of 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
- 2) 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

Debate ensued on the principle of time-limiting Members’ input with regard to agenda items 7.3 and 7.4 in the interests of expediting business. Councillor Snowden requested that his protest at any curtailment of individual speaking rights to less than three minutes be recorded. In the event, all Members who had registered to speak were afforded a period of three minutes each to do so.

6. DEFERRED ITEMS

It was noted that there were no deferred items for consideration at the meeting.

7. PLANNING APPLICATIONS FOR DECISION

7.1 The Bede Estate, Bow Common Lane

Mr Stewart Rayment, a neighbouring resident, spoke in objection to the application.

Ms Lynette Smith, a neighbouring resident, spoke in objection to the application.

Mr Steve Inkpen spoke on behalf of the applicant.

Councillor Ahmed Hussain, a Ward Member, spoke in objection to the application.

The Chair adjourned the meeting at 8.51 p.m. and the Committee reconvened at 9.07 p.m.

After consideration of the Officer's report and the addendum update report, the Committee RESOLVED on a vote of 4 for and 4 against, with 1 abstention, on the Chair's casting vote, that planning permission be GRANTED for the refurbishment of the existing dwellings on the Bede Estate; demolition of ten bed-sit units in Pickard House; demolition of office accommodation on Wager Street; the erection of 24 buildings providing 236 residential units to a maximum height of 8 storeys, a new community centre of 273 sq.m and 219 sq.m of new retail and storage floorspace and introduction of an estate-wide landscaping scheme, subject to the legal agreement and the conditions contained in the report.

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

After consideration of the Officer's report and the addendum update report, the Committee RESOLVED on a unanimous vote that planning permission be GRANTED for:

- 1) the erection of Class B1 office buildings (341.924sq.m) comprising two towers (max 241.1m and 191.34m high) with a lower central link building (80.05m high) together with an ancillary parking service and access roads, public open space and riverside walkway, landscaping including public art and other ancillary works.
- 2) Erection of a pedestrian bridge over Westferry Road together with access stair and lift.
- 3) Alterations to the highway, new signalling and pedestrian crossings and landscaping works at Westferry Road and Heron Quays roundabout.

subject to the legal agreement and the conditions contained in the report.

7.3 443-451 Westferry Road, E14

Ms Gill Crawford, a neighbouring resident, spoke in objection to the application.

Mr Eddy Marshall, a neighbouring resident, spoke in objection to the application.

Mr Aziz Choudhury and Mr Jim Pool, for the applicant, spoke in support of the application.

Councillor Phil Briscoe, a Ward Member, spoke in objection to the application.

Councillor Shirley Houghton, a Ward Member, spoke in objection to the application.

Councillor David Snowden, a Ward Member, spoke in objection to the application.

Councillor Peter Golds, a Ward Member, spoke in objection to the application.

Councillor Rupert Eckhardt, a Ward Member, spoke in objection to the application.

At 10.32 p.m. the Committee RESOLVED, on a unanimous vote, that the meeting be extended for a further 30 minutes to enable the completion of business on the agenda.

After consideration of the Officer's report and the addendum update report, the Committee RESOLVED on a vote of 8 for and 1 abstention that the matter be deferred for consideration at the next meeting so that further information may be provided on the application of the financial viability toolkit.

7.4 The City Pride Public House, 15 Westferry Road, E14

Mr Michael Kiely, Service Head, Development Control and Building Control, indicated that the item would be withdrawn owing to the deferment of agenda item 7.3, as the two were linked in terms of affordable housing provision.

The Chair adjourned the meeting at 10.35 p.m. and the Committee reconvened at 10.41 p.m.

8. OTHER PLANNING MATTERS

8.1 Update Report: The Bishop's Square S106 Planning Obligations Programme

After consideration of the Officer's report, the Committee RESOLVED on a vote of 7 for, with 2 abstentions, that:

- 1) the amended project list attached as Appendix 1 to the report be approved; and
- 2) the Corporate Director of Development and Renewal be authorised to further amend project allocations over the course of delivery if expedient to the overall scheme outputs and, if necessary, identify new projects in discussion with the Chair of the Committee and the Leader of the Council, in the event that the revised programme cannot be delivered but subject always to the terms of the S106 agreement.

8.2 S106 Agreement - St Georges Estate

After consideration of the Officer's report, the Committee RESOLVED on a vote of 8 for, with 1 abstention, that the minutes of the meeting of the Committee held on 28 August 2008 be corrected to record that planning permission be GRANTED subject to the prior completion of a legal agreement to secure the following planning obligations:

- 35% affordable housing by habitable rooms.
- A contribution of £262,941 to mitigate the demand of the additional population on health care facilities.
- A contribution of £296,208 to mitigate the demand of the additional population on education facilities.
- A contribution of £806,677 for the provision of a new community centre.
- Allocating £10,155 million to secure the upgrade of existing units to decent home standards.
- Preparation of a Green Travel Plan.
- A car free agreement to restrict the occupiers of the new build units from applying for residents' parking permits in the area.
- Car club scheme.
- Commitment towards utilising employment initiatives in order to maximise the employment of local residents.

The meeting ended at 10.56 p.m.

Chair, Councillor Shafiqul Haque
Strategic Development Committee