

STRATEGIC DEVELOPMENT COMMITTEE

HELD AT 7.00 P.M. ON WEDNESDAY, 23 SEPTEMBER 2009

DECISIONS ON PLANNING APPLICATIONS

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Tim Archer, for whom Councillor Rupert Eckhardt deputised.

2. DECLARATIONS OF INTEREST

Members declared interests in items on the agenda for the meeting as set out below:-

Councillor	Item(s)	Type of Interest	Reason
Shahed Ali	6.1, 6.2, 7.1, 8.1 and 8.2	Personal	Correspondence received from concerned parties.
Tim Archer	6.1, 6.2, 7.1, 8.1 and 8.2	Personal	Correspondence received from concerned parties.
Alibor Choudhury	6.1, 6.2, 7.1, 8.1 and 8.2	Personal	Correspondence received from concerned parties.
Stephanie Eaton	6.1, 6.2, 7.1, 8.1 and 8.2	Personal	Correspondence received from concerned parties.
Stephanie Eaton	7.1	Personal	Lives in consultation area. Partner part of Tower Hamlets Co-operative Party which objected to application.
Marc Francis	6.1, 6.2, 7.1, 8.1 and 8.2	Personal	Correspondence received from concerned parties.
Shafiqul Haque	6.1, 6.2, 7.1, 8.1 and 8.2	Personal	Correspondence received from concerned parties.
Shafiqul Haque	8.1	Personal	Ward Councillor.
Rania Khan	6.1, 6.2, 7.1, 8.1 and 8.2	Personal	Correspondence received from concerned parties.
Shiria Khatun	6.1, 6.2, 7.1, 8.1 and 8.2	Personal	Correspondence received from concerned parties.

Dulal Uddin	6.1, 6.2, 7.1, 8.1 and 8.2	Personal	Correspondence received from concerned parties.
Dulal Uddin	7.1	Personal	Ward Councillor.
Ahmed Hussain	6.1	Personal	Ward Councillor.
Oliur Rahman	6.1, 6.2, 7.1, 8.1 and 8.2	Personal	Correspondence received from concerned parties.
Oliur Rahman	7.1	Personal	Ward Councillor

3. UNRESTRICTED MINUTES

RESOLVED that the unrestricted minutes of the meeting held on 4th August 2009 be confirmed as a correct record of the proceedings

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

The Committee noted the procedure for hearing objections and those who had registered to speak at the hearing.

6. DEFERRED ITEMS

6.1 Eric & Treby Estates, Treby Street, Mile End, London

RESOLVED that planning permission for the regeneration of the existing estate comprising the refurbishment of existing buildings, the demolition of 27 bedsits, two x one bed flats at 1-14 Brokesley Street, 106-128 Hamlets Way and 1-7 Burdett Road and the erection of buildings between 2 and 7 storeys to provide 181 new residential units (comprising 19xstudio, 61x1bed, 52x2bed, 40x3bed and 9x5bed), a new community centre of 310 sq m, a new housing management office of 365 sq m and 85 sqm commercial space and Conservation Area

Consent, be REFUSED subject to any direction from the Mayor for the following reasons:-

The proposed development results in the net loss of publicly accessible open space to the detriment of the enjoyment of existing and future residents and the amenity of the area contrary to the objectives of London Plan (Consolidated with Alterations since 2004) policies 3A.6, 3D.13 and 4B.1, saved policy OS7 of the adopted Tower Hamlets Unitary Development Plan 1998 and policies OSN2, DEV2, DEV 3, DEV4 and HSG7 of the Council's Interim Planning Guidance (2007): Core Strategy and Development Control, which seek to improve amenity and liveability for residents;

The proposed development results in the loss of available parking spaces (especially disabled parking) across the estate contrary to the objectives of the London Plan (Consolidated with Alterations since 2004) 2008 policy 3C.23, which detail the Mayors car parking strategy and sets maximum car parking standards;

The scheme provides an unacceptably low proportion of affordable housing, particularly in the social rent tenure, contrary to the objectives of London Plan (Consolidated with Alterations since 2004) 2008 policies 3A.9 and 3A.10, which states that Boroughs should seek the maximum reasonable amount of affordable housing;

The design of the proposed buildings is unacceptable and would result in a proposal that is out of character with the surrounding occupiers and the scheme is therefore contrary to the objectives of policies DEV1 and Dev2 of the Councils Unitary Development Plan 1998 and policies DEV1 and DEV2 of the Councils Interim Planning Guidance (2007) Core Strategy and Development Control, which seek to ensure development does not have an adverse impact on neighbouring amenity; and

In the absence of an approved planning permission for the redevelopment of the site, the demolition of 1–14 Brokesley Street would leave an undeveloped site which would represent a blight on the character and appearance of the Tower Hamlets Cemetery Conservation Area contrary to the objectives of saved policy DEV28 of the adopted Tower Hamlets Unitary Development Plan 1998 and policy CON2 of the Council's Interim Planning Guidance (2007) Core Strategy and Development Control.

6.2 438-480 Mile End Road, London E1

RESOLVED that planning permission for the demolition of existing structures and the erection of a part 3, part 5, part 7, and part 11 storey building to provide a new education facility comprising teaching accommodation and associated facilities, student housing, cycle and car-parking, refuse and recycling facilities be REFUSED for the following reasons, subject to any direction from the mayor:-

The proposed development due to excessive height would amount to an overdevelopment of the site contrary to:

- (a) Policies 4B.1, 4B.9 and 4B.10 of The London Plan 2008 that require development including tall and large-scale buildings to respect local context;
- (b) Policies DEV1 and DEV3 of the Tower Hamlets Unitary Development Plan 1998, which requires development to take into account and be sensitive to the character of the surrounding area, in terms of design, bulk and scale and the development capabilities of the site;
- (c) Policies CP48 and DEV2 of the Council's interim planning guidance 2007 which requires development to take into account and respect the local character and setting of the development site in terms of scale, height mass, bulk and form of development;

Due to inappropriate design, with inadequate vertical emphasis and modelling of the facades of the proposed building, the development would not be an attractive city element as viewed from all angles in conflict with:

- (d) Policy 4B.10 of The London Plan 2008 which requires development to suited to their wider context in terms of proportion and composition;
- (e) Policy DEV1 and DEV3 of the Tower Hamlets Unitary Development Plan 1998 which require development to take into account and be sensitive to the character of the surrounding area; and
- (f) Policy DEV2 of the Council's interim planning guidance 2007 which requires development to take into account and respect the local character and setting of the development site in terms of streetscape rhythm, building plot sizes and design details and to enhance the unique characteristics of the surrounding area to reinforce local distinctiveness and contribute to a sense of place.

7. PLANNING APPLICATIONS FOR DECISION

7.1 307 Burdett Road, London E14 7DR

RESOLVED that the Officer recommendation to grant planning permission for the demolition of the existing building, with redevelopment of the site involving the erection of a part 6 and part 11 storey building and lower ground floor level adjacent to Limehouse Cut to provide 56 residential units, 658 square metres of commercial floorspace (Use Classes A1/A3 and A4) at ground floor level, cycle parking, amenity space and other associated works be **NOT ACCEPTED**.

The Committee indicated that they were minded to refuse the planning application because of serious concerns over:

Inappropriate scale, mass, design and density of the development;

The impact of the development in terms of daylight and sunlight on surrounding buildings;

Inappropriate contributions towards education facilities;

The impact of noise nuisance caused by the development on the surrounding area; and

Inappropriate child play and amenity space; and

That the development did not comply with the appropriate affordable housing requirements.

In accordance with the Development Procedural Rules the application was DEFERRED to enable officers to prepare a supplementary report to a future meeting of the Committee, setting out proposed detailed reasons for refusal and the implications of the decision.

8. OTHER PLANNING MATTERS

8.1 St. Georges Estate, Cable Street, London E1

RESOLVED that a Deed of Variation of the S106 Agreement for the scheme that was granted planning permission on the 8th January 2009 (ref; PA/08/146) for the refurbishment of the existing buildings and the erection of nine blocks up to nine storeys in height in connection with the provision of 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); erection of four townhouses and a 510 sqm community centre, be amended as follows and subject to the satisfaction of the Chief Legal Officer:-

- Increase the provision of social rented housing from 31 to 54 residential units
- Reduce the provision of intermediate housing from 23 to 0 residential units
- The provision of market housing remains at 139 units

The overall provision of new build residential units on site remains at 193 units (comprising 13 x studio; 67 x1 bed; 79 x 2 bed; 22x 3 bed; 7 x 4 bed; 5 x 5 bed).

8.2 Hertsmere House, 2 Hertsmere Road, London E14 4AB

RESOLVED that the updated position on the progress of the application be noted.

The meeting closed at 9.12 p.m.

Kevan Collins
INTERIM CHIEF EXECUTIVE

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