

**STRATEGIC DEVELOPMENT COMMITTEE**

**HELD AT 7.00 P.M. ON TUESDAY, 10 NOVEMBER 2009**

**DECISIONS ON PLANNING APPLICATIONS**

**1. APOLOGIES FOR ABSENCE**

Apologies were received on behalf of Councillors Stephanie Eaton, Rania Khan, Shiria Khatun, Dulal Uddin and Denise Jones for lateness.

**2. DECLARATIONS OF INTEREST**

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

<b>Councillor</b>	<b>Item(s)</b>	<b>Type of Interest</b>	<b>Reason</b>
Alibor Choudhury	6.1, 7.1, 7.2, 7.3	Personal	Correspondence received from concerned parties.
Marc Francis	6.1	Personal	Correspondence received from concerned parties.
Shafiqul Haque	6.1, 7.1, 7.2, 7.3	Personal	Correspondence received from concerned parties. He was a Ward Member for the area of the application. He was a resident of the Ward wherein the application lay.
	7.1	Personal	
	7.2, 7.3	Personal	
Shahed Ali	7.2, 7.3	Personal	He was a Ward Member for the area of the application. Former pupil at a school close to the application sites.
	7.2, 7.3	Personal	

**3. UNRESTRICTED MINUTES**

**RESOLVED** that the unrestricted minutes of the meeting held on 23 September 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 meeting.

## **6. DEFERRED ITEMS**

### **6.1 307 Burdett Road, London E14 7DR**

**RESOLVED** that planning permission for the demolition of the existing building of the Former Benefit Office, 307 Burdett Road, London, E14 7DR, and 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 level, cycle parking, amenity space and other associated works be **REFUSED** subject to any direction from the Mayor of London for the following reasons:-

1. The proposed development, by virtue of its inappropriate scale, massing, density and design would result in a built form out of keeping with the existing street scene which would fail to preserve or enhance the character and appearance of the Limehouse Cut Conservation Area. As such, the proposal would be contrary to Saved policies 4.1, 4B.12 of the London Plan (Consolidated with Alterations since 2004), saved policy DEV1 of the adopted Tower Hamlets Unitary Development Plan 1998, and policies DEV2 and CON2 of the Council's Interim Planning Guidance (2007) Core Strategy and Development Control, which seek to ensure that development is appropriate in the locality and either preserves or enhances the Borough's Conservation Areas.
2. The proposed development would result in unacceptable loss of daylight and

sunlight to nearby residential properties and as such is contrary to saved policies DEV1 and DEV2 of the adopted Tower Hamlets Unitary Development Plan 1998 and policies DEV1 and DEV2 of Council's Interim Planning Guidance (2007): Core Strategy and Development Control, which seek to ensure development does not have an adverse impact on neighbouring amenity.

3. The contribution towards education is insufficient to mitigate against the impact of the development. As such, the proposal would be contrary to Government Circular 05/05, Saved Policy DEV4 of the Unitary Development Plan 1998 and policy IMP1 of the Council's Interim Planning Guidance: Core Strategy and Development (October 2007), which seek to secure contributions toward infrastructure and services required to facilitate proposed development.

4. The introduction of a new A3 or A4 use at this location on Burdett Road would have an unacceptable impact on neighbouring properties in terms of an unacceptable increase in late-night noise, disturbance and general activity in the locality. As such, the proposal would be contrary to the objectives of saved policies DEV2, DEV50 and S7 of the adopted Tower Hamlets Unitary Development Plan 1998, together with policy DEV1 and DEV10 of the Interim Planning Guidance (2007), which seek to safeguard the amenity of residential occupiers within the Borough and minimise noise disturbance.

5. The child play space and amenity area in the development is inadequate and inappropriately located to meet the needs of future residents. As such, the proposal is contrary to Policy 3D.13 of the London Plan (2008), Policy DEV1 of the adopted UDP (1998) and policy DEV2 of the Interim Planning Guidance (2007), as well as supplementary planning Guidance: Providing for Children and Young People's Play and Informal Recreation published by the Mayor of London which seek to improve amenity and liveability for residents including children and young people.

6. The proposed affordable housing provision is considered to be inadequate and contrary to policy 3A.9 and 3A.10 of the London Plan (2008) which sets the Mayor's strategic target of 50 percent of housing provision to be affordable.

## **7. PLANNING APPLICATIONS FOR DECISION**

### **7.1 News International Limited, 1 Virginia Street, London**

#### **RESOLVED:**

- (1) That planning permission be GRANTED for the amended scheme for remodelling the existing print works building at the News International Limited Site, 1 Virginia Street, London, and the adjoining Rum Warehouse building as a campus type office facility incorporating the creation of new retail space (A1-A3) and a museum (D1); external alterations to the main print works building to include a landscaped roof terrace and works of alteration to the Rum Warehouse. Creation of, and revised vehicular and pedestrian access routes into and through the site; landscaping to provide publicly accessible space; car parking, access and servicing provisions. All as shown on the plans

subject to the conditions and informatives set out in the report (as amended by the supplemental report tabled at the meeting) and subject to the following further condition:

- Use of the roof terrace to cease at 11.00 p.m. every day.

(2) That Listed Building Consent be GRANTED subject to the conditions set out in the report.

## **7.2 60 Commercial Road, London E1 1EP**

### **RESOLVED**

That the Officer recommendation to grant planning permission for the demolition of the existing building at Jobcentre Plus, 60 Commercial Road, London, E1 1LP, and erection of a 21 storey building plus basement to provide retail/commercial/community unit (Use Class A1/A2/A3/A4/B1/D1) at ground floor and student accommodation and ancillary uses together with associated servicing, landscaping and other incidental works, be NOT ACCEPTED.

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

- The height and bulk of the proposed development in the context of surrounding buildings.
- Daylight and sunlight issues.
- Inappropriate S106 contributions

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.

## **7.3 122-126 Back Church Lane, London E1 1ND**

This application was withdrawn from the agenda as it was linked with the previous item.

## **8. OTHER PLANNING MATTERS**

### **8.1 32-42 Bethnal Green Road, London E1**

**RESOLVED** that a Deed of Variation of the S106 Agreement for the scheme granted on 21<sup>st</sup> May 2008 (PA/07/2193) for the demolition of existing building and erection of two buildings ranging from 4 to 25 storeys in height to provide 3,434 sq.m of commercial floorspace within use class A1, A2, A3, A4, B1, B8, D1 & D2 and 360 residential units (comprising 32 x studios, 135 x 1 bed, 116 x 2 bed, 65 x 3 bed, 7 x 4 bed, 5 x 5 bed), be amended as follows and subject to the satisfaction of the Chief Legal Officer:

- Reduction in the number of market housing from 259 to 257 residential units.
- Reduction in the number of shared ownership units from 29 to 9.
- Increase in the number of social rented units from 72 to 94 residential units.

The overall number of residential units remains at 360 units. The proposed new residential mix comprises 19 x studios, 147 x 1 bed, 117 x 2 bed, 65 x 3 bed, 7 x 4 bed and 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.

## **8.3 24 Narrow Street, London E14 - Local Government Ombudsman**

**RESOLVED**

- (1) That the report and finding of maladministration against the authority by the Local Government Ombudsman in respect of the investigation attached to the report be noted.
- (2) That the assurance from the Service Head Planning and Building Control that action has already been taken by the department to ensure that the problems which led to the maladministration do not occur again be noted.
- (3) That a report be made to a future meeting of the Committee on the outcome of the compensation offer made by the Council.
- (4) That Councillor Marc Francis be informed of the amount of Officer time involved in dealing with this case.

The meeting terminated at 8.09 p.m.

**Kevan Collins**  
**CHIEF EXECUTIVE**

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