

STRATEGIC DEVELOPMENT COMMITTEE

HELD AT 7.00 P.M. ON TUESDAY, 2 FEBRUARY 2010

DECISIONS ON PLANNING APPLICATIONS

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Rania Khan, for whom Councillor Muhammed Abdullah Salique deputised, and Councillor Dulal Uddin

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
Shafiqul Haque	6.1, 7.1, 7.2, 7.3, 7.4, 7.5	Personal	Correspondence received from concerned parties. He occasionally went to prayers in the mosque.
	7.1	Personal	
Shahed Ali	6.1, 7.1, 7.2, 7.3, 7.4, 7.5	Personal	Correspondence received from concerned parties.
Shiria Khatun	7.2	Personal prejudicial	She was a member of Poplar HARCA Board.
Alibor Choudhury	7.1	Personal	Correspondence received from concerned parties and a Ward Councillor for the site.
Muhammed Abdullah Salique	7.1	Personal	He occasionally went to prayers in the mosque. He was a former member of Poplar HARCA Board.
	7.2	Personal	
Marc Francis	6.1, 7.1, 7.2, 7.3, 7.4, 7.5	Personal	Correspondence received from concerned parties
Stephanie Eaton	6.1, 7.2	Personal	Correspondence received from concerned parties

3. UNRESTRICTED MINUTES

RESOLVED that the unrestricted minutes of the meeting held on 15 December 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 Site at 438 – 490 Mile End Road, London, E1 4PE (PA/09/1916)

The Chair pointed out that Councillors Shiria Khatun and Muhammed Abdullah Salique were ineligible to vote as they had not been in attendance when the application had been previously considered by the Committee.

Councillor Marc Francis proposed an amendment to conditions 3, 5 and 9 and additional conditions 14 and 15 of the S106 agreement which, on being put to the vote, was declared carried three for and nil against. On a vote of three for and nil against on the substantive motion, it was –

RESOLVED that, subject to any direction by the Mayor of London, planning permission for demolition of existing structures at 438-490 Mile End Road, London, E1 and erection of a new building ranging from three to nine storeys in height to provide a new education facility comprising teaching accommodation and associated facilities, student housing, cycle and car parking, refuse and recycling facilities be **GRANTED** subject to execution of a section 106 agreement with the Council under the following heads, together with the conditions set out at paragraph 3.4 of Appendix 1 (the report

considered by the Strategic Development Committee on 15th December 2009).

1. The student residential accommodation shall only be occupied for the predominant part of the year by students attending the INTO education facility, Queen Mary University of London, or from a list of other further educational establishments that has been approved by the local planning authority.
2. In perpetuity; no part of the student residential accommodation shall be used as a Use Class C3 dwellinghouse.
3. Prior to commencement of development a financial contribution of £120,000 towards environmental improvements to the public space to the east of the development and in Union Drive, Canal Close and Solebay Street; and accent lighting to “heritage” buildings at the end of Grove Road.
4. Prior to commencement of development a £20,000 contribution to Transport for London to enhance the pedestrian crossing on Mile End Road.
5. Prior to commencement of development a contribution of £100,000 towards community projects and cultural facilities.
6. Prior to commencement of development a contribution of £20,000 towards local employment and training initiatives (Fastlane).
7. Prior to first occupation of the development a contribution of £1,490,000 towards the provision of new youth facilities.
8. Arrangements that provide for the teaching facility within the development to be made accessible to the local community for up to 20 hours a month.
9. The establishment of a bursary scheme for five years to facilitate students from the Ocean Estate, or failing that others from other parts of Tower Hamlets studying at QMUL (£3,000 per student / £30,000 per annum up to a total of £150,000).
10. Car free arrangements that prohibit residents and users of the development, other than disabled people, from purchasing on-street parking permits from the borough council.
11. The submission and implementation of a Travel Plan comprising a Workplace and Residential Travel Plan, a Service Management Plan and a Construction Logistics & Management Plan.
12. To participate in the Council’s Access to Employment and / or Skillsmatch programmes.
13. To participate in the Considerate Contractor Protocol.
14. Prior to commencement of development, a financial contribution of £500,000 towards the enhancement of the Bancroft Local History Archive and Library.
15. Hours of use of the roof terrace to be restricted from 9 a.m. to 9 p.m.

7. PLANNING APPLICATIONS FOR DECISION

7.1 81& 83 Duckett Street, London E1 4TD (PA/09/00676)

On being put to the vote, it was unanimously –

RESOLVED

- (1) That planning permission for the erection of a two-storey mosque and cultural centre (Use Class D1) at 81 and 83 Duckett Street, London, E1 4TD and the siting of a temporary portacabin onto adjoining parkland for prayers and community use for the duration of construction be **GRANTED**, all as shown on the plans and subject to the prior completion of a legal agreement and to the conditions and informatives set out in the report.
- (2) That power be delegated to the Head of Development Decisions to impose the conditions and informatives.
- (3) That, if within three months of the date of this committee the legal agreement has not been completed, power be delegated to the Head of Planning & Building Control to refuse planning permission.

7.2 Brownfield Estate, London, E14 (PA/09/2100)

Councillor Stephanie Eaton proposed an amendment to condition 3.3B(c) concerning the legal agreement which, on being put to the vote, was carried unanimously. On a unanimous vote, the Committee then -

RESOLVED

- (1) That planning permission be **GRANTED** at Brownfield Estate, London, E14 for:
 - Demolition of existing buildings at 132-154 Brownfield Street, site south of 15-37 Ida Street and 1-19 Follett Street, E14 (Sites G, I (1) & I (2)).
 - Erection of a 20 storey building on the Willis Street Car Park (66 spaces) site and its use as 112 residential units (50 x 1 bed, 43 x 2 bed & 19 x 3 bed) and 150 sq.m community facility (Class D1) - Site E
 - Erection of a part 4 & part 5 storey building and its use as 23 residential units (8 x 2 bed, 4 x 3 bed, 10 x 4 bed & 1 x 5 bed) - Site G
 - Erection of a two storey building and its use as 4 four bedroom houses. - Site I (1)
 - Erection of a three storey building and its use as 2 four bedroom and 3 five bedroom houses - Site I (2).
All as shown on the plans subject to the completion of a prior legal agreement and the conditions and informatives set out in the report, with condition 3.3 B(c) being amended to read:

“Provide a contribution of £84,733 towards the provision of Leisure facilities and include provision of additional lighting, if appropriate, at Langdon Park School to mitigate for the loss of light to the school playing field.”

- (2) That authority be delegated to the Corporate Director Development & Renewal to negotiate the legal agreement.
- (3) That power be delegated to the Corporate Director Development & Renewal to impose the conditions and informatives.
- (4) That, if by 29th March 2010 the legal agreement has not been completed, power be delegated to the Corporate Director Development & Renewal to refuse the planning permission.

7.3 Sainsbury's Foodstore, 1 Cambridge Heath Road, London, E1 5SD (PA/09/02421)

Councillor Stephanie Eaton proposed an amendment to add a further condition requiring provision of disabled parking to conform with LBTH standards and this was carried on a unanimous vote. On a further unanimous vote, the Committee then –

RESOLVED

- (1) That planning permission for the installation of a temporary car park at Sainsbury's Foodstore, 1 Cambridge Heath Road, London, E1 5SD to maintain existing customer car parking levels (258) during Crossrail works on adjacent site be **GRANTED**, as shown on the plans, subject to the completion of a prior legal agreement and to 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:
 - The number of disabled parking bays to conform to London Borough of Tower Hamlets standards.
- (2) That power be delegated to the Head of Development Decisions to impose the conditions and informatives.
- (3) That, if by 10th February 2010 the legal agreement has not been completed to the satisfaction of the Chief Legal Officer, power be delegated to the Head of Development Decisions to refuse planning permission.

7.4 Site at 82 West India Dock Road and 15 Salter Street, London (PA/09/2099)

On a vote of two for and five against, it was –

RESOLVED

That the Officer recommendation to grant planning permission for erection of a part 3, 14 and 16 storey building on the site at 82 West India Dock Road and 15 Salter Street, London, to provide a 252 hotel and incorporating meeting/conference rooms, restaurant, café and bar as well as formation of a drop-off area and servicing access off Salter Street be **NOT ACCEPTED**.

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

- The height, bulk and mass of the proposed building.
- Possible inadequacy of the degree of public consultation undertaken.
- Loss of street car parking spaces.
- hotel use was incompatible with the residential nature of the area.

In accordance with 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.

7.5 The Innovation Centre, 225 Marsh Wall, London E14 9FW (PA/09/01637)

Item withdrawn.

Kevan Collins
CHIEF EXECUTIVE

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