

LONDON BOROUGH OF TOWER HAMLETS

MINUTES OF THE STRATEGIC DEVELOPMENT COMMITTEE

HELD AT 7.10 P.M. ON THURSDAY, 14 APRIL 2011

**M71 7TH FLOOR, TOWN HALL, MULBERRY PLACE, 5 CLOVE CRESCENT,
LONDON, E14 2BG**

Members Present:

Councillor Stephanie Eaton
Councillor Bill Turner
Councillor David Edgar

Councillor Peter Golds

Other Councillors Present:

Officers Present:

Megan Nugent	– (Legal Services Team Leader, Planning, Chief Executive's)
Jerry Bell	– (Strategic Applications Manager Development and Renewal)
Pete Smith	– (Development Control Manager, Development and Renewal)
Alan Ingram	– (Democratic Services)

1. APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillors Shahed Ali, Kabir Ahmed, Carli Harper-Penman (Chair) and Dr Emma Jones (for whom Councillor Peter Golds deputised).

2. DECLARATIONS OF INTEREST

Councillor Bill Turner declared a personal interest in agenda item 7.1 “438-490 Mile End Road, E1” in that he was a Ward Councillor for the area of the planning application.

3. UNRESTRICTED MINUTES

The Committee **RESOLVED**

That the unrestricted minutes of the meeting of the Committee held on 7 March 2011 be agreed as a correct record and signed by the Chair.

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.

6. **DEFERRED ITEMS**

Nil items.

7. **PLANNING APPLICATIONS FOR DECISION**

7.1 **438-490 Mile End Road, E1**

At the request of the Chair, Mr Pete Smith, Development Control Manager, introduced the circulated report and **Tabled** update report concerning the application for planning permission at 438-490 Mile End Road, E1 (Ref. No. PA/10/2091). He explained that, although consideration of the application had been deferred by the Committee on 20 January 2011, the applicant had made substantial amendments to the proposal to address Members' concerns and this warranted the matter being treated as a fresh application.

Mr Jerry Bell, Strategic Applications Manager, made a detailed presentation of the application, together with a powerpoint display of relevant plans. He indicated that the scheme had been amended by:

- removal of the top floor of the western half of the building and
- removal of the infill block adjacent to Lindrop House.

These amendments had resulted in the loss of 58 additional student units and effectively brought the proposal in line with planning permission PA/09/01916 approved by the Committee on 2 February 2010.

Additional minor amendments had been made relating to:

- revised refuse arrangements
- revised cycle storage and
- revised entrance arrangements.

A further round of public consultation had also been carried out regarding the revised scheme, which had not resulted in any objections being raised.

Referring to the tabled update report, Mr Bell added that whilst the reduction in student units reduced the pro rata (£224,000) S106 contribution currently being offered as part of the previously deferred scheme, the health contribution of £54,835 was an additional sum that was not previously secured in the approved scheme of 2 February 2010 and would also not apply to the amended scheme being brought to this meeting.

Members expressed the view that the amendments to the development had now satisfactorily addressed the concerns previously raised.

In response to questions from the Committee, Mr Bell indicated that:

- the reference to “the Mayor” was intended to mean the Mayor of London. The Chair asked that this be made explicit in all future reports to avoid confusion.
- He would write to the Chair updating the position with regard to bursary allocations as per the scheme established under the S106 agreement.

On a unanimous vote, the Committee then **RESOLVED**

- (1) That planning permission be **GRANTED** at 438-490 Mile End Road, E1 for amendments to planning application reference PA/09/01916 for demolition of existing structures and erection of new building ranging from 3 to 9 storeys to provide a new education facility comprising: teaching accommodation and associated facilities; student housing; cycle, car-parking, refuse and recycling facilities being
 - (a) revised refuse storage arrangements;
 - (b) revised arrangements for bike storage; and
 - (c) a revised main entrance door configuration;such permission to be subject to any direction by the Mayor of London, the prior completion of a legal agreement to secure planning obligations, and to the planning conditions and informatives as set out in the circulated report and update report **Tabled** at the meeting.
- (2) That the Corporate Director Development & Renewal be delegated authority to negotiate the legal agreement indicated in resolution (1) above.

- (3) That the Corporate Director Development & Renewal be delegated authority to issue planning conditions and informatives to secure the matters listed in the circulated report.
- (4) That, if within three months of the date of this Committee, the legal agreement has not been executed, the Corporate Director Development and Renewal be delegated authority to refuse planning permission.
- (5) That the Strategic Applications Manager write to the Chair of the meeting detailing the current position regarding awards to students under the bursary scheme established under the S106 agreement.

7.2 Land bounded by Norton Folgate, Fleur De Lis Street, Blossom Street, Folgate Street, London

Mr Pete Smith, Development Control Manager, indicated that he was seeking to have this item withdrawn in view of the need for Transport for London to hold further discussions as the applicant was disputing the level of Crossrail contributions. It was agreed that the report be withdrawn accordingly.

ANY OTHER BUSINESS

Leamouth Peninsula North, Orchard Place, London, E14

The Development Control Manager referred to the objection lodged by the Committee as agreed at its meeting held on 7th March 2011 and reported that the London Thames Gateway Development Corporation (LTGDC) had granted this planning application nevertheless, subject to the decision of the Mayor of London not to direct refusal of planning permission. The matter now rested with the Mayor of London for consideration.

It was **RESOLVED**

That the Development Control Manager arrange for a briefing on the LTGDC decision, including reports and any minutes available, to be copied to all Members of the Committee by noon on 15 April 2011.

The meeting ended at 7.40 p.m.

Chair, Councillor Carli Harper-Penman
Strategic Development Committee