

LONDON BOROUGH OF TOWER HAMLETS

MINUTES OF THE STRATEGIC DEVELOPMENT COMMITTEE

HELD AT 7.30 P.M. ON THURSDAY, 16 FEBRUARY 2012

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

Members Present:

Councillor Helal Abbas (Chair)

Councillor Bill Turner (Vice-Chair)

Councillor Khaled Uddin Ahmed

Councillor Carlo Gibbs

Councillor Dr. Emma Jones

Councillor Judith Gardiner

Other Councillors Present:

Councillor Peter Golds

Councillor Gloria Thienel

Officers Present:

Pete Smith	– (Development Control Manager, Development & Renewal)
Megan Nugent	– (Legal Services Team Leader, Planning, Chief Executive's)
Jerry Bell	– (Strategic Applications Manager Development and Renewal)
Zoe Folley	– (Committee Officer, Democratic Services Chief Executive's)
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1. APOLOGIES FOR ABSENCE

There were no apologies for absence

2. DECLARATIONS OF INTEREST

Councillor Bill Turner declared an interest in item 6.1 of the agenda on the grounds that he was aware and had been involved in the Canary Wharf Group in his capacity as a Councillor.

3. 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

4. PROCEDURE FOR HEARING OBJECTIONS

There were no speakers registered.

5. DEFERRED ITEMS

Nil items.

6. PLANNING APPLICATIONS FOR DECISION

6.1 Wood Wharf, Preston's Road, London (PA/11/02174, PA/11/03468 and PA/11/03469)

Update report tabled.

At the request of the Chair, Mr Pete Smith, Development Control Manager, introduced the applications (PA/11/02174, PA/11/03468 and PA/11/03469) regarding redevelopment of Wood Wharf, Preston's Road, London

Mr Smith gave a detailed presentation of the application

He explained the details of the scheme with views from surrounding area. He highlighted the key issues for consideration when considering applications for renewal (as detailed in the report) highlighting the key policy changes since the previous grant. He drew attention to the update report including minor changes to the phasing strategy and list of reserved matters. The affordable housing element remained the same as the previous grant agreed under better economic circumstances. There was also mechanisms to seek further housing grant should the economy permits this, to maximize the affordable housing element.

Mr Smith explained the outcome of the public consultation and the issues raised. In summary, it was considered that the overall benefits of the scheme outweighed the issues.

Overall, the scheme continued to comply with policy and therefore should be granted.

In response to the Committee, Officers explained the merits of the scheme. The scheme sought to delivery high quality housing and complementary uses that would benefit both the occupants and the wider community. Contribution had been secured for a range of projects and services. It included contributions towards employment and training with a view to maximising local opportunities. The S. 106 Agreement from the previous grant would be transferred to the new scheme and would be index linked forward in line with inflation. The phasing plan remained unchanged as per the previous grant and there had been no major policy changes since then. Any changes could impact on viability. It was planned to deliver the affordable housing as part of phase 3 of the scheme.

Attention was also drawn to the transport contributions and the benefits for the local area. This included contributions to Crossrail that would reduce the impact on local transport. Overall, Officers were satisfied with the agreement and considered that it met the requirements. Transport for London were also satisfied with the package.

Steps would be taken with Skills Match and a range of other agencies to maximize local employment and training opportunities.

In response, a brief debate ensued about the adequacy of the transport contributions to mitigate local impact. Accordingly, Councillor Bill Turner moved an amendment to this element of the contributions, seconded by Councillor Khales Uddin Ahmed, which fell.

Overall Members were supportive of the scheme. However, they stressed the need to maximise the number of employment and training opportunities for Borough residents both at the pre and post construction phase

On a vote of 4 in favour 0 against and 2 abstentions it was **RESOLVED** –

1. That planning permission PA/11/02174 be **GRANTED** at Wood Wharf, Preston's Road, London to replace extant planning permission PA/08/01215 dated 18th of May 2009 involving the following development:

Hybrid application for comprehensive mixed-use redevelopment of Wood Wharf comprising:

i) Outline Application (all matters reserved, save for access & layout) involving demolition of dwellings at Lovegrove Walk and the provision of commercial floorspace (B1), up to 1668 residential units (C3), and hotel (C1) contained in fourteen buildings; Retail (A1), financial services (A2), restaurants & cafes (A3), drinking establishments (A4) and takeaway establishments (A5); leisure & community uses (D1 & D2); associated infrastructure, including the creation of structures in Blackwall Basin and South Dock; principles of landscaping and public realm; means of access; bridge links; car, motorcycle and bicycle parking spaces, servicing; and electricity substation.

ii) Full Application

Creation of canal and other engineering infrastructure.

2. That such planning permission be subject to:

A. Any direction by The London Mayor (see details in the report and update)

B. Any direction by the Secretary of State pursuant to the Shopping Development Direction

C. The prior completion of a S.106 Deed of Variation to ensure that the planning obligations secured pursuant to the S.106 Agreement (attached to planning permission issued under PA/08/01215 and dated 18 May 2009) apply to planning permission (PA/11/02174)

3. That the Corporate Director Development & Renewal is delegated authority to negotiate the Deed of variation indicated above.

4. That the Corporate Director Development & Renewal is delegated authority to issue the planning permission and impose conditions and informatives to secure the matters set out in the report and update.

5. That the Committee confirms that it has taken the environmental information into account as required by Regulation 3 of the Town and Country Planning (Environmental Impact) Regulations 2011.

6. That the Committee agrees that following issue of the decision the Corporate Director Development and Renewal should place a statement on the statutory register pursuant to Regulation 24 of the 2011 Regulations containing the information required by Regulation 24 and that for the purposes of Regulation 24 (1)(c) the main reasons and considerations on which the Committee's decision was based shall be as set out in the report in the summary of reasons for granting permission.

7. That, if within 3-months of the date of this Committee the legal agreement has not been completed, the Corporate Director Development & Renewal is delegated power to refuse planning permission.

8. In view of the various changes to policy since the previous May 2009 grant of planning permission, the need to amend policy to reflect existing policy circumstances and the need to control aspects of the development now necessary as a consequence of amended policy, it is officers intention to produce a draft decision notice in time for the 16 February 2012 Committee as part of the update report which will outline any substantive changes to planning conditions and/or new planning conditions to deal with matters arising out of this application to replace the extant planning permission.

9. That listed building consent **PA/11/03468** be **GRANTED** at Wood Wharf, Preston's Road to replace extant listed building consent dated 18th May 2009, reference PA/08/1218 involving the following works subject to the conditions set out in the report.

- Partial demolition of a small section of the southern dock wall to Blackwall Basin, for the creation of a new canal between South Dock and Blackwall Basin and the introduction of piled foundations to anchor structures within the Basin and other associated works as part of a comprehensive mixed use redevelopment of Wood Wharf

10. That conservation area consent **PA/11/03469** be **GRANTED** at Wood Wharf, Preston's Road, Application to replace extant conservation area consent dated 21st July 2009, reference PA/09/909 for the following subject to the conditions set out in

the report.

- Demolition of building to the west of Preston's Road and east of Canary Wharf in connection with the redevelopment of Wood Wharf pursuant to Planning Permission ref. PA/08/1215 dated 18th May 2009

7. OTHER PLANNING MATTERS

7.1 Aberfeldy Estate, Abbott Road, London, E14 (11/02716)

Application withdrawn.

7.2 Aberfeldy Estate, Abbott Road, London, E14 (11/03548)

Application withdrawn.

The meeting ended at 8.45 p.m.

Chair, Councillor Helal Abbas
Strategic Development Committee