

LONDON BOROUGH OF TOWER HAMLETS

MINUTES OF THE DEVELOPMENT COMMITTEE

HELD AT 7.00 P.M. ON WEDNESDAY, 14 AUGUST 2013

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

Members Present:

Councillor Helal Abbas (Chair)
Councillor Tim Archer
Councillor Judith Gardiner
Councillor Gulam Robbani
Councillor Denise Jones (Substitute for
Councillor Kosru Uddin)
Councillor Rajib Ahmed (Substitute for
Councillor Anwar Khan)

Other Councillors Present:

None.

Officers Present:

Paul Buckenham	– (Team Leader Pre-applications, Planning & Building Control, Development & Renewal)
Shahara Ali-Hempstead	– (Planning Officer, Development and Renewal)
Fleur Brunton	– (Senior Lawyer - Planning Chief Executive's)
Zoe Folley	– (Committee Officer, Democratic Services Chief Executive's)

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Anwar Khan and Kosru Uddin for who Councillors Denise Jones and Rajib Ahmed were deputising.

2. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS

No declarations of disclosable pecuniary interests were made.

Councillor Helal Abbas declared an interest in agenda item 7.1 Central Foundation Girls School Lower School, College Terrace, London, E3 5AN (PA/12/02576, PA/12/02577 and PA/12/02578) as his daughter attended the school.

3. UNRESTRICTED MINUTES

The Committee **RESOLVED**

That the unrestricted minutes of the meeting of the Committee held on 17th July 2013 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, together with details of persons who had registered to speak at the meeting.

6. DEFERRED ITEMS

Nil Items

7. PLANNING APPLICATIONS FOR DECISION

7.1 Central Foundation Girls School Lower School, College Terrace, London, E3 5AN 9 (PA/12/02576, PA/12/02577 and PA/12/02578)

Update report tabled.

Paul Buckenham (Team Leader, Planning Services) introduced the application regarding the Central Foundation school, E3 5AN for the change of use of sixth form school to provide residential units including the part demolition and replacement of existing infill building and refurbishment of Grade II Listed Building.

Shahara Ali-Hempstead (Planning Officer) presented the report. She explained the key features of the scheme including the site location. The application had been subject to a local consultation and in response five letters of objections had been received regarding loss of education use,

density, impact on the listed building, highways and amenity. She addressed each point and the material planning issues.

A key issue for consideration was the land use and the loss of an education use. Officers considered that the application was acceptable on these grounds given the sixth form college had been re-provided at 41- 47 Bow Road and that the area surrounding the site was mostly residential in character.

The plans would preserve the layout of the listed building with internal works to convert to residential units. The 1970s' infill building would be demolished and replaced with new build dwellings. This was the only proposed demolition. The Council's Conservation Design Officer had no objections to the loss of this building given the lack of architectural quality. Overall, the proposal would not cause any major harm to Grade II Listed building.

The impact on amenity was negligible (in terms of privacy, overlooking, outlook, sense of enclosure, overshadowing light and noise) given the separation distances between the neighbours and that there would be no increase in height or bulk of the building.

The housing mix broadly complied with policy given the offer of 35% affordable housing. Within this, there was an overprovision of family housing at social rent levels as well as policy compliant level generally across the tenures. The location of the different housing tenures within the development was explained.

The community and child play space exceeded the requirements in policy. As a result, it was considered that the level of recreational space was acceptable taking into account the lack of private amenity space due to the listed building constraints where intervention would be undesirable.

The site had good transport links and the scheme would be car free. The obligations fully complied with the Council's Supplementary Planning Document.

Officers were therefore recommending that the scheme be granted planning permission.

In response, Members sought clarity on the use of the New Homes Bonus funding. Officers agreed to report back to the Committee to clarify this. Members also asked about whether the site was allocated as a school site and officers confirmed that the site did not have an allocation in the Council's Managing Development Document as a school site. Therefore, the argument around loss of an educational use would be difficult to defend especially as the sixth form was being relocated. Officers also confirmed the plans to cross subsidise the new sixth form at 41-47 Bow Road and the main school with the proceeds from the sale of the land.

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

1. That planning permission PA/12/02577 Conservation Area Consent PA/12/02576 and Listed Building Consent PA/12/02578 for the site at Central Foundation Girls School Lower School, College Terrace, London, E3 5AN be **GRANTED** for:

- PA/12/2577 - Full planning permission for a change of use of existing sixth form school (Use Class D1) to provide 36 residential dwellings (Use Class C3) comprising 10 x 1 bedroom, 13 x 2 bedroom, 12 x 3 bedroom and 1 x 4 bedroom units with communal amenity space. Part demolition and replacement of existing infill building and refurbishment of Grade II Listed Building.
- PA/12/2576 - Conservation Area Consent for Part demolition and replacement of existing infill building.
- PA/12/2578 - Listed Building Consent for change of use of existing sixth form school (Use Class D1) to provide 36 residential dwellings (Use Class C3) comprising 10 x 1 bedroom, 13 x 2 bedroom, 12 x 3 bedroom and 1 x 4 bedroom units with communal amenity space. Part demolition and replacement of existing infill building and refurbishment of Grade II Listed Building.

Subject to:

2. The prior completion of a legal agreement to secure the planning obligations set out in the committee report .
3. That the Corporate Director Development & Renewal is delegated power to negotiate the legal agreement indicated above.
4. That the Corporate Director Development & Renewal is delegated power to impose conditions and informatives on the planning permission to secure the matters set out in the committee report.
5. 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.

(Councillor Denise Jones could not vote on this item having not been present at the introduction of the item).

Note: The Planning Application Reference numbers have subsequently been amended to correct a typographical error in the Committee report.

7.2 4 Crispin Street, E1 (PA/13/00719)

Application withdrawn from the agenda by the applicant.

8. OTHER PLANNING MATTERS

Paul Buckenham (Team Leader, Planning Services) presented the report.

8.1 PLANNING APPEALS REPORT

Paul Buckenham (Team Leader, Planning Services) presented the report. He drew attention to a number of the appeal decisions including the outcome of 4 Wilkes Street that was allowed. He highlighted the condition added by the Inspectorate to remove opportunities under permitted development rights in relation to A3 uses to protect amenity. The Committee also noted the outcome of the 24-26 Bow Road appeal and the Inspectors comments about the allocation of the s106 contributions for community facilities and the public realm. In particular, the merits of allocating these contributions locally to directly mitigate the impact. This was something that would need to be given further consideration in the future.

On a unanimous vote the Committee **RESOLVED**

That the details and outcomes as set out in the report be noted.

The meeting ended at 7.40 p.m.

Chair, Councillor Helal Abbas
Development Committee