

LONDON BOROUGH OF TOWER HAMLETS

MINUTES OF THE STRATEGIC DEVELOPMENT COMMITTEE

HELD AT 7.00 P.M. ON TUESDAY, 25 FEBRUARY 2014

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

Members Present:

Councillor Helal Abbas (Chair)
Councillor Marc Francis (Vice-Chair)
Councillor Rajib Ahmed
Councillor Carli Harper-Penman
Councillor Denise Jones
Councillor Dr. Emma Jones
Councillor Kabir Ahmed
Councillor Md. Maium Miah
Councillor Peter Golds (Substitute for
Councillor Zara Davis)

Other Councillors Present:

None

Apologies:

Councillor Zara Davis

Officers Present:

Paul Buckenham	(Development Control Manager, Development and Renewal)
Jane Jin	(Planning Officer, Development and Renewal)
Piotr Lanoszka	(Planning Officer, Development and Renewal)
Megan Nugent	(Legal Services Team Leader, Planning, Directorate Law, Probity and Governance)
Zoe Folley	(Committee Officer, Directorate Law, Probity and Governance)

1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS

No declarations of disclosable pecuniary interests were made.

Councillor Kabir Ahmed declared an interest in agenda item (6.1) Ocean Estate Site H, west of Aston Street, including Allonby, Channel and Studland Houses (PA/13/02911). This was on the basis that he was a Board Member of Tower Hamlets Community Housing (Council Appointed).

2. MINUTES OF THE PREVIOUS MEETING(S)

The Committee **RESOLVED**

That the minutes of the meeting of the Committee held on 9th January 2014 be agreed as a correct record and signed by the Chair.

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 AND MEETING GUIDANCE

The Committee noted the procedure for hearing objections, together with details of persons who had registered to speak at the meeting.

5. DEFERRED ITEMS

None.

6. PLANNING APPLICATIONS FOR DECISION

6.1 Ocean Estate Site H, west of Aston Street, including Allonby, Channel and Studland Houses (PA/13/02911)

Update Report tabled.

Paul Buckenham (Development Manager, Development and Renewal) introduced the application for planning permission for the demolition of existing buildings on site and construction of three residential blocks with associated landscaping and basement parking.

The Chair then invited registered speakers to address the Committee.

Tim Miller spoke in objection as an occupant of the property on the northern side of Matlock Street. Mr Miller objected to the loss of privacy from the proposed building. Specifically, the loss of light to his daughter's bedroom, who required medical treatment in this room. His daughter had a right to natural light and privacy. In view of this, he requested that the windows of the new building, near his daughter's bedroom, should be bay windows or that the building should be set back further. The separation distances to his property were 18 metres. In response to Members, he stated that he had put his concerns to the applicant and Council Officers. He was supportive of a condition that addressed the overlooking issues. This would address his concerns about the scheme.

Mike Tyrell from Tower Hamlets Homes and the Chair of the Ocean Regeneration Trust spoke in support of the application. Mr Tyrell welcomed the proposals that sought to replace low grade buildings with new affordable houses including family housing and high quality amenity space. Mr Tyrell highlighted the much needed improvements to the route to the Whitehorse Road Park that should encourage use. The design was sympathetic to the area. The scheme would protect amenity. In response to Members, he clarified the uplift in affordable housing.

Piotr Lanoszka (Planning Officer, Development and Renewal) presented the report. Mr Lanoszka explained the site location, the outcome of the local consultation, the proposed housing mix that was considered acceptable. Mr Lanoszka also explained the proposed layout, elevations, the quality of the outdoor space that would integrate the site with the surrounding area, the car parking plans and the good transport links for the site.

Mr Lanoszka described the impact on views from the key points. In particular, the visibility of the proposal in the backdrop of the Grade 1 Church. Whilst there would be some impact in this regard, the specialists considered that, with careful management of the materials, the impact should be minimal. Mr Lanoszka also explained the planning obligations. It was considered that the proposed benefits outweighed the shortfalls in this regard. Given the overall benefits of the scheme, Officers were recommending that the scheme should be granted planning permission.

In response to Members, Mr Lanoszka explained the separation distances between the proposed building and the nearest properties which were at least 20 metres in compliance with policy. As a result, it was considered that the plans would not affect privacy. However, should the Committee consider that there were exceptional circumstances in this case, Members could impose an

informative to mitigate the issues with overlooking raised by the objector speaking. With the permission of the Chair, the applicant confirmed that they were willing to work with the objector to address his concerns regarding overlooking.

Members then asked further questions. In response, Officers highlighted the process for allocating the financial contributions for projects. Officers also confirmed the engagement with Crossrail. Members were reassured that there were conditions to protect the amenity of the future occupants given the proximity to Crossrail tunnels. Officers also clarified the uplift in affordable housing in terms of unit numbers and habitable rooms.

The Committee also noted the policy support in the Core Strategy for locating a tall building in the area given the established pattern of development in the area and the status of the nearby Ben Johnson Road Town Centre.

The Committee agreed to add an informative to the application that the applicant work with the objector from Matlock Street to minimise the issues about overlooking to the objectors property from the new building.

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

1. That planning permission at Ocean Estate Site H, west of Aston Street, including Allonby, Channel and Studland Houses (PA/13/02911) be **GRANTED** for the demolition of existing buildings on site and construction of three residential blocks between two and thirteen storeys high comprising 225 residential dwellings (64 one-bed, 106 two-bed, 30 three-bed, 15 four-bed and 10 five-bed) with associated landscaping and basement parking subject to:
2. Any direction by the London Mayor.
3. The prior completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) within three months of the date of this resolution, to secure the planning obligations set out in the report.
4. That the Corporate Director, Development & Renewal is delegated authority to negotiate and approve the legal agreement indicated above.
5. 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 committee and update report AND the informative agreed by the Committee that the applicant work with the objector from Matlock Street to minimise the issues with overlooking to the objector's property from the new building.

6. Any other conditions/informatives considered necessary by the Corporate Director, Development & Renewal.

6.2 Sceptre Court, 40 Tower Hill, London EC3N 4DX (PA/13/02692)

Update Report tabled.

Paul Buckenham (Development Manager, Development and Renewal) introduced the application for planning permission for change of use from Office (Use Class B1) to a dual use as Higher Educational Establishment (Use Class D1) and Office (Use Class B1).

Jane Jin (Planning Officer, Development and Renewal) presented the report. Ms Jin explained the policy designation for the site within the Central Activities Zone (CAZ) and a Preferred Office Location (POL). The proposal would be departure from policy as it will result in a net loss of Office floor space within the POL.

Ms Jin explained the case for the departure given that the plans would not affect the function of the CAZ and POL but it would provide a supporting role. Also the proposal would support the expansion of higher educational facilities in the borough. The Committee were also advised of the proposed layout and that the impact on amenity and the highway was acceptable. Transport for London had no concerns subject to the conditions.

The Committee also noted that there would be no external alterations and details of the planning obligations including the ten scholarships for local residents. In view of the merits of the scheme, Officers were recommending that the application be granted.

In response to a Member, it was reported that the details of the ten placements were pending finalisation with the applicant

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

1. That planning permission at Sceptre Court, 40 Tower Hill, London EC3N 4DX (PA/13/02692) be **GRANTED** for Change of Use from Office (Use Class B1) to a dual use as Higher Educational Establishment (Use Class D1) and Office (Use Class B1) subject to:
2. Any direction by the London Mayor.
3. The prior completion of a legal agreement to secure the planning obligations set out in the committee report.
4. That the Corporate Director Development & Renewal is delegated power to negotiate the legal agreement indicated above acting within normal delegated authority.

5. That the Corporate Director Development & Renewal is delegated authority to recommend the conditions and informatives in relation to the matters set out in the committee report.

7. OTHER PLANNING MATTERS

None.

The meeting ended at 8.00 p.m.

Chair, Councillor Helal Abbas
Strategic Development Committee