

STRATEGIC DEVELOPMENT COMMITTEE

HELD AT 7.00 P.M. ON THURSDAY, 10 APRIL 2014

DECISIONS ON PLANNING APPLICATIONS

1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS

No declarations of disclosable pecuniary interests were made.

Councillors Helal Abbas, Rajib Ahmed and Khales Uddin Ahmed declared an interest in agenda item 6.2, 100 Whitechapel road and land rear at Fieldgate Street & Vine Court (PA/13/3049). This was on the basis that the Councillors had received correspondence from interested parties in relation to the application.

Councillor Kabir Ahmed declared an interest in agenda item 6.2, 100 Whitechapel road and land rear at Fieldgate Street & Vine Court (PA/13/3049). This was on the basis that the Councillor was a Board Member of Tower Hamlets Community Housing.

Councillor Zara Davis declared an interest in agenda item 6.3 Heron Quays West, Heron Quay, London, E14 (PA/13/3159). This was on the basis that the Councillor had received hospitality from an interested party.

Councillor Md. Maium Miah declared an interest in agenda items 6.1 Suttons Wharf North, Palmers Road, London (PA/13/02938) and 6.3 Heron Quays West, Heron Quay, London, E14 (PA/13/3159). This was on the basis that the Councillor was a Board Member for the One Housing Group in respect of item 6.1 and had received hospitality from an interested party in respect of item 6.3.

2. MINUTES OF THE PREVIOUS MEETING(S)

The Committee **RESOLVED**

That the minutes of the meeting of the Strategic Development Committee held on 25th February 2014 and the extraordinary meeting of the Strategic Development Committee held on 13th March 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

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

5. DEFERRED ITEMS

Nil items.

6. PLANNING APPLICATIONS FOR DECISION

6.1 Suttons Wharf North, Palmers Road, London (PA/13/02938)

Update Report Tabled.

On a unanimous vote the Committee **RESOLVED**

That Application under s.73 of the Town and Country Planning Act at Suttons Wharf North, Palmers Road, London (PA/13/02938) be **GRANTED** for a variation of Condition 22 of the Planning Permission PA/11/3348 dated 30/03/12 to seek minor material amendments to the approved Block A of the Suttons Wharf North development comprising:

- Removal of one ground floor links between Block A2 and A3 and the creation of separate D1 Use Class units (390sq.m; 280sq.m; and 1035sq.m);
- Insertion of an additional internal floor level (no resulting increase of heights to the consented buildings);
- Alterations to the dwelling mix within Block A, resulting in a net increase of 41 residential units
- Other associated external changes

SUBJECT to the variation to the legal agreement to secure the additional planning obligations, conditions and informative(s) set out in the committee report.

6.2 100 Whitechapel road and land rear at Fieldgate Street & Vine Court (PA/13/3049)

Update Report tabled.

On a vote of 4 in favour of the Officer recommendation to refuse planning permission and 5 against, the Committee **RESOLVED**:

That the Officer recommendation to refuse planning permission at 100 Whitechapel road and land rear at Fieldgate Street & Vine Court (PA/13/3049) be **NOT ACCEPTED** for the demolition of existing vehicle workshop and car showroom; erection of a residential development comprising a total of 223 dwellings (comprising 48 studios; 91 x 1 bed; 52 x 2 bed; 20 x 3 bed; 11 x 4 bed) in an 18 storey building facing Fieldgate Street; and 2 buildings ranging in height from 8-12 storey building facing Whitechapel Road and Vine Court, provision of ground floor retail and restaurant spaces (Class A1 and A3), 274.9 sqm extension to the prayer hall at the East London Mosque and provision of pedestrian link between Fieldgate Street and Whitechapel Road, extension to existing basement to provide 20 disabled car parking spaces, motorcycle spaces, 360 bicycle parking spaces and bin storage in basement, associated landscape and public realm works.

The Committee were minded to approve the application due to the following reasons:

- That the proposal would provide additional affordable and private housing in the Borough and would meet the requirements in policy regarding inclusive access.
- That the concerns around the child play space could be mitigated by improving the quality of the amenity space provided elsewhere in the scheme recognising the site constraints.
- That the impact on daylight and sunlight was marginal recognising the site constraints and the Borough's density levels.

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 approval and conditions on the application.

The Councillors that voted on this item were Councillors Helal Abbas, Marc Francis, Rajib Ahmed, Khales Uddin – Ahmed, Judith Gardiner, Zara Davis, Dr Emma Jones, Kabir Ahmed, Md Maium Miah.

6.3 Heron Quays West, Heron Quay, London, E14 (PA/13/3159)

Update Report tabled.

Councillor Md. Maium Miah left the meeting before the consideration of this item.

On a vote of 6 in favour 1 against, and 1 abstention, the Committee **RESOLVED**:

1. That outline planning permission (all matters reserved) at Heron Quays West, Heron Quay, London, E14 (PA/13/3159) be **GRANTED** for the demolition of existing buildings and structures and erection of a new

building with a maximum height of 191.5 metres AOD comprising a maximum of 129,857 square metres GIA of office floor space (Use Class B1) and a maximum of 785 square metres GIA of flexible floor space (Use Class A1, A2, A3, A4 and A5) along with a decked promenade to the South Dock, access and highways works, landscaping and other associated works SUBJECT to

2. Any direction by the 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 conditions and informatives on the planning permission to secure the matters set out in the Committee report.

**HEAD OF PAID SERVICE AND CORPORATE DIRECTOR –
COMMUNITIES, LOCALITIES AND CULTURE.**

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