

LONDON BOROUGH OF TOWER HAMLETS

MINUTES OF THE STRATEGIC DEVELOPMENT COMMITTEE

HELD AT 7.30 P.M. ON THURSDAY, 13 MARCH 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 Zara Davis
Councillor Kabir Ahmed
Councillor Md. Maium Miah
Councillor Peter Golds (Substitute for
Councillor Dr. Emma Jones)

Other Councillors Present:

None.

Apologies:

Councillor Dr. Emma Jones and for lateness from Councillor Marc Francis and Peter Golds.

Officers Present:

Paul Buckenham	(Development Control Manager, Development and Renewal)
Megan Nugent	(Legal Services Team Leader, Planning, Directorate Law, Probity and Governance)
Beth Eite	(Planning Officer, Development and Renewal)
Tim Ross	(Planning Officer, Development and Renewal)
Zoe Folley	(Committee Officer, Directorate Law, Probity and Governance)
Jerry Bell	(Applications Team Leader, Development and Renewal)

The order of business was changed at the meeting so that that agenda item 5.3, 27 Commercial Road and 29-37 Whitechurch Lane, London E1 1LD (PA/13/02338) was considered ahead of items 5.1, Land bounded by Park Place, Westferry Road & Heron, Quay Road (Newfoundland), London, E14 4JB (PA/13/1455 and PA/13/1456) and 5.2. Former Job Centre Plus, 307 Burdett Road, London, E14 7DR (PA/13/1656)

However, for ease of reference the items are set out in agenda order in these minutes.

1. **DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS**

No declarations of disclosable pecuniary interests were made.

Councillor Zara Davis declared an interest in agenda items 5.1, Land bounded by Park Place, Westferry Road & Heron, Quay Road (Newfoundland), London, E14 4JB (PA/13/1455 and PA/13/1456) and 5.2, Former Job Centre Plus, 307 Burdett Road, London, E14 7DR (PA/13/1656). This was on the basis that the Councillor had received hospitality from the Canary Wharf Group in 2010 and had declared this to Council in accordance with the relevant procedures.

Councillors Helal Abbas, Md. Maium Miah and Kabir Ahmed declared an interest in agenda items 5.1, Land bounded by Park Place, Westferry Road & Heron, Quay Road (Newfoundland), London, E14 4JB (PA/13/1455 and PA/13/1456) and 5.2 Former Job Centre Plus, 307 Burdett Road, London, E14 7DR (PA/13/1656). This was on the basis that the Councillors had received correspondence from interested parties.

Councillor Peter Golds declared an interest in items 5.1 Land bounded by Park Place, Westferry Road & Heron, Quay Road (Newfoundland), London, E14 4JB (PA/13/1455 and PA/13/1456) and 5.2 Former Job Centre Plus, 307 Burdett Road, London, E14 7DR (PA/13/1656). This was on the basis that the Councillor had been a resident of Lovegrove Walk.

2. **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

3. 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.

4. DEFERRED ITEMS

Nil Items.

5. PLANNING APPLICATIONS FOR DECISION

5.1 Land bounded by Park Place, Westferry Road & Heron, Quay Road (Newfoundland), London, E14 4JB (PA/13/1455 and PA/13/1456)

Update Report tabled.

Paul Buckenham (Development Manager, Development and Renewal) drew attention to the update report regarding the publication of the National Planning Practice Guidance and the commencement of the public consultation on the Draft further alterations to the London Plan 2014.

Whilst these matters should be given some weight, the changes did not introduce any further material considerations or alter the nature of the recommendations.

It was agreed by the Committee that agenda items 5.1, Land bounded by Park Place, Westferry Road & Heron, Quay Road (Newfoundland), London, E14 4JB (PA/13/1455 and PA/13/1456) and 5.2 Former Job Centre Plus, 307 Burdett Road, London, E14 7DR (PA/13/1656) would be considered together as they were linked items but would be voted on separately.

Mr Buckenham introduced both applications for residential led use developments.

5.1 Land bounded by Park Place, Westferry Road & Heron, Quay Road (Newfoundland)

Beth Eite (Planning Officer) explained the Newfoundland scheme. Ms Eite explained the site location within a preferred office location (POL) and the surrounding area. The Committee were advised of the justification for the change in use to a residential led scheme that complied with policy. Ms Eite described the views of the proposal from key points and that the scheme would protect the setting of the surrounding area.

Members were advised of the design, height, floor plans, the amenity space the leisure facilities, the public realm improvements, the s106 and the reasons

for the level of car parking .The impact on amenity was considered acceptable

Members were also advised of the housing mix for the scheme and the plans to provide the affordable housing at the three donor sites: 307 Burdett Road, 83 Barchester Street and Lovegrove Walk. The Committee noted the need for these plans to secure the optimum level of affordable housing (45%) across the schemes given the nature of the sites, the service charge issues etc.

The Committee were briefly advised of the plans for the off site developments. The Committee noted the housing mix, the layout, the level of child play space, the letter of support for the Burdett Road scheme from a housing provider and the temporary nature of the accommodation under the Lovegrove Walk scheme.

The Committee noted the proposed timetable for delivering the affordable housing as required in the legal agreement.

Given the benefits of the Newfoundland scheme, Officers were recommending that the planning permission and listed building consent should be granted.

5.2 Former Job Centre Plus, 307 Burdett Road, London, E14 7DR (PA/13/1656)

Ms Eite then gave a detailed presentation on the application for minor material amendments at 307 Burdett Road. Ms Eite explained the main changes to the consented scheme including the removal of the commercial units and the proposed changes to the layout. Ms Eite also explained the elevations, the detailed design and the need for the proposed wall by the tow path. Members were also advised of the housing mix and the amenity space. No letters of representation had been received. The scheme would protect the setting of the protected assets. Given the benefits of the scheme, Officers were recommending that the planning permission should be granted.

Members asked questions about the housing mix given the aim to create a mixed and balanced community. Some Members questioned the impact of the proposal in this regard given the perceived concentration of social housing around Barchester Street, the differences in the expected child yields for each proposed development and the self-contained private facilities at the Newfoundland site.

Members also sought assurances regarding the impact on infrastructure from the development.

The Committee also asked questions/made comments about the density of the Newfoundland scheme, the level of open space, the departure from policy given the POL site designation, the commercial units at Burdett Road and the criteria for calculating the percentage of affordable housing across the schemes.

In response, Officers explained in further detail the reasons for the off site affordable housing. It was considered that the benefits of this approach in terms of the level and quality of the affordable housing outweighed the benefits of providing this housing on site. Officers also explained the need for additional social housing at Barchester Street given the recent decline in social housing and increase in private housing at ward level.

Officers noted the concerns about the level of infrastructure to support new developments on the Isle of Dogs in view of the collective impact of other schemes. Officers were working on a plan for the area to address this. There was a full S106 with education contributions from the schemes.

Officers explained the nature of the commercial units at Burdett Road. It was considered that the loss of the units was acceptable given the proximity of the site to supermarkets and as it complied with policy. Officers also confirmed that the schemes would deliver 45% affordable housing across all sites, excluding the temporary units at Lovegrove Walk and the contributions for affordable housing.

On a vote of 7 in favour, 1 against and 1 abstention the Committee **RESOLVED:**

1. That planning permission and listed building consent at Land bounded by Park Place, Westferry Road & Heron, Quay Road (Newfoundland), London, E14 4JB (PA/13/1455 and PA/13/1456) be **GRANTED** for erection of a 58 storey and linked 2 storey building with 3 basement levels to comprise of 568 residential units (use class C3), 7 ancillary guest units (use class C3), flexible retail use (use class A1-A4), car and cycle parking, pedestrian bridge, alterations to deck, landscaping, alterations to highways and other works incidental to the proposal 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 impose the conditions and informatives on the planning permission in relation to the matters set out in the committee report.
6. Any other conditions/informative(s) considered necessary by the Corporate Director Development & Renewal
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.

5.2 Former Job Centre Plus, 307 Burdett Road, London, E14 7DR (PA/13/1656)

Update Report tabled.

For the minute on this item, please see the above item for 5.1.

On a vote of 7 in favour, 0 against and 2 abstentions, the Committee **RESOLVED:**

1. That planning permission at Former Job Centre Plus, 307 Burdett Road, London, E14 7DR (PA/13/1656) be **GRANTED** for Minor Material Amendments to Planning Permission ref: PA/09/214 dated 17 May 2011 for the redevelopment of the site involving the erection of a part 6 and part 11 storey building and lower ground floor level adjacent to Limehouse cut to provide 56 residential units, 658 square metres of commercial floorspace (Use Classes A1/A3 and A4) at ground and lower ground floor level, cycle parking, amenity space and other associated works 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 authority to negotiate the legal agreement indicated above.
4. That the Corporate Director Development & Renewal is delegated authority to impose the conditions and informatives in relation to the matters set out in the committee report.

5.3 27 Commercial Road and 29-37 Whitechurch Lane, London E1 1LD (PA/13/02338)

Update Report tabled.

Note: Councillors Peter Golds and Marc Francis did not vote on this item having arrived after the introduction of the application.

Paul Buckenham (Development Manager, Development and Renewal) introduced the item at 27 Commercial Road and 29-37 Whitechurch Lane, London E1 1LD.

Tim Ross (Planning Officer) presented the report. The Committee were advised of the site location, the surrounds, the floor layouts, the design, the proposed elevations, the coach parking and servicing and the views of the

proposal from prominent points. Members also noted the scope and outcome of the local consultation and the matters raised as set out in the Committee report and the update report.

Mr Ross explained the planning matters for consideration. It was considered that the proposed hotel use at this site was acceptable in view of the site designation given the expected benefits of the scheme. The height and design responded well to the surrounding area with no harm to the setting of surrounding assets. The s106 complied with policy and there were public realm improvements. The site had good transport links.

Members were advised of the impact on daylight and sunlight to the surrounding properties most affected by the proposal. On balance, it was considered that the daylight and sunlight impacts were acceptable given the overall benefits of the scheme and that the units should generally continue to receive adequate levels of light.

Members asked a number of questions. In response, it was noted that Transport for London (TFL) were satisfied with the proposals subject to the conditions and there was also a Transport Management Plan. Officers noted the comments of TFL about access for twelve metre coaches. It was considered that, due to the anticipated infrequencies of such visits, that this should not cause any problems. Officers also explained, in further detail, the daylight impacts when assessed by the various standards.

Members asked about the impact on privacy on 34-38 Whitechurch Lane given the separation distances. Member questioned the steps taken to minimise this. Officers agreed to add a condition to the application to mitigate any overlooking issues at the lower floors from the proposal.

In response to further questions, Officers referred to the letters of support as set out in the Committee report and the update that considered that the plans would have a positive impact on the local economy. The Chair asked if these were standard letters (proforma letters). The Chair requested that this should be specified in the Committee Report.

It was confirmed that there was no evidence to suggest that a hotel use would cause anti-social behaviour (ASB). The active frontage should in fact improve natural surveillance and help address ASB. Officers also outlined the scope of the applicant's consultation exercise. All properties tested in terms of amenity impact would have been notified by the Council about the application.

On a vote of 4 in favour, 0 against and 3 abstentions the Committee **RESOLVED:**

That planning permission at 27 Commercial Road and 29-37 Whitechurch Lane, London E1 1LD (PA/13/02338) be **GRANTED** for the demolition of existing buildings and creation of a development, of a part 19/ part 21 storey hotel, comprising 269 bedrooms and associated bar and restaurant facilities, with one disabled parking space (on site), 24 cycle parking spaces at

basement and ground level and a service/drop off bay off Whitechurch Lane
subject to:

Any direction by the London Mayor.

The prior completion of a legal agreement to secure the planning obligations
set out in the committee report.

That the Corporate Director Development & Renewal and the Service Head
(Legal Services) are delegated power to negotiate and complete the legal
agreement indicated above acting within normal delegated authority.

That the Corporate Director Development & Renewal is delegated power to
impose on the planning permission the conditions and informatives to secure
the matters set out in the committee report.

The meeting ended at 8.15 p.m.

Chair, Councillor Helal Abbas
Strategic Development Committee