

**STRATEGIC DEVELOPMENT COMMITTEE**

**HELD AT 7.00 P.M. ON THURSDAY, 6 NOVEMBER 2014**

**DECISIONS ON PLANNING APPLICATIONS**

**1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS**

No declarations of disclosable pecuniary interests were made.

Councillors Sirajul Islam, Md Maium Miah, Danny Hassell, Amina Ali, John Pierce, Helal Uddin, Suluk Ahmed, Muhammad Ansar Mustaquim and Julia Dockerill declared an interest in agenda items 6.1, Quay House, 2 Admirals Way, London E14 (PA/14/00990), 6.2 South Quay Plaza, 183-189 Marsh Wall, London, PA/14/00944 and 6.3 Arrowhead Quay, East of 163 Marsh Wall, E14 (PA/12/03315). The on the basis that they had received representations from interested parties on the applications.

Councillors Sirajul Islam, Danny Hassell, Amina Ali, John Pierce, Muhammad Ansar Mustaquim and Julia Dockerill declared an interest in agenda item 6.1, Quay House, 2 Admirals Way, London E14 (PA/14/00990). This was because they had attended the formal site visit as agreed at the 25<sup>th</sup> September 2014 Committee meeting.

**2. MINUTES OF THE PREVIOUS MEETING(S)**

The Committee **RESOLVED**

That the minutes of the meeting of the Committee held on 25<sup>th</sup> September 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

##### 5.1 Quay House, 2 Admirals Way, London E14 (PA/14/00990)

Update report tabled.

On a vote of 4 in favour of the Officer recommendation, 1 against and 2 abstentions the Committee **RESOLVED**:

1. That planning permission PA/14/00990 at Quay House, 2 Admirals Way, London E14 be **REFUSED** for the demolition of the existing building and redevelopment to provide a residential led, mixed use scheme to include a tower of 68 storeys (233 metres AOD) comprising 496 residential units, 315.3 sq.m. (GEA) of flexible commercial uses including retail/financial and professional services/café/restaurant uses (Use Classes A1 to A3), a residents' gymnasium and associated residential amenity space, car and cycle parking and landscaping for the following reasons as set out in the Deferred Committee report:

The proposed development exhibits clear and demonstrable signs of overdevelopment which include:

- a limited and compromised public realm which would not provide a high-quality setting commensurate with a building of such significant height;
- an insensitive relationship with South Dock southern quayside, which as a result would provide little visual relief, be overbearing and fail to provide a human scale of development at street level;
- a failure to provide an active and engaging frontage on its southern façade due to its awkward geometry and design at lower levels;
- a failure to provide high quality child play space which, as a result, would not provide high quality residential accommodation.

As a result the proposed development would not be sensitive to the context of its surroundings or successfully bridge the difference in scale between Canary Wharf and surrounding residential area.

Accordingly, it would fail to provide a sustainable form of development in accordance with the National Planning Policy Framework and would

be contrary to the Development Plan, in particular policies 3.4, 3.5, 3.6, 7.4, 7.5, 7.6 and 7.7 of the London Plan (2011), policies SP02, SP10 and SP12 of the Tower Hamlets' Core Strategy (2010) and policies DM4, DM24 and DM26 and Site Allocation 17 of the Tower Hamlets' Managing Development Document that taken as a whole, have an overarching objective of achieving place-making of the highest quality, ensuring that tall buildings are of outstanding design quality and optimise rather than maximise the housing output of the development site.

2. In the absence of a legal agreement to secure Affordable Housing and financial and non-financial contributions including for Employment, Skills, Training and Enterprise, Community facilities, Leisure facilities, Education, Health, Sustainable Transport, Public Realm, Streetscene and Built Environment, Highways and Energy, the development fails to maximise the delivery of affordable housing and fails to mitigate its impact on local services, amenities and infrastructure. This would be contrary to the requirements of Policies SP02 and SP13 of the LBTH Core Strategy, Policy DM3 of the LBTH Managing Development Document and Policies 3.11, 3.12 and 8.2 of the London Plan and the Planning Obligations SPD.

Councillors Md. Maium and Muhammad Ansar Mustaqim could not note on the item having not been present at the previous Committee meeting on 25<sup>th</sup> September 2014 where the application was considered.

## **6. PLANNING APPLICATIONS FOR DECISION**

### **6.1 South Quay Plaza, 183-189 Marsh Wall, London (PA/14/00944)**

Update Report Tabled.

On a vote of 4 in favour, 2 against and 3 abstentions, the Committee **RESOLVED:**

1. That planning permission PA/14/00944 at South Quay Plaza, 183-189 Marsh Wall, London, be **GRANTED** for the demolition of all existing buildings and structures on the site (except for the building known as South Quay Plaza 3) and erection of two residential-led mixed use buildings of up to 68 storeys and up to 36 storeys comprising up to 888 residential (Class C3) units in total, retail (Class A1-A4) space and crèche (Class D1) space together with basement, ancillary residential facilities, access, servicing, car parking, cycle storage, plant, open space and landscaping, plus alterations to the retained office building (South Quay Plaza 3) to provide retail (Class A1-A4) space at ground floor level, an altered ramp to basement level and a building of up to 6 storeys to the north of South Quay Plaza 3 to provide retail (Class A1-A4) space and office (Class B1) space 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 if, within three months of the date of this committee meeting the legal agreement have not been completed, the Corporate Director of Development & Renewal has delegated authority to refuse planning permission.
6. That the Corporate Director Development & Renewal is delegated authority to recommend the following conditions and informatives in relation to the matters set out in the Committee report.

## **6.2 Arrowhead Quay, East of 163 Marsh Wall, E14 (PA/12/03315)**

Update Report Tabled.

On a vote of 5 in favour, 0 against and 4 abstentions, the Committee **RESOLVED:**

1. That planning permission at PA/12/03315 Arrowhead Quay, East of 163 Marsh Wall, E14 be **GRANTED** for the erection of two buildings of 55 and 50 storeys to provide 756 residential units (Use Class C3) (including 90 Affordable Rent and 42 Affordable Shared Ownership) and ancillary uses, plus 614sqm. ground floor retail uses (Use Classes A1-A4), provision of ancillary amenity space, landscaping, public dockside walkway and pedestrian route, basement parking, servicing and a new vehicular access 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 authority to negotiate the legal agreement and deed of variation indicated above acting within normal delegated authority.
  5. That if, within three months of the date of this committee meeting the legal agreement and/or deed of variation have not been completed, the Corporate Director of Development & Renewal has delegated authority to refuse planning permission.
  6. That the Corporate Director Development & Renewal use delegated power to impose conditions and informatives on the planning permission for Arrowhead Quay 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.)