

STRATEGIC DEVELOPMENT COMMITTEE

HELD AT 5.30 P.M. ON MONDAY, 21 JULY 2014

DECISIONS ON PLANNING APPLICATIONS

The Chair announced that it was hoped to conclude the meeting by 9pm to accommodate those observing Ramadan.

The order of business was changed at the meeting so that agenda item 8.4, Telehouse Far East, Sites 6 & 8, Oregon Drive, E14 2AA (PA/14/0074) was considered before item 8.3, 28 Ensign Street, London (PA/13/03068). The order of the remaining items was unchanged. However, for ease of reference, the order of these decisions follow the agenda order.

1. ELECTION OF VICE CHAIR FOR 2014/15

It was proposed by Councillor Sirajul Islam and seconded by Councillor Amina Ali that Councillor Danny Hassell be elected Vice-Chair. Three Members voted in favour of this proposal.

It was proposed by Councillor Muhammad Ansar Mustaqim and seconded by Councillor Suluk Ahmed that Councillor Md. Maium Miah be elected Vice-Chair. Four Members voted in favour of this proposal.

RESOLVED:

That Councillor Md. Maium Miah be elected Vice-Chair of the Strategic Development Committee for the remainder of the Municipal Year 2014/2015

2. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS

No declarations of disclosable pecuniary interests were made.

Councillor Md. Maium Miah declared an interest in agenda item 8.2, Land known as "Wood Wharf", Preston's Road, London, E14 9SF (PA/13/02966 AND PA/13/02967). This was because the Councillor had attended a presentation from the developers on the application with Officers present and was a ward Councillor for Canary Wharf.

Councillors Sirajul Islam declared an interest in agenda item 8.1, 100 Whitechapel road and land rear at Fieldgate Street & Vine Court (PA/13/3049). This was because the Councillor was a worshipper at the East London Mosque and a former member of Tower Hamlets Community Housing.

Councillors Sirajul Islam declared an interest in agenda 8.2, Land known as "Wood Wharf", Preston's Road, London, E14 9SF (PA/13/02966 AND PA/13/02967). This was because he had attended a presentation from the developers on the application with Officers present.

3. MINUTES OF THE PREVIOUS MEETING(S)

The Committee **RESOLVED**

That the minutes of the meeting of the Committee held on 15 May 2014 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 AND MEETING GUIDANCE

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

6. STRATEGIC DEVELOPMENT COMMITTEE TERMS OF REFERENCE, QUORUM, MEMBERSHIP AND DATES OF MEETINGS

RESOLVED:

That the Strategic Development Committee's Terms of Reference, Quorum, Membership and Dates of future meetings as set out in Appendices 1, 2 and 3 to the Committee report be noted.

7. DEFERRED ITEMS

No items.

8. PLANNING APPLICATIONS FOR DECISION

8.1 100 Whitechapel road and land rear at Fieldgate Street & Vine Court (PA/13/3049)

Update Report tabled.

On a show of hands, with 2 voting in favour of the recommendation to refuse, the Committee resolved not to accept the Officer recommendation to refuse planning permission and a motion was then put to grant permission for the application.

On a vote of 6 in favour to grant the application and 2 against the Committee **RESOLVED:**

1. That planning permission (PA/13/3049) at 100 Whitechapel road and land rear at Fieldgate Street & Vine Court be **GRANTED** for the demolition of existing vehicle workshop and car showroom; erection of a residential development comprising a total of 221 dwellings (comprising 46 studios; 92 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), café (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 Subject to:
2. Any Direction by the London Mayor.
3. The prior completion of a legal agreement that the Corporate Director Development & Renewal is delegated power to negotiate and complete.
4. That the Corporate Director Development & Renewal is delegated power to impose conditions and informatives on the planning permission, as necessary.

Councillor Amy Whitelock Gibbs could not vote on this item having not been present at the start of the item.

In giving reasons for their decision, the Committee considered that the scheme would provide much needed family sized housing in Whitechapel that would help families on the housing waiting list. The provision of smaller units was also welcomed given the number of smaller families and single people also in need of accommodation in the area. These benefits outweighed the concerns over the quality of the accommodation (reason 4.5 of the proposed reasons for refusal) due to the fact that the site was a landlocked site.

Whilst having regard to the concerns about the scale, form, height, appearance and layout of the scheme on the setting of the area (reason 4.3 of the report), the Committee commented that that the site fell within the boundary of the Whitechapel Vision Masterplan SPD area. This supported taller buildings in the area.

It was also considered that the standards required in terms of amenity (daylight, sunlight, privacy etc. (reasons 4.5) could not reasonably be achieved due to the confined nature of the site. In view of these issues, there needed to be some flexibility in assessing the sunlight and daylight impacts and other amenity impacts.

Furthermore, it was considered that benefits of the scheme outweighed the impact on amenity. It was also noted there had been no objections from the neighbouring Tower House.

8.2 Land known as "Wood Wharf", Preston's Road, London, E14 9SF (PA/13/02966 AND PA/13/02967)

Update Report tabled.

On a vote of 8 in favour, 0 against and 1 abstention, the Committee **RESOLVED:**

1. That planning permission PA/13/02966 at Land known as "Wood Wharf", Preston's Road, London, E14 9SF be **GRANTED** for Outline application (all matters reserved) for mixed-use redevelopment of the site known as "Wood Wharf" Subject to:
2. Any direction/call-in by The London Mayor.
3. The prior completion of a legal agreement to secure the planning obligations set out in the Committee report. The figures provide a guide to the likely quanta of obligations based on the Indicative Scheme. The transport, streetscene and heritage related - contributions were fixed.
4. 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.
5. 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 and as amended in the Update Report.
6. Any other informative(s) considered necessary by the Corporate Director Development & Renewal.
7. That, if within 6 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.

On a vote of 8 in favour, 0 against and 1 abstention, the Committee **RESOLVED:**

That Listed Building Consent PA/13/02967 at Land known as "Wood Wharf", Preston's Road, London, E14 9SF be **GRANTED** subject to the conditions set out in the Committee report.

8.3 28 Ensign Street, London (PA/13/03068)

Councillor Md Maium Miah left the meeting at 7:35pm.

Update Report tabled.

On a unanimous vote, the Committee agreed to amend the hours of construction to start at 09:00 Saturday to minimise disruption to residents in view of the proximity of the proposal to residential properties.

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

1. That planning permission (PA/13/03068) at 28 Ensign Street, London (PA/13/03068) be **GRANTED** for the demolition of existing building and erection of a new part 4, 6 and 14 storey building, (ground plus 14 storeys) to provide 65 residential units (Use Class C3); flexible commercial use of part of the ground floor for either Class A1/A2/B1 use; and other landscaping and highways works incidental to the application (amended application) Subject to:
 2. Any direction/call-in by The London Mayor.
 3. The prior completion of a legal agreement to secure the planning obligations set out in the report.
 4. 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.
 5. 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 and the amendment agreed at the meeting that the hours of construction be amendment to start at 09:00 Saturday.

8.4 Telehouse Far East, Sites 6 & 8, Oregon Drive, E14 2AA (PA/14/0074)

Update Report tabled.

It was clarified that the following sentence should be removed from paragraph 8.92 of the Committee report 'A financial contribution of £17,889 towards monitoring the Section 106 Agreement'

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

1. That planning permission (PA/14/0074) at Telehouse Far East, Sites 6 & 8, Oregano Drive, E14 2AA be **GRANTED** for the redevelopment of the site for the erection of a 10 storey data centre building of 66m in height comprising approximately 24,370sqm of floor space including provision of roof top plant and satellite dish at site known as Site 6; reconfiguration of loading bay area to North building; new first floor bridge link to existing North building; erection of a 12 storey office development 65m in height comprising approximately 13,283m² of floor space known as Site 8; provision of 29 car and 128 cycle parking; re-routing of existing cycle path on Sorrel Lane 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 and complete the legal agreement indicated above acting within normal delegated authority.
5. That the Corporate Director Development & Renewal is delegated authority to recommend the imposition of conditions, variation and informatives in relation to the matters set out in the Committee report.

8.5 Former Glaucus Works (also known as Leven Wharf), Leven Road, E14 0LP (PA/13/03053)

Update Report tabled.

A Member questioned whether a free cash point could be provided as part of the scheme. Officers suggested that an informative could be added to the application to reflect this request.

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

1. That planning permission (PA/13/03053) Former Glaucus Works (also known as Leven Wharf), Leven Road, E14 0LP be **GRANTED** for the demolition of existing buildings and redevelopment of site to provide a part 6, part 9 storey mixed use building with basement parking to provide 291sqm of commercial space (A1/A2/A3/A4, B1(a), D1 Use Classes) together with 126 residential units with associated landscaping, children's play facilities and public riverside walkway 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 and complete the legal agreement indicated above acting within normal delegated authority.
5. 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 and as amended in the update report.
6. Any other conditions(s)/ informatives 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.

8.6 Archway House, 1 Muirfield Crescent and 47 Millharbour, London, E14 9SZ (PA/14/00604)

This item was deferred for consideration at the next meeting of Committee on 14th August 2014 due to time constraints.

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.)