

# STRATEGIC DEVELOPMENT COMMITTEE

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**Tuesday, 12 April 2016 at 7.00 p.m.**  
**Council Chamber, 1st Floor, Town Hall, Mulberry Place, 5 Clove  
Crescent, London, E14 2BG**

**The meeting is open to the public to attend.**

**Members:**

Chair: Councillor Marc Francis  
Vice Chair : Councillor Danny Hassell  
Councillor Helal Uddin, Councillor Asma Begum, Councillor Andrew Cregan, Councillor Muhammad Ansar Mustaqim, Councillor Gulam Robbani and Councillor Julia Dockerill

**Deputies:**

Councillor Khaled Uddin Ahmed, Councillor John Pierce, Councillor Denise Jones, Councillor Oliur Rahman, Councillor Chris Chapman, Councillor Peter Golds, Councillor Andrew Wood, Councillor Dave Chesterton and Councillor Mahbub Alam

[The quorum for this body is 3 Members]

**Public Information.**

The deadline for registering to speak is **4pm Friday, 8 April 2016**  
Please contact the Officer below to register. The speaking procedures are attached  
The deadline for submitting material for the update report is **Noon Monday, 11 April 2016**

**Contact for further enquiries:**

Zoe Folley, Democratic Services,  
1st Floor, Town Hall, Mulberry Place, 5 Clove Crescent, E14 2BG  
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Web: <http://www.towerhamlets.gov.uk/committee>

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## Public Information

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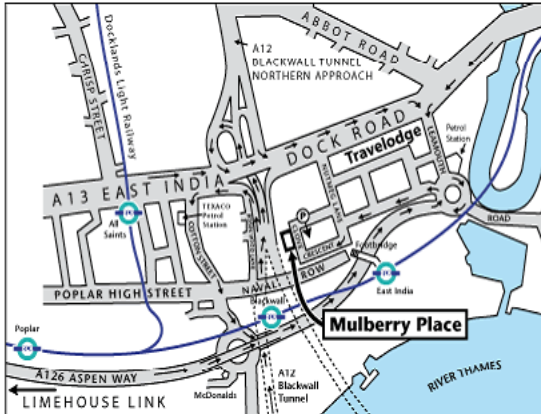
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## **APOLOGIES FOR ABSENCE**

### **1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS (Pages 1 - 4)**

To note any declarations of interest made by Members, including those restricting Members from voting on the questions detailed in Section 106 of the Local Government Finance Act, 1992. See attached note from the Monitoring Officer.

### **2. MINUTES OF THE PREVIOUS MEETING(S) (Pages 5 - 18)**

To confirm as a correct record the minutes of the meeting of the Strategic Development Committee held on 10 March 2016.

### **3. RECOMMENDATIONS**

To RESOLVE 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 (Pages 19 - 20)**

To NOTE the procedure for hearing objections at meetings of the Strategic Development Committee.

		<b>PAGE NUMBER</b>	<b>WARD(S) AFFECTED</b>
<b>5.</b>	<b>DEFERRED ITEMS</b>	<b>21 - 24</b>	
<b>5 .1</b>	<b>34-40 White Church Lane and 29-31 Commercial Road, London, E1 (PA/15/02527)</b>	<b>25 - 76</b>	<b>Whitechapel</b>

Proposal:

Demolition of existing buildings at 34-40 White Church Lane and 29-31 Commercial Road and erection of a ground floor plus 18 upper storey building (75.5m AOD metre) with basement to provide 155sqm (NIA) of flexible use commercial space (B1/A1/A3 Use Class) at ground floor and 42 residential units (C3 Use Class) above with basement, new public realm, cycle parking and all associated works.

Recommendation:

That the Committee resolve to GRANT planning permission subject to any direction by The London Mayor and the prior completion of a Section 106 legal agreement, conditions and informatives as set out in the Committee report.

Proposal:

Full Planning Application – PA/14/03594

Demolition of existing buildings at Hercules Wharf, Union Wharf and Castle Wharf and erection of 16 blocks (A-M) ranging in height from three-storeys up to 30 storeys (100m) (plus basement) providing 804 residential units; 1,912sq.m GIA of Retail / Employment Space (Class A1 – A4, B1, D1); Management Offices (Class B1) and 223sq.m GIA of Education Space (Class D1); car parking spaces; bicycle parking spaces; hard and soft landscaping works including to Orchard Dry Dock and the repair and replacement of the river wall.

The application is accompanied by an Environmental Impact Assessment

Listed Building Consent application - PA/14/03595

Works to listed structures including repairs to 19th century river wall in eastern section of Union Wharf; restoration of the caisson and brick piers, and alteration of the surface of the in filled Orchard Dry Dock in connection with the use of the dry docks as part of public landscaping. Works to curtilage structures including landscaping works around bollards; oil tank repaired and remodelled and section of 19th century wall on to Orchard Place to be demolished with bricks salvaged where possible to be reused in detailed landscape design.

Recommendation:

That Planning Permission and Listed Building Consent should be GRANTED in accordance with the recommendation set out in the original report.

6.	<b>PLANNING APPLICATIONS FOR DECISION</b>	<b>185 - 186</b>	
6 .1	<b>120 Vallance Road &amp; 2-4 Hemming Street, London, E1(PA/15/01231)</b>	<b>187 - 246</b>	<b>Spitalfields &amp; Banglatown</b>

Proposal:

Demolition of existing buildings at 120 Vallance Road and 2-4 Hemming Street and erection of two buildings to provide 1,311 sqm (GEA) of commercial space, 144 residential units and new public realm, landscaped amenity space, cycle parking and all associated works

Recommendation:

That the Committee resolve to GRANT planning permission subject to any direction by The London Mayor, the prior completion of a Section 106 legal agreement to secure planning obligations and conditions and informatives as set out in the Committee report.

<b>7.</b>	<b>OTHER PLANNING MATTERS</b>	<b>247 - 248</b>	
<b>7 .1</b>	<b>Westferry Printworks, 235 Westferry Road, E14 8NX (Tower Hamlets Ref: PA/15/02216, GLA Ref. D&amp;P/1200B&amp;C/JPC)</b>	<b>249 - 330</b>	<b>Canary Wharf</b>

Proposal:

Demolition of existing buildings and structures and the comprehensive mixed use redevelopment including buildings ranging from 4 - 30 storeys in height (tallest 110 m. AOD) comprising: a secondary school (Class D1), 722 residential units (Class C3), retail use (Class A1), flexible restaurant and cafe and drinking establishment uses (Classes A3/A4), flexible office and financial and professional services uses (Classes B1/A2), Community uses (Class D1), car and cycle basement parking, associated landscaping, new public realm and enabling work.

The application is accompanied by an Environmental Impact Assessment and represents EIA development for the purposes of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011. Both the Council and the Mayor of London as local planning authority must take the environmental information into consideration in formulating their decision.

Recommendation:

That the Committee resolves to inform the Mayor of London that were it empowered to determine the application for planning permission the Council would have REFUSED permission for the reasons in the Committee report

**Next Meeting of the Strategic Development Committee**

Thursday, 12 May 2016 at 7.00 p.m. to be held in Council Chamber, 1st Floor, Town Hall, Mulberry Place, 5 Clove Crescent, London, E14 2BG