

**STRATEGIC DEVELOPMENT COMMITTEE**

**HELD AT 7.00 P.M. ON TUESDAY, 12 APRIL 2016**

**DECISIONS ON PLANNING APPLICATIONS**

**1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS**

Councillor Marc Francis declared a personal interest in agenda item 5.2 Hercules Wharf, Castle Wharf and Union Wharf, Orchard Place, London E14 (PA/14/03594, PA/14/03595) and 7.1 Westferry Printworks, 235 Westferry Road, E14 8NX (Tower Hamlets Ref: PA/15/02216, GLA Ref. D&P/3663) as he had received representations from interested parties on the applications.

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

The Committee **RESOLVED**

That the minutes of the meeting of the Committee held on 10 March 2016 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 and meeting guidance.

## 5. DEFERRED ITEMS

### 5.1 34-40 White Church Lane and 29-31 Commercial Road, London, E1 (PA/15/02527)

Application withdrawn from the agenda

The decision was taken after the applicant agreed to enter into further negotiations with officers and is preparing amended drawings that seek to address the reasons for refusal given by Members at March Strategic Development Committee. These amendments will be re-consulted on with the application targeted to return to the June SDC

### 5.2 Hercules Wharf, Castle Wharf and Union Wharf, Orchard Place, London E14 (PA/14/03594, PA/14/03595)

Update report tabled.

Councillor Marc Francis and Councillor Julia Dockerill proposed an additional informative that was unanimously agreed by the Committee encouraging the applicant and the occupants of Trinity Buoy Wharf and LBTH to reconcile any potential tensions between the parties.

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

1. That planning permission be **GRANTED** at Hercules Wharf, Castle Wharf and Union Wharf, Orchard Place, London E14 for the 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 accompanied by an Environmental Impact Assessment (PA/14/03594), SUBJECT to
2. Any direction by The London Mayor.
3. The prior completion of a Section 106 legal agreement to secure the planning obligations set out in the 10 March 2016 Committee report and Update 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 the conditions and informatives in relation to the matters in the Committee report and the additional informative agreed by the Committee encouraging the applicant and the

occupants of Trinity Buoy Wharf and LBTH to reach an agreement to reconcile any potential tensions between the parties.

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

6. That listed building consent be **GRANTED** at Hercules Wharf, Castle Wharf and Union Wharf, Orchard Place, London E14 for 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 (PA/14/03595) subject to the conditions in the Committee report.

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

### **6.1 120 Vallance Road & 2-4 Hemming Street, London, E1(PA/15/01231)**

Update report tabled.

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

1. That planning permission be **GRANTED** at 120 Vallance Road & 2-4 Hemming Street, London, E1 for the 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 (PA/15/01231) subject to:
  2. Any direction by The London Mayor.
  3. The prior completion of a Section 106 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 the conditions and informatives in relation to the matters set out in the Committee report.

## 7. OTHER PLANNING MATTERS

### 7.1 Westferry Printworks, 235 Westferry Road, E14 8NX (Tower Hamlets Ref: PA/15/02216, GLA Ref. D&P/3663)

Update report tabled.

During the Officers presentation, it was recommended that Reason 3 in the main Committee report should not be progressed given the concerns about the affordability of larger 3 bedroom + plus intermediate units. It was also recommended that Conditions 1 – 3 in the main Committee report be deleted given that full details of the school have been submitted therefore these conditions were superfluous. It was also recommended that an additional condition and informative be added regarding the submission of a Waste and Recycling Strategy.

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

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 following reasons:

#### Reasons for refusal

#### ***Site design principles and microclimate***

1. It has not been satisfactorily demonstrated that the proposed development would not place the important Docklands Sailing and Watersports Centre in jeopardy due to adverse effect on wind climate in the northwest corner of Millwall Outer Dock with resultant conditions unsuitable for young and novice sailors. This would conflict with London Plan Policy 7.27 *'Blue Ribbon Network: Supporting infrastructure and recreational use'* and Policy 7.30 *'London's canals and other rivers and waterspaces,'* Tower Hamlets Core Strategy Policy SP04 *'Creating a green and blue grid,'* Tower Hamlets Managing Development Document Policy DM12 *'Water spaces'* and Policy DM26 *'Building heights.'*

#### ***Affordable housing***

2. Westferry Printworks is a crucial element within Tower Hamlets supply of land for both market and affordable housing. The affordable housing offer of 11% within the proposed development would fail to meet the minimum requirement of the Tower Hamlets Local Plan, is not financially justified and would fail to provide an adequate amount of affordable housing to meet targets. The development is consequently not consistent with the NPPF, London Plan Policy 3.8 *'Housing choice,'* Policy 3.11 *'Affordable housing targets,'* Policy 3.12 *'Negotiating Affordable Housing on Individual Private Residential and Mixed Use Sites'* or Tower Hamlets Core Strategy Policy SP02 *'Urban living for everyone.'*

### **3. Planning obligations - Heads of Agreement**

The Council requests that the Mayor of London refuses planning permission for the above reasons. Should the Mayor decide to grant permission, it is recommended without prejudice that this should be subject to the prior completion of a legal agreement with the developer to secure the planning obligations in the Committee report

### **4. Conditions and Informatives**

To adopt the indicative conditions and informatives at Appendix 1 of the Committee report for recommendation to the Mayor should he decide to grant planning permission save for the deletion of conditions 1-3 and the inclusion of an additional condition and informative regarding the submission of a Waste and Recycling Strategy for the operation of waste as set out in the update report.

**WILL TUCKLEY, CHIEF EXECUTIVE**

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