

LONDON BOROUGH OF TOWER HAMLETS

MINUTES OF THE DEVELOPMENT COMMITTEE

HELD AT 7.00 P.M. ON WEDNESDAY, 31 AUGUST 2016

**COUNCIL CHAMBER, 1ST FLOOR, TOWN HALL, MULBERRY PLACE, 5 CLOVE
CRESCENT, LONDON, E14 2BG**

Members Present:

Councillor Marc Francis (Chair)

Councillor Sabina Akhtar

Councillor John Pierce

Councillor Gulam Kibria Choudhury

Councillor Chris Chapman

Councillor Mahbub Alam (Substitute for Councillor Suluk Ahmed)

Other Councillors Present:

Councillor Andrew Wood

Apologies:

Councillor Andrew Cregan

Councillor Suluk Ahmed

Officers Present:

Jerry Bell

– (East Area Manager, Planning Services, Development and Renewal)

Nasser Farooq

– (Team Leader, Planning Services, Development and Renewal)

Marcus Woody

– (Legal Advisor, Legal Services, Directorate Law, Probity and Governance)

Zoe Folley

– (Committee Officer, Directorate Law, Probity and Governance)

1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS

No declarations of disclosable pecuniary interests were made.

2. MINUTES OF THE PREVIOUS MEETING(S)

The Committee **RESOLVED**

That the minutes of the meeting of the Committee held on 3 August 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

None.

6. PLANNING APPLICATIONS FOR DECISION

None

6.1 111-113 Mellish Street, London E14 8PJ (PA/16/00901)

Update report tabled.

Jerry Bell introduced the application for the retention of the single storey modular building for a temporary period for continued non-residential use (falling within use class D1)

The Chair invited registered speakers to address the Committee.

John Locko and Councillor Andrew Wood spoke in objection to the proposal on the grounds that existing facility created parking stress. Therefore, the proposal would further increase parking congestion in the surrounding streets, given the increase in visitor numbers especially during the summer months. Concern was also expressed about breaches of the current parking controls and that the residents had not been consulted on the travel plan until very late in the day. They also expressed concern about noise disturbance from the existing facilities, especially when the PA system was in use, due to the unsuitability of the premises for the intended use. In particular, concern was expressed about noise escape from the roof area affecting the nearby residents. The Committee report underestimated the potential noise impact from the facilities. Many of the residents had complained about the issues.

In response to questions, the speakers emphasised their concerns about the impact from parking from the proposal, acknowledging that whilst the facility was not solely to blame for such problems, it would add to the wider parking congestion in the area. They also explained their concerns about noise disturbance from the proposals, outlined the steps that had been taken to address the issues and the effectiveness of these measures. They also expressed concern about the lack of use of the building during weekdays and, in view of the concerns, questioned whether the proposal was the most effective use of the site given the demand for community resources in the local area.

Fokrul Islam and the Imran Rahman spoke in support of the application. They drew attention to the wide range of community services delivered at the premises, the inclusive nature of activities and importance of the facility to local people. The concerns about noise and parking stress could be addressed through the conditions. The specialists at the Council had considered these issues and were satisfied that the conditions would address any impacts and they had not raised any objections. In response to questions, they commented further on the nature and quality of the community activities being provided on site and that they worked hard to minimise noise disturbance. They also discussed the layout of the building, the concerns about noise especially during the Ramadan period and the measures to control this. Regarding the travel assessment, it was considered that most of the visitors travelled to the centre by foot therefore it was unlikely that the proposal would increase parking pressure.

Nasser Farooq (Planning Services, Development and Renewal) gave a presentation on the application describing the site location, nature of the surrounds and the consented scheme. He also explained the layout of the existing facility and the outcome of the consultation and the issues raised. The main issues for consideration were the impact on amenity and transport and the highway. The application included a number of conditions to address any potential impacts and Officers were satisfied that the conditions would address the issues. As a result, Officers were recommending that the application be granted permission.

In response to questions about the proposed increase in visitor numbers (compared to the approved application), it was confirmed that at the time of the original consent in 2013, the end user had yet to be identified. Therefore, in view of the uncertainties, it was decided to restrict the visitor numbers to 50 at any time to be sure that the plans would safeguard residential amenity. Following the receipt of further information, a maximum of 160 visitors at any one time was agreed and conditioned. There had been no material changes in circumstances since that time so it was proposed to restrict the number of visitors to 160 at any given time.

In response to questions about the enforcement of this restriction and the impact of the plans on parking and noise, it was emphasised that any breaches in the planning permission would be a matter for the Council's Enforcement Team to pursue. It was also explained that the case officer had visited the site late at night to assess the audibility of sound from the premises

within the surrounding area and was satisfied that the conditions would address any impacts. The plans included a condition that there should be no audible noise from equipment outside the premises and that the former management plan condition be reapplied to manage the coming and goings from the premises to limit impacts on the area.

In relation to late night prayers during Ramadan, the report provided an indication of when Ramadan would in take place in 2017 and 2018 so that Members could make an informed decision on the impact of these hours on residential amenity.

Highways Services had visited the application site and had since withdrawn their initial objections to the application.

It was also noted that there would be an informative stating that the Council would not be inclined to support a further extension to the application.

In response to further questions, Officers also discussed with the Committee, the enforcement history and the outcome of the investigation of the 2014 complaint.

On a vote of 5 in favour, 1 against and 0 abstentions, the Committee **RESOLVED:**

1. That planning permission be **GRANTED** at 111-113 Mellish Street, London E14 8PJ) for the retention of the single storey modular building for a temporary period for continued non-residential use (falling within use class D1) (PA/16/00901)
2. That the Corporate Director of Development and Renewal is delegated power to impose conditions and informatives on the planning permission to secure the matters set out in the Committee report.

6.2 Bromley Hall School, Bromley Hall Road, London, E14 0LF (PA/16/00884, PA/16/00885)

Application withdrawn from the agenda due to the submission of new information requiring further assessment.

6.3 14 Flamborough Street, London, E14 7LS (PA/16/01261)

Application withdrawn from the agenda and referred to the Strategic Development Committee on 8th September 2016 for consideration

7. OTHER PLANNING MATTERS

None.

The meeting ended at 8.15 p.m.

Chair, Councillor Marc Francis
Development Committee