

LONDON BOROUGH OF TOWER HAMLETS

MINUTES OF THE STRATEGIC DEVELOPMENT COMMITTEE

HELD AT 7.30 P.M. ON THURSDAY, 9 OCTOBER 2008

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

Members Present:

Councillor Shafiqul Haque (Chair)

Councillor Lutfu Begum
Councillor Alibor Choudhury
Councillor Stephanie Eaton
Councillor Ahmed Adam Omer (Vice-Chair)
Councillor Joshua Peck
Councillor Dulal Uddin

Other Councillors Present:

Councillor Philip Briscoe
Councillor Rupert Eckhardt
Councillor Shirley Houghton

Officers Present:

Jerry Bell	– (Applications Manager)
Amy Cooper	– Planning Officer
Megan Crowe	– (Legal Services Team Leader, Planning)
Michael Kiely	– (Service Head, Development Control and Building Control, Development & Renewal)
Jen Pepper	– (Affordable Housing Programme Manager)
Tim Porter	– Major Projects Development Officer
Alison Thomas	– (Private Sector and Affordable Housing Manager, Housing Development, Development & Renewal)
Jason Traves	– Planning Officer
Alan Ingram	– (Democratic Services)

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor M. Shahid Ali.

2. DECLARATIONS OF INTEREST

The following declarations of interest were made:

Councillor	Item	Type of Interest	Reason
Ahmed Adam Omer	All items on the agenda	Personal	He had been lobbied by applicants in respect of all the items of business.
Joshua Peck	Item 7.4 – Wood Wharf, Preston’s Road	Personal	He had attended a briefing organised by the applicants.
	Item 8.1 – 33-37 The Oval	Personal	He had previous involvement with the matter as a Lead Member of the Cabinet.
Lutfa Begum	Items 7.1 & 7.2 – St Andrew’s Hospital	Personal	She was an employee of Tower Hamlets Primary Care Trust.
Alibor Choudhury	Item 6.2 – 18-22 Damien Street	Personal	He had used the mosque facility for prayer.
	Item 7.4 – Wood Wharf, Preston’s Road	Personal	He had attended a briefing organised by the applicants.
	Item 8.1 – 33-37 The Oval	Personal	He had previous involvement with the matter as a Lead Member of the Cabinet.
Stephanie Eaton	Item 8.1 – 33-37 The Oval	Personal	Application is within Councillor’s ward.
Shafiqul Haque	Item 6.2 – 18-22 Damien Street	Personal	He had used the mosque facility for prayer.
	All other agenda items	Personal	He had received information on all other items.

3. UNRESTRICTED MINUTES

The minutes of the meeting were agreed and approved as a correct record, subject to the addition of the following resolution regarding agenda item 6.2 – St. George’s Estate, Cable Street, London, E1 (Section 106 agreement):

“That, if by 28th November 2008, being three months from the date of this Committee, the legal agreement has not been completed, the Corporate Director Development & Renewal is delegated power to refuse planning permission.”

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

The Committee noted the procedure and those who had registered to speak.

NOTE: At the request of the Chair, Mr Alan Ingram, Democratic Services Officer, read out an announcement indicating that changes were to be made to the order of business of the meeting, as follows, to ensure that all representations could be heard: Items 6.1; 6.2; 8.1; 7.4; 7.5; 7.3; 7.1 and 7.2. However, agenda items are set out below in their original order, for ease of reference.

6. DEFERRED ITEMS

6.1 Newfoundland, Canary Wharf

After consideration of the officer’s report the Committee RESOLVED, on a vote of 5 for and 0 against, that planning permission should be granted for the reasons and in the form set out in the agenda with the AMENDMENT that financial contribution (c)(i) on page 26 should state “(i) Community projects (£150,000); and”.

6.2 Second Floor, 18-22 Damien Street, London, E1 2HX

After consideration of the officer's report the Committee RESOLVED, on a vote of 3 for and 2 against, that planning permission should be granted for the reasons and in the form set out in the agenda and as amended by the update report.

7. PLANNING APPLICATIONS FOR DECISION

7.1 St. Andrew's Hospital, Devas Street, London, E3 3NT (PA/08/1161)

The Chair indicated that the application would be considered in conjunction with agenda item 7.2, as both applications related to the same site. The committee however voted separately on each item.

After consideration of the officer's report the Committee RESOLVED, on a vote of 7 for and 0 against, that outline planning permission should be granted for the reasons and in the form set out in the agenda and as amended by the update report.

7.2 St. Andrew's Hospital, Devas Street, London, E3 3NT (PA/08/1162)

After consideration of the officer's report the Committee RESOLVED, on a vote of 5 for and 1 against, with 1 abstention, that planning permission should be granted for the reasons and in the form set out in the agenda and as amended by the update report.

7.3 Site at 2 Trafalgar Way, London

Julian Carter, for the applicant, had registered to speak but was happy to be available to answer any questions as the recommendation was for approval.

On a vote of 4 against and 2 for, with 1 abstention, the Committee indicated that it did not support the officer's recommendation to grant planning permission

Ms Megan Crowe, Legal Services Team Leader Planning, advised that, given the allocation of the site for housing, the Committee must carefully consider its course of action.

Accordingly, on a vote of 7 for and 0 against, the Committee indicated that it was minded to refuse planning permission, and that final consideration be deferred to enable a further report to be submitted to the next meeting of the Committee.

7.4 Wood Wharf, Preston's Road, London

Mr Michael Osman, Planning Consultant representing Hammersons, spoke in objection.

Mr Steven Brown, for the applicant, spoke in support.

After consideration of the officer's report the Committee RESOLVED, on a vote of 7 for and 0 against, that planning permission and listed building consent should be granted for the reasons and in the form set out in the agenda and as amended by the update report.

7.5 Mooring in Millwall Cutting and South Dock, Thames Quay, Marsh Wall, London, E14.

Dr Richard Wheal, a neighbouring resident, spoke in objection.

Rebecca Stockley, for the applicant, spoke in support.

After consideration of the officer's report the Committee RESOLVED, on a vote of 3 for and 3 against, with the Chair's casting vote, that planning permission should be granted for the reasons and in the form set out in the agenda and as amended by the update report and that the management plan addresses the potential for customers leaving events at the vessel causing a nuisance and that the detailed landscaping of the site ensures that vehicles cannot gain access eastwards along the dock.

8. OTHER PLANNING MATTERS

8.1 33-37 The Oval, London, E2 9DT

Councillor Eaton declared a personal, prejudicial interest in the item as she had spoken on behalf of the residents of Bethnal Green North Ward concerning the issue at a previous meeting of the Committee. She withdrew from the Chamber and took no part in the debate regarding the business nor voted thereon.

After consideration of the officer's report the Committee RESOLVED, on a vote of 4 for and 1 against, , that pursuant to its powers under Section 97 of the Town and Country Planning Act 1990 (as amended), the planning permission be REVOKED on the grounds set out in the agenda.

At 9.45 p.m. the Chair indicated that the meeting would **adjourn** for a short period. The meeting **reconvened** at 9.55 p.m.

At 10.20 p.m. Councillor Ahmed Adam Omer moved and the Committee RESOLVED:

That the closing time of the meeting be extended for a maximum of 30 minutes to allow the business on the agenda to be concluded.

The meeting ended at 10.33 p.m.

Chair, Councillor Shafiqul Haque
Strategic Development Committee