

**LONDON BOROUGH OF TOWER HAMLETS**

**MINUTES OF THE STRATEGIC DEVELOPMENT COMMITTEE**

**HELD AT 7.00 P.M. ON WEDNESDAY, 15 APRIL 2009**

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

**Members Present:**

Councillor Shafiqul Haque (Chair)

Councillor Shahed Ali  
Councillor M. Shahid Ali  
Councillor Tim Archer  
Councillor Ahmed Adam Omer (Vice-Chair)  
Councillor Joshua Peck  
Councillor Dulal Uddin

Councillor Marc Francis  
Councillor Tim O'Flaherty

**Other Councillors Present:**

Councillor Philip Briscoe  
Councillor Rupert Eckhardt  
Councillor Peter Golds  
Councillor Shirley Houghton  
Councillor Ahmed Hussain  
Councillor Denise Jones  
Councillor Dr. Emma Jones  
Councillor David Snowdon

**Officers Present:**

Nadir Ahmed	– (Trainee Committee Officer)
Jerry Bell	– (Interim Strategic Applications Manager)
Rachel McConnell	– (Interim Applications Manager)
Michael Bell	– (Team Leader, Development Schemes)
Shay Bugler	– (Case Officer)
Bridgit Burt	– (Planning Lawyer)
Megan Crowe	– (Legal Services Team Leader, Planning)
Isabella Freeman	– (Assistant Chief Executive (Legal Services))
Richard Humphreys	– (Case Officer)
Stephen Irvine	– (Development Control Manager)
Jen Pepper	– (Affordable Housing Programme Manager)
Alison Thomas	– (Private Sector and Affordable Housing Manager)
Jason Traves	– (Planning Officer)
Paul Ward	– (Democratic Services)
Owen Whalley	– (Service Head, Major Project Development)

Louise Fleming

– Senior Committee Officer

## 1. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Alibor Choudhury and Councillor Stephanie Eaton. Councillors Marc Francis and Tim O’Flaherty deputised respectively.

## 2. DECLARATIONS OF INTEREST

Councillor	Item	Type of Interest	Reason
Shafiqul Haque	7.7	Personal	Application site within Councillor’s ward. Correspondence received from concerned parties.
Shahed Ali	All	Personal	Correspondence received from concerned parties.
Ahmed Omer	7.2	Personal	Application site within Councillor’s ward. Correspondence received from concerned parties.
Tim Archer	All	Personal	Correspondence received from concerned parties.
Md. Shahid Ali	All	Personal	Correspondence received from concerned parties.
Josh Peck	7.2	Personal	Application site adjacent to Councillor’s ward. Spoken to residents, but not given a view.
	7.2	Personal	Cabinet Member with responsibility for Property, involved in discussions regarding the lease on the site.
Marc Francis	All	Personal	Correspondence received from concerned parties.
	7.2	Personal	Application site within Councillor’s ward
	7.2	Prejudicial	Board member for Old Ford Housing Association
Shirley Houghton	6.1 & 7.1	Personal	Application site within Councillor’s ward
Phil Briscoe	7.4	Personal	Application site within Councillor’s ward
David Snowden	6.1 & 7.1	Personal	Application site within

			Councillor's ward
Denise Jones	7.3	Personal	Application site within Councillor's ward
Peter Golds	7.4	Personal	Application site within Councillor's ward
Dr Emma Jones	7.3	Personal	Application site within Councillor's ward

### 3. UNRESTRICTED MINUTES

The minutes of the meeting held on 19<sup>th</sup> February 2009 were agreed and approved as a correct record.

### 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.

### 6. DEFERRED ITEMS

#### 6.1 443-451 Westferry Road, London

After consideration of the officer's report and the addendum update report, and on a vote of 4 for, 2 against and 1 abstention, the Committee RESOLVED that planning permission for the erection of six buildings from 2 to 8 storeys in height to provide 189 residential units, with provision of basement and surface car parking, associated servicing and landscaping, together with incidental works be GRANTED at 443-451 Westferry Road, E14 subject to the legal agreement and conditions set out in the committee report.

On a vote of 4 for, 1 against and 1 abstention, the Committee RESOLVED that the additional housing grant be omitted from the legal agreement.

(Councillors Josh Peck and Tim O'Flaherty could not vote on the application due to not being present when the item was considered on 19<sup>th</sup> February 2009)

(Councillor Dulal Uddin could not vote on the application due to not being present for the whole duration of the item)

The Chair adjourned the meeting at 7.50 p.m. and the Committee reconvened at 8.10 p.m.

## **7. PLANNING APPLICATIONS FOR DECISION**

### **7.1 City Pride, 15 Westferry Road, London**

Ms Gill Crawford, a neighbouring resident, spoke in objection to the application.

Mr Rhys Johnson, a neighbouring resident, spoke in objection to the application.

Mr Jim Pool, for the applicant, spoke in support of the application.

Councillor Phil Briscoe spoke in objection to the application.

Councillor Rupert Eckhardt a Ward Member, spoke in objection to the application.

Councillor Shirley Houghton, a Ward Member, spoke in objection to the application.

Councillor Peter Golds spoke in objection to the application.

After consideration of the officer's report and the addendum update report, Members voted 4 for and 4 against; the Chair adjourned the meeting at 9.40 p.m. in order to seek legal advice. The Committee reconvened at 9.50 p.m, the Chair used his casting vote and the Committee RESOLVED that planning permission for the erection of a 62 storey tower including basements, comprising 430 residential apartments (Class C3), amenity spaces and car parking; a nine storey podium building comprising a 203 bedroom hotel (Class C1), together with ancillary restaurants, conference facilities, health club and servicing and parking areas including drop-off facility; provision of a Class A3 and/or A4 use and/or amenity space at levels 60/61; provision of a unit to use either for Class A1 (shop), A2 (Financial and professional services), A3 (Food and drink) and/or A4 (Drinking establishment) at ground floor; associated landscaping; together with incidental works be GRANTED at the City Pride Public House, 15 Westferry Road, E14 subject to the legal agreement and conditions set out in the Committee report.

On a vote of 5 for and 4 abstentions, the Committee RESOLVED that the additional housing grant be included in the legal agreement.

## **7.2 2 Gladstone Place, London**

Mr Alan Tucker, a neighbouring resident, spoke in objection to the application.

Ms Claire Palmer, a neighbouring resident, spoke in objection to the application.

Mr John Woolstencroft, for the applicant, spoke in support of the application.

Councillor Phil Briscoe spoke in objection to the application.

After consideration of the officer's report and the addendum update report, it was proposed and seconded that the application be deferred to allow officers to consider legal points raised in a letter received on 15<sup>th</sup> April. The Committee was advised that the letter had been considered by the Council's Legal advisers and it was the view of officers that it would not prevent a decision being made. On a vote of 2 for and 6 against, the motion was lost.

On a vote of 6 for and 2 against, the Committee RESOLVED that planning permission for the demolition of the existing buildings occupying the site and its redevelopment to provide five buildings of between four and ten storeys in height accommodating 2,687 sqm retail floorspace (Class A1) and 208 residential units (comprising 2 x studio, 81 x 1 bed; 76 x 2 bed; 39 x 3 bed; 4 x 4 bed; 6 x 5 bed), 104 parking spaces and landscaped public, communal and private amenity space be GRANTED at 2 Gladstone Place, London subject to the legal agreement and conditions set out in the Committee report.

(In accordance with Rule 17.5 of the Constitution, Councillor Tim Archer requested that his vote against the recommendation be recorded.)

(Councillor Marc Francis withdrew from the proceedings at the commencement of consideration of this item of business)

## **7.3 St. Katharine's Docks, St Katharine's Way, E1**

Ms Jane Boden, a neighbouring resident, spoke in objection to the application.

Mr Colin Mitchell, a neighbouring resident, spoke in objection to the application.

Mr Alexander Miles, a local businessman, spoke in support of the application.

Mr Jeremy Randall, on behalf of the applicant, spoke in support of the application.

Councillor Dr Emma Jones, a Ward Member, spoke in objection to the application.

At 10.20 p.m. the Committee RESOLVED that the meeting be extended for a further hour to enable the completion of business on the agenda.

After consideration of the officer's report and the addendum update report, the Committee indicated that it was minded to go against officers' advice and REFUSE planning permission for the redevelopment of Commodity Quay, the erection of a 150 sqm extension to International House and change of use of the ground floor, alterations and extension to 'Tradewinds', creation of new north gateway entrance, creation of new south pedestrian gateway, erection of new pedestrian boardwalks and landscaping of public space around Dickens Inn; listed building consent for the construction of new boardwalks adjoining the West Dock walls and alterations to the wall on East Smithfield; and conservation area consent for the demolition of Commodity Quay at St Katharine's Docks, St Katharine's Way, E1 on the grounds of design, form, mass, scale, materials and impact of boardwalks. In accordance with Rule 10.2 of the Constitution, the applications were DEFERRED to a future meeting of the Committee to enable officers to present a supplemental report setting out the reasons for refusal and the implications of the decision.

#### **7.4 2 Trafalgar Way, London**

Application not considered due to time constraints. To be considered at the next meeting.

#### **7.5 The Innovation Centre, 225 Marsh Wall, London E14 9FW**

Application withdrawn at the request of the applicant.

#### **7.6 Eric and Treby Estates, Treby Street, Mile End, London**

RESOLVED

That the item be withdrawn from the agenda due to time constraints and considered at the next meeting.

#### **7.7 Holland Estate, Commercial Street, London**

RESOLVED

That the item be withdrawn from the agenda due to time constraints and considered at the next meeting.

The meeting ended at 11.20 p.m.

Chair, Councillor Shafiqul Haque  
Strategic Development Committee