

LONDON BOROUGH OF TOWER HAMLETS

MINUTES OF THE STRATEGIC DEVELOPMENT COMMITTEE

HELD AT 7.30 P.M. ON THURSDAY, 25 JUNE 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 Alibor Choudhury
Councillor Stephanie Eaton
Councillor Marc Francis
Councillor Shiria Khatun
Councillor Dulal Uddin

Councillor Tim Archer (Deputising for Councillor Rupert Eckhardt)

Other Councillors Present:

Councillor Ahmed Hussain

Officers Present:

Jerry Bell	– (Interim Strategic Applications Manager)
Megan Crowe	– (Legal Services Team Leader, Planning)
Mario Leo	– (Head of Legal Services - Environment)
Jen Pepper	– (Affordable Housing Programme Manager)
Owen Whalley	– (Service Head, Major Project Development, Development & Renewal)
Nadir Ahmed	– (Trainee Committee Officer)
Alan Ingram	– (Democratic Services)

1. ELECTION OF VICE-CHAIR

The Chair invited nominations for the election of the Vice-Chair of the Strategic Development Committee for the Municipal Year 2009/10.

On a vote of 4 for and 2 against, the Committee **RESOLVED** that Councillor Marc Francis be elected Vice-Chair of the Strategic Development Committee for the 2008/09 municipal year.

2. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Rania Khan and Rupert Eckhardt for whom Cllr Tim Archer was deputising.

Apologies for lateness were also received from Councillor Alibor Choudhury.

3. DECLARATIONS OF INTEREST

Councillor	Item	Type of Interest	Reason
Shafiqul Haque	8.1, 9.1 and 9.2	Personal	Correspondence received from concerned parties.
Shafiqul Haque	9.1	Personal	Application site within Councillor's ward.
Shahed Ali	8.1, 9.1 and 9.2	Personal	Correspondence received from concerned parties.
Alibor Choudhury	8.1, 9.1 and 9.2	Personal	Correspondence received from concerned parties.
Stephanie Eaton	8.1, 9.1 and 9.2	Personal	Correspondence received from concerned parties.
Marc Francis	8.1, 9.1 and 9.2	Personal	Correspondence received from concerned parties.
Shiria Khatun	8.1, 9.1 and 9.2	Personal	Correspondence received from concerned parties.
Dulal Uddin	8.1, 9.1 and 9.2	Personal	Correspondence received from concerned parties.
Tim Archer	8.1, 9.1 and 9.2	Personal	Correspondence received from concerned parties.

4. UNRESTRICTED MINUTES

The minutes of the meeting held on 13th May 2009 were agreed and approved as a correct record.

5. PROPOSED NEW SCHEDULE OF DATES 2009/10 & TERMS OF REFERENCE

Councillor Shahed Ali proposed an amendment that evening meetings of the Strategic Development Committee start at 7.00pm and the Members RESOLVED

- 1) That the Schedule of Dates be noted as detailed in Appendix 1 of the report;
- 2) That evening meetings of the Strategic Development Committee start at 7.00pm;
- 3) That the Terms of Reference be noted as detailed in Appendix 2 of the report.

6. 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.

7. PROCEDURE FOR HEARING OBJECTIONS

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

8. DEFERRED ITEMS

8.1 Eric and Treby Estates, Treby Street, Mile End, London

Councillor Archer asked that he be able to seek the views of the public present on the application and the Chair indicated that this would not be appropriate.

Councillor Archer proposed an amendment, seconded by Councillor Eaton, that conditions be added to ensure disabled parking is retained at Ennerdale House and provided on Brokesley Street and also requesting that the applicant enter discussions with the owner of the St Clements Hospital site regarding access to Brokesley Street via the hospital site for construction traffic. On a vote of 2 for and 3 against, the amendment was declared lost.

After consideration of the officer's report and the addendum update report, on a vote of 2 for and 2 against, with one abstention, on the Chair's casting vote, the Committee resolved not to approve officers' advice which was to grant

planning permission for the regeneration of the existing estate comprising the refurbishment of existing buildings, the demolition of 27 bedsits, two x one bed flats at 1-14 Brookesley Street, 106-128 Hamlets Way and 1-7 Burdett Road and the erection of buildings between 2 and 7 storeys to provide 181 new residential units (comprising 19xstudio, 61x1bed, 52x2bed, 40x3bed and 9x5bed), a new community centre of 310 sq m, a new housing management office of 365 sq m and 85 sq m commercial space. The Committee indicated it was minded to refuse planning permission on the grounds of loss of open space, loss of parking, especially disabled parking, the low number and percentage of social housing on the development and design and amenity issues. In accordance with rule 10.2 of the Constitution, the application was **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.

(Cllrs Shiria Khatun and Dulal Uddin could not vote on the application due to not being present when the item was considered on 13th May 2009)

Officers advised that the application for Conservation Area Consent associated with the application for Planning Permission would now be withdrawn from the agenda.

The Chair adjourned the meeting at 8.33pm and reconvened at 8.42pm.

9. PLANNING APPLICATIONS FOR DECISION

9.1 News International Limited Site, 1 Virginia Street, London

Mr Tim Flood, a neighbouring resident, spoke in objection to the application.

Mr Matthew Gibbs, for the applicant, spoke in support of the application.

Councillor Marc Francis proposed an amendment, seconded by Councillor Eaton, restricting the hours of refuse collections and deliveries to between 8.00am and 9.00pm and setting the terminal hour for the roof garden as 11pm. With 5 votes for and 2 against, the amendment was declared carried.

After consideration of the officer's report and the addendum update report, the Committee resolved not to approve officers' advice which was to grant planning permission for the remodelling of the existing print works building and the adjoining Rum Warehouse building as a campus type office facility incorporating the creation of new retail space (A1-A3) and museum (D1); external alterations to the main print works building to include a landscaped roof terrace and works of alteration to the Rum Warehouse. Creation of, and revised vehicular and pedestrian access routes into and through the site; landscaping to provide publicly accessible space; car parking, access and servicing provisions The Committee indicated it was minded to refuse planning permission on the grounds of impact on the Grade II listed building;

impact on local residents, failure to meet GLA's guidelines on renewable energy; insufficient S106 obligations, particularly the shuttle bus service. In accordance with rule 10.2 of the Constitution, the application was **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.

Officers advised that the application for Listed Building Consent associated with the application for Planning Permission would now be withdrawn from the agenda.

The Chair adjourned the meeting at 9.30pm and reconvened at 9.38pm.

9.2 Hertsmere House, 2 Hertsmere Road, London

Mr Kevin Connell, a neighbouring resident, spoke in objection to the application.

Ms Jocelyn Vandebossche, a neighbouring resident, spoke in objection to the application.

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

Councillor Marc Francis proposed an amendment, seconded by Councillor Choudhury, amending the wording of the S106 agreement by changing paragraph 3.2 b) in the report to read: "Provide a contribution of £3,581,553 towards transportation improvements including Crossrail". With 6 votes for and 2 abstentions, the amendment was declared carried.

After consideration of the officer's report and the addendum update report, the Committee resolved not to approve officers' advice which was to grant planning permission for the demolition of existing building. Erection of a ground and 63 storey building for office (use class B1), hotel (use class C1), serviced apartments (sui generis), commercial, (use classes A1-A5) and leisure uses (use class D2) with basement, parking, servicing and associated plant, storage and landscaping (maximum height 242 metres AOD). The Committee indicated it was minded to refuse planning permission on the grounds of unacceptable loss of daylight and sunlight, impact on Conservation Area including scale and massing; clarification required in relation to English Heritage's concerns, clarification required on S106 contributions, and design and amenity issues. In accordance with rule 10.2 of the Constitution, the application was **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.

Officers advised that the application for Conservation Area Consent associated with the application for Planning Permission would now be withdrawn from the agenda.

The meeting ended at 10.15 p.m.

Chair, Councillor Shafiqul Haque
Strategic Development Committee