

LONDON BOROUGH OF TOWER HAMLETS

MINUTES OF THE STRATEGIC DEVELOPMENT COMMITTEE

HELD AT 7.00 P.M. ON THURSDAY, 9 DECEMBER 2010

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

Members Present:

Councillor Carli Harper-Penman (Chair)

Councillor Kabir Ahmed
Councillor David Edgar
Councillor Stephanie Eaton
Councillor Shahed Ali

Councillor Tim Archer
Councillor Rachael Saunders

Other Councillors Present:

Nil

Officers Present:

Megan Nugent	– (Legal Services Team Leader, Planning)
Owen Whalley	– (Service Head Planning and Building Control, Development & Renewal)
Jerry Bell	– (Strategic Applications Manager Development and Renewal)
Devon Rollo	– (Strategic Applications Planning Officer)
Alan Ingram	– (Democratic Services)

COUNCILLOR CARLI HARPER-PENMAN (CHAIR) IN THE CHAIR

The Chair extended a welcome to Councillor Stephanie Eaton, who had been appointed as a Member of the Committee by Council on 8 December 2010.

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Dr Emma Jones and Bill Turner, for whom Councillors Tim Archer and Rachael Saunders deputised respectively.

2. DECLARATIONS OF INTEREST

No declarations of interest were made.

3. UNRESTRICTED MINUTES

The Committee **RESOLVED**

That the unrestricted minutes of the meeting of the Committee held on 28 October 2010 be agreed as a correct record and signed by the Chair.

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 for hearing objections, together with details of persons who had registered to speak at the meeting.

6. DEFERRED ITEMS

Nil items.

7. PLANNING APPLICATIONS FOR DECISION

7.1 Ocean Estate and LIFRA Hall site, London (PA/10/02283)

Mr Owen Whalley, Service Head Planning & Building Control, briefly introduced the report and commented that the only elements for decision related to reserved matters of appearance and landscaping of the LIFRA Hall site, Halley Street, given that outline planning permission had been granted for the development of the Ocean Estate and LIFRA Hall on 4 March 2010.

The Chair then invited registered speakers to address the Committee.

Mr Ali Sadad, a local resident speaking in objection to the proposals, stated that residents of Limehouse Fields, the Ocean Estate and LIFRA Hall users objected to the redevelopment of the hall site. He added that over 1,000

signatures had also been obtained on a petition against the proposals and many people had attended the meeting of the Committee on 4 March 2010 but had not been listened to. A further 231-signature petition had been submitted and other objectors were unable to attend the current meeting due to bad weather. The hall was used by all ages and ethnic groups and uses included family, community and educational events.

Mr Sadad commented that objections to the estate redevelopment related to the loss of a community centre; crowding due to increased population; lack of social housing; loss of sunlight and daylight; overshadowing and a negative effect on residents' quality of life. There would be more children to be accommodated in already oversubscribed local schools; parking problems due to loss of parking spaces to car clubs; extra traffic congestion and risk to pedestrians; loss of open space and playspace.

Mr Shahanur Khan, a local resident also speaking in objection, stated that even though planning permission had been granted, this should be reviewed due to the points made by the previous speaker. The report did not properly address problems for local people regarding loss of daylight and sunlight and did not comply with equal opportunities policies as it was discriminatory towards car owners. Children would be deprived of play space as there would be no on-site playground provision. The demand for school places would increase when the new development was completed and local schools would have severe problems as it was unlikely that there would only be 26 additional children as the report anticipated. There would also be infringement of privacy due to the proximity of homes.

Mr Neil Baron, East Homes Consortium, speaking for the proposals, stated that all 70 homes on Feeder Site 3 would be for private sale but this would assist in the overall regeneration of the estate, which would entail the provision of 819 homes, nearly half of which would be social housing. The LIFRA Hall would be demolished but work was ongoing to provide a new and better community facility and to ensure that there would be no loss of service before the new centre was opened. All current user groups were being consulted about the new centre, which would be just across Ben Jonson Road from the current site and would include healthcare facilities. There had been 10 separate community consultation events since March this year and a quarterly update newsletter was circulated to residents. An advice shop was also open at 60 Ben Jonson Road and it was felt that these measures would ensure all residents could be engaged.

Mr Gary Tidmarsh, Levitt Bernstein Architects, commented that during the planning process there had been continuing discussion with Officers and the final outcome had been welcomed, with confirmation of appropriate scale of the proposals. Great attention had been paid to the details of the scheme, with regard to the brickwork, windows and offset balconies. Great care had also been taken to avoid overlooking of properties. Landscaping and private gardens with a mix of other measures would ensure privacy.

Mr Whalley indicated that Councillor Shahed Ali had joined the meeting after opening remarks had been made and restated his earlier comments that matters for decision related only to reserved matters of appearance and landscaping, despite the speakers referring to other issues.

The Chair added that, following advice from the legal advisor present, Councillor Shahed Ali could participate in debate and decision on the report, in that he had not missed significant elements of the process.

Mr Jerry Bell, Strategic Applications Manager, then made a detailed presentation on the circulated report. He indicated that the appropriate ward for the area of Feeder Site 3 was St Dunstan's and Stepney, rather than Mile End and Globe Town as shown. Mr Bell referred to the report which had been considered by the Committee in March 2010 and confirmed that, outline planning permission having already been granted, only the reserved matters of appearance and landscaping of Feeder Site 3 remained to be considered. There had been only one consultation issue raised by Transport Officers and this had been resolved. Issues arising from public consultation related to matters that had already been determined and were not now for further discussion.

Mr Bell added that a 12 metre distance between housing unit frontages was normal and there would be an 18 metre distance from offset balconies. All units would have access to private gardens or communal spaces. As the homes on the site were one or two bed, it was considered that this would be unlikely to generate more child requirements and other play facilities were available nearby in Mile End Park. He concluded by commenting that the site would provide high quality residential accommodation and the materials to be used would sit well with the local environment. Cross subsidy from the site would provide a financial contribution to the overall development.

The Chair invited questions from Members, who raised points regarding: the numbers, varieties and size of trees to be planted; the colour of bricks to be used; the possibility of varying the proposed window sizes; the size and capacity of the new community centre; distance between windows and the nearest frontages; provision of playspace. Other queries were raised which the Chair ruled as not being relevant to the reserved matters of appearance and landscaping.

Mr Bell responded to the questions in detail, making points that: nine semi-mature trees would be provided in view of the problems associated with re-planting adult trees; the brickwork would be the colour of samples shown to Members in the meeting and which had been subject to local consultation; windows were tall but not full wall height and there was no provision for any changes at this stage; despite there being no dedicated playspace, housing units would be mainly one or two bed and ground floor areas were available, with more facilities in Mile End Park; the new community centre had been designed and fitted out in consultation with user groups – it would be delivered at the time of the LIFRA Hall closure, ensuring no break in service, and it was the same or larger capacity; nearest distances for frontages was 12

metres which was reasonable and appropriate for development in an urban environment; no objections had been received from residents on appearance and Officers felt that the materials had been well considered for the location.

The Chair then indicated that the matter would be put to the vote and, on a vote of 5 for and 0 against, with 1 abstention, the Committee **RESOLVED**

That approval of the reserved matters be **GRANTED** for the LIFRA Hall site, Halley Street (Feeder Site 3) in accordance with condition A4 for the approval of 'appearance' and 'landscaping' associated with the erection of a building up to 10 storeys comprising 70 Class C3 residential units following the granting of Outline Planning Permission ref. PA/09/2584 dated 23 March 2010.

The meeting ended at 8.00 p.m.

Chair, Councillor Carli Harper-Penman
Strategic Development Committee