

LONDON BOROUGH OF TOWER HAMLETS

MINUTES OF THE STRATEGIC DEVELOPMENT COMMITTEE

HELD AT 6.30 P.M. ON WEDNESDAY, 8 JUNE 2022

**COUNCIL CHAMBER - TOWN HALL, MULBERRY PLACE, 5 CLOVE CRESCENT,
LONDON, E14 2BG**

Members Present:

Councillor Amin Rahman (Chair)

Councillor Kamrul Hussain
Councillor Gulam Kibria Choudhury
Councillor Abdul Wahid
Councillor Kabir Hussain
Councillor Sabina Akhtar
Councillor Rachel Blake
Councillor Mufeedah Bustin
Councillor Shubo Hussain

Other Councillors Present:

None

Apologies:

None

Officers Present:

Jerry Bell	– (Area Planning Manager (East), Planning and Building Control, Place)
Paul Buckenham	– (Head of Development Management, Planning and Building Control, Place)
Fran Haines	– (Planning Officer, Planning and Building Control, Place)
Siddhartha Jha	– (Principal Planning Lawyer, Legal Services, Governance)
Jane Jin	– (Team Leader, Planning and Building Control, Place)
Zoe Folley	– (Democratic Services Officer, Committees, Chief Executive's Office)

1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS AND OTHER INTERESTS

No declarations of Disclosable Pecuniary Interests were reported. Although Councillors declared that they had received representations on agenda item 7.1 (15-27 Byng Street (odd), 29 Byng Street (Flats 1-6 Dowlen Court) and 1-12 Bellamy Close, London, E14)

2. ELECTION OF VICE -CHAIR FOR THE COMMITTEE FOR 2022/23

It was proposed by Councillor Kamrul Hussain, seconded by Councillor Kabir Hussain and **RESOLVED:**

1. That Councillor Gulam Kibria Choudhury be appointed Vice-Chair of the Strategic Development Committee for the Municipal Year 2022/2023.

3. MINUTES OF THE PREVIOUS MEETING(S)

The Committee **RESOLVED**

1. That the unrestricted minutes of the Strategic Development Committee held on 30th March 2022 be agreed and signed by the Chair.

4. RECOMMENDATIONS AND PROCEDURE FOR HEARING OBJECTIONS AND MEETING GUIDANCE

To RESOLVE 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 Place 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 Place is delegated authority to do so, provided always that the Corporate Director does not exceed the substantive nature of the Committee's decision.
- 3) To NOTE the procedure for hearing objections at meetings of the Strategic Development Committee.

5. TERMS OF REFERENCE, QUORUM, MEMBERSHIP AND DATES OF MEETINGS

RESOLVED:

1. To note the Strategic Development Committee's Terms of Reference, Quorum, Membership and Dates of future meetings as set out in Appendices 1, 2 and 3.

6. DEFERRED ITEMS

There were none

7. PLANNING APPLICATIONS FOR DECISION

7.1 15-27 Byng Street (odd), 29 Byng Street (Flats 1-6 Dowlen Court) and 1-12 Bellamy Close, London, E14 (PA/21/02776/A1)

Update report published

Paul Buckenham introduced the application for the demolition of the existing buildings and structures and construction of residential dwellings (use class C3), public realm works, landscaping, access, servicing, parking and associated works.

He also outlined the clarifications in the update report. This was in regards to a number of clarifications and corrections and the amended fire safety plans. The Council's Building Control Service have confirmed that these would address the issues raised and would meet these aspects of the Building Regulations.

Fran Haines (Planning Officer) presented the application, describing the following points:

- Overview of the site location and surrounding area.
- The key changes between the previously approved and this scheme (considered by the Committee in April 2021). The scheme had been amended to provide six additional storeys. Amendments had also been made to the layout and the design
- The Council had carried out consultation. One letter in support was received from the Bellamy Close and Byng Street Residents Steering Group. Two letters of objection had been received about a number of matters which were outlined. The applicant had also carried out extensive consultation with community.
- The proposed scheme would deliver 58% affordable housing by habitable room. It will re-provide the existing 24 social rented homes and create 178 residential units. The standard of the accommodation would be high. The viability assessment showed this was most that could be afforded.

- A breakdown of the housing mix and tenures, and compliance with policy targets.
- The height of the proposal and the design approach. It was considered that it would respond positively to the local context in a tall building zone.
- Details of the communal and amenity child play, which was broadly the same as previously approved scheme.
- That the scheme would deliver a number of other public benefits, including the re – provision of the existing link through the site.
- The outcome of the amenity assessment. Overall, it was considered that the impacts did not materially differ from the previous scheme. On balance given the public benefits, the impacts would be acceptable.
- Details of the transport assessment including the provision of cycle parking spaces, cycle storage and a number of assessable car parking spaces.
- An overview of the planning obligations.
- Overall, Officers considered that the proposed development would deliver a high quality, well integrated, inclusive sustainable place. On this basis the application was recommended for approval.

The Committee asked questions of officers around the following issues:

- The provision of affordable housing. Clarity was sought on the additional number to be provided, compared to the consented scheme, and the rent levels. Clarity was also sought on the size of these units.
- It was confirmed as (set out in the report) that 94 affordable homes would be delivered in total. This included the re – provided 24 units an additional 34 affordable units and 36 shared ownership units. The re - provided 24 units would retain the existing social rents. The additional units would be provided at London Affordable Rents. This included a number of additional larger family sized affordable units. The number of the one and two bedroom affordable units remained the same.
- Excluding the re-provision, the proposal provides for 49% affordable housing that exceeded the policy target.
- The development would be tenure blind.
- The Health and Safety Executive (HSE) who were the statutory consultees regarding fire safety for this application, had considered the application. They had not raised any concerns about the proposed single core. The layout had been amended to address their initial concerns to provide the staircase with direct access out of the building, without ancillary uses using the same route. Four lifts will be provided.
- The provision of intermediate homes. Clarity was sought on the proposed model for this - in terms of the: size of the units and the income thresholds. Assurances were also sought that the Council will track this. With the permission of the Chair, a member of the applicant's team confirmed that the proposed model accorded with the standard GLA model. Officers also confirmed that details of the marketing arrangements would be written into the nominations agreement that sits within the S106 agreement – including details of the income threshold of £90,000.

- There would be a communal heating system. Conditions would be secured requiring the submission of a feasibility and viability study for connection to the Barkentine district heating system. Members were particularly keen to ensure that it could link into any new system at the Barkentine in the event it was refurbished, and that the plans could be adapted if necessary. It was confirmed that details of the measures to ensure its continued connection to the system would be written into the legal agreement – including measures to address any future issues with linking it to the network.
- The accessibility of the child play space to residents. It was confirmed that the play space in Block C would be accessible to all residents of this block. The pedestrian space linking Byng Street with Manila Street, would be assessable to all.
- Water pressure issues. It was noted that the Thames Water Authority have been contacted and had not provided any comment. They did not however, raise any objections to the previous scheme. It was proposed to reimpose the previous conditions in respect of this matter. The Council and Thames Water would take steps to ensure water pressure was sufficient in accordance with the standard practice, for large planning applications.
- The servicing would take place on site. Officers briefly explained these plans in relation to larger vehicles entering and exiting the site.
- The disabled vehicle parking spaces. It was noted that six spaces would be provided including two on street bays. The applicant had also stated that additional accessible car parking spaces could be provided on nearby land under their ownership. Details of these arrangements, would be secured by condition requiring a Parking Management Plan.

On a vote of 7 in favour and 2 against the Committee RESOLVED:

1. That the consideration of the application at 15-27 Byng Street (odd), 29 Byng Street (Flats 1-6 Dowlen Court) and 1-12 Bellamy Close, London, E14 be DEFERRED for a Committee Site Visit.

The meeting ended at 7.30 p.m.

Chair, Councillor Amin Rahman
Strategic Development Committee