

**LONDON BOROUGH OF TOWER HAMLETS**

**MINUTES OF THE DEVELOPMENT COMMITTEE**

**HELD AT 18:30 ON WEDNESDAY, 7 DECEMBER 2022**

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

**Members Present:**

Councillor Abdul Wahid (Chair)  
Councillor Kamrul Hussain  
(Vice-Chair)  
Councillor Iqbal Hossain  
Councillor Suluk Ahmed  
Councillor James King  
Councillor Amy Lee

**Officers Present:**

Jerry Bell	(Area Planning Manager, Planning and Building Control, Place)
Diane Philips	(Lawyer, Legal Services)
Jane Lin	(Development Management, Planning and Building Control, Place)
Fran Haines	(Planning Officer, Planning and Building Control, Place)
Oliver Cassidy-Butler	(Planning Officer, Planning and Building Control, Place)
Thomas French	(Democratic Service Officer ((Committee))

**Apologies:**

Councillor Amina Ali

**1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS AND OTHER INTERESTS**

There were no declarations of disclosable pecuniary interests. However, Members mentioned that received correspondence about item 5.2

**2. MINUTES OF THE PREVIOUS MEETING(S)**

The Committee **RESOLVED**

That the unrestricted minutes of the meeting of the Committee held on 1 November 2022 be agreed as a correct record and signed by the Chair.

### **3. RECOMMENDATIONS AND PROCEDURE FOR HEARING OBJECTIONS AND MEETING GUIDANCE**

The Committee **RESOLVED** that:

1. The procedure for hearing objections and meeting guidance be noted.
2. In the event of changes being made to recommendations by the Committee, the task of formalising the wording of those changes be delegated to the Corporate Director, Place along the broad lines indicated at the meeting; and
3. 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 be delegated authority to do so, provided always that the Corporate Director does not exceed the substantive nature of the Committee's decision

### **4. DEFERRED ITEMS**

There were no deferred items to consider.

### **5. PLANNING APPLICATIONS FOR DECISION**

#### **5.1 28-42 Tomlins Grove, London E3 4NX**

The published update report was noted.

Jerry Bell, Area Planning Manager, introduced the application for Construction of an additional storey to create five new residential apartments. Associated cycle and refuse store.

Fran Haines, Planning Officer, provided a presentation on the application. The Committee were reminded of the key features of the application, including photographs of the site and surrounds. The Officer's recommendation was to grant planning permission with conditions and planning obligations.

At the invitation of the Chair, objections were raised to the committee, highlighting concerns on the size of the development, the impact on Tomlins Grove conservation area and potential of noise disturbances.

At the invitation of the Chair, the agent on behalf of the applicant, responded to the concerns raised by the objectors, stating that this application provides much needed housing within the borough, will be in keeping with the conservation area and the development will be car free. Members asked the agent about the consultation process with residents and the agent stated that letters had been sent to local residents. This was the extent of the consultation process.

Further to questions from the Committee, officers provided more details on the following elements of the application:

- The footprint of the building means it would be unlikely to allow for more 3-bedroom houses.
- The construction period will be a year and this is considered to be short term.
- There was around 46 objections that were received.
- The development will only have a minor increase of height of 1.6 meters.
- The green space will include mitigation measures, including a biodiversity roof to cover the refuse points. Officers did not find any issues with the biodiversity measures.

The Committee debated the application and moved to the vote.

On a vote of 3 in favour, 2 against and 1 abstentions the Committee

**RESOLVED:**

That planning permission is GRANTED subject to the prior completion of a legal agreement to secure the following planning obligations:

Financial obligations

£215,456 small sites contribution to Affordable Housing in the borough

Non-financial obligations:

Car Free agreement

That the Corporate Director of Place is delegated the power to negotiate the legal agreement. If within three months of the resolution the legal agreement has not been completed, the Corporate Director for Place is delegated power to refuse planning permission.

That the Corporate Director of Place is delegated the power to impose conditions and informatives to address the following matters:

Planning Conditions

Compliance

1. 3 years deadline for commencement of development.
2. Development in accordance with approved plans.
3. Refuse storage
4. Cycle storage
5. Restrictions on demolition and construction activities:
  - a. All works in accordance with Tower Hamlets Code of Construction Practice;
  - b. Standard hours of construction and demolition;
  - c. Air quality standards for construction machinery;
  - d. Ground-borne vibration limits; and
  - e. Noise pollution limits.

### Pre-commencement

The inclusion of the following pre-commencement conditions has been agreed in principle with the applicants, subject to detailed wording

6. Construction Management and Logistics Plan
7. Details of materials
8. Biodiversity Enhancements
9. Tree protection plan
10. Arboricultural method statement
11. Arboricultural impact statement

### Informatives

1. Permission is subject to legal agreement
2. CIL liable

## **5.2 Import Building, 2 Clove Crescent, London, E14 2BE and Export Building, 1 Clove Crescent, London, E14 2BA.**

The published update report was noted.

Jerry Bell, Area Planning Manager, introduced the application for Flexible use of Import Building (Anchorage House) and Export Building (Capstan House) for either Class E (offices) or F1 (non-residential institutions).

Oliver Cassidy-Butler, Planning Officer, provided a presentation on the application. The Committee were reminded of the key features of the application, including photographs of the site and surrounds. The Officer's recommendation was to grant planning permission with conditions and planning obligations.

Further to questions from the Committee, officers provided more details on the following elements of the application:

- The application has been brought in front of members due to the large amount of floor space the application makes use of. The application can make use of the floor space for office space, but this is flexible.

The Committee debated the application and moved to the vote.

On a vote of 6 in favour, 0 against and 0 abstentions the Committee

### **RESOLVED:**

The proposals are considered to comply with the policies of Development Plan and thus conditional planning permission is GRANTED.

### Compliance

1. 3 Years Deadline for Commencement of Development.
2. Development in Accordance with Approved Plans.
3. Noise from Plant

4. No more than 38,698sqm of flexible E1 or F1(a) Use floorspace
5. 65% cap on floorspace which can be occupied as Use Class F1(a) to each building

Pre-Occupation

6. Travel Plan and Waste Management Plan.

**6. OTHER PLANNING MATTERS**

There were no other planning matters to consider.

The meeting ended at 19:48

Chair, Councillor Abdul Wahid  
Development Committee