

23/02/2023

LONDON BOROUGH OF TOWER HAMLETS
MINUTES OF THE STRATEGIC DEVELOPMENT COMMITTEE
HELD AT 6.30 P.M. ON THURSDAY, 23 FEBRUARY 2023
COUNCIL CHAMBER – TOWN HALL, 160 WHITECHAPEL ROAD,
LONDON E1 1BJ

Members Present:

Councillor Amin Rahman (Chair)

Councillor Kabir Hussain

Councillor Kamrul Hussain

Councillor Gulam Kibria Choudhury

Councillor Abdul Wahid

Councillor Sabina Akhtar

Councillor Shubo Hussain

Councillor Mufeedah Bustin

Councillor Amina Ali*

Officers Present in Person

Paul Buckenham – (Head of Development Management, Planning and Building Control, Place)

Ian Austin – (Principal Planning Lawyer, Legal Services, Governance)

Nelupa Malik – (Principal Planner (East), Planning and Building Control, Place)

Jane Jin – (Team Leader (East), Planning and Building Control, Place)

Carole Martin – (Development Officer, Housing)

Justina Bridgeman – (Democratic Services Officer, Committees)

Apologies:

Councillor Rachel Blake*

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1 DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS

There were no declarations of pecuniary interests.

2. MINUTES OF THE PREVIOUS MEETING(S)

RESOLVED that:

The minutes of the sub committee meeting held on 10 January 2022 were approved as a correct record of proceedings.

3. RECOMMENDATIONS AND PROCEDURE FOR HEARING OBJECTIONS AND MEETING GUIDANCE

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 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 for the Strategic Development Committee.

4. DEFEERED ITEMS

There were none.

5 PLANNING APPLICATIONS FOR DECISION

5.1 Aberfeldy Estate, Phase A, Land to the north of East India Dock Road (A13), east of the Blackwall Tunnel Northern Approach Road (A12) and to the south west of Abbott Road. (PA/21/02377)

Paul Buckenham introduced the hybrid planning application to demolish all existing structures and redevelop a number of buildings for mixed uses including; residential, retail, workspace, food and drink use, car and cycle parking, a new pedestrian route via repurposing Abbott Road and a revised underpass.

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Nelupa Malik provided a presentation to accompany the application, which highlighted the key features of the proposal's site and surroundings, the planning history, acceptability of tall buildings, the daylight and sunlight image transport impacts from network changes, heritage, consultation process and strategic infrastructure improvement plans. The Officer's recommendation was to grant planning permission subject to conditions and obligations.

Further to the presentation, the Committee asked questions to the Officers regarding the following issues:

- The closure of the underpass and proposed density of the application. Details were provided on the strategic infrastructure improvement plan to address deficiencies noted.
- Further details on crime, lighting and CCTV within the underpass.
- Clarification on proposing a tall building outside a tall building zone. Details were provided that the underpass revision adheres to the policy and is integral to the proposal.
- Further details on how the PTAL calculations were compiled. Details were provided on the TfL programme and the manual assessment.
- The viability testing of affordable and intermediate housing. Details were provided as to how the London Plan policy informs discount market rents and tenancies.
- Displacement of existing residents.
- Clarification on the open space and play space proposed.
- Details of the finances acquired for the proposal.
- Retail and affordable workspace proposed. Details were provided on the 25% discount offer by the applicant for 15 years exceeding the initial 10% discount for 10 years.
- Daylight and sunlight issues for residents. Details were provided on revisions made to the application to improve the outlook and enhance the quality of environment to the scheme.

The Chair invited Foyso Hussain, Leila Lawal, Abdrhram Hassan and Cllr Iqbal Hussain to address the meeting in objection to the application. They highlighted concerns regarding the following:

- Lack of playground space for children.
- Inadequate affordable housing provision.
- Traffic diversion and disruption.
- Failure to take into account the petition objecting to the proposal.
- The closure and repurpose of the underpass.
- Alleged pressure placed on existing residents by Poplar Harca to agree the proposal.
- The height of the proposed building, including daylight and sunlight impacts.

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The Chair invited Babu Bhattacharjee, Suraiya Begum and a representative of Shakira Choudhury to address the meeting in favour of the application. They highlighted the following benefits:

- Alleviate overcrowding in existing homes.
- The development of 440 new affordable homes, with 220 of those family sized.
- The provision of 51 social rented homes.
- Improved access to local amenities and health and wellbeing by the increase of green open spaces.
- The applicant had participated in community partnerships and were committed to contributing to local employment, skills and training, as part of the scheme.

Following the points raised by the Officers and registered speakers, the Committee debated the application and noted the following:

- Reservations with the Abbott Road underpass justifying a tall building outside the tall buildings zone.
- Concerns regarding inadequate affordable housing provision.
- Concerns that traffic distribution will adversely impact the area.
- Adverse daylight and sunlight impacts.
- Concerns regarding the density of the scheme in relation to the provision of open space and play space.

Paul Buckenham advised the Committee that the applicant may have grounds to appeal on some objections made, primarily traffic distribution, daylight sunlight issues and the schemes density.

The Committee **Adjourned** for a short while, then **Reconvened**.

Councillor Abdul Wahid **moved** and Councillor Shubo Hussain seconded to **REFUSE** the application. On a vote of 0 in favour, 8 against with 1 abstention, it was **RESOLVED** that the planning permission be **REFUSED** at Aberfeldy Estate, Phase A, Land to the north of East India Dock Road (A13), east of the Blackwall Tunnel Northern Approach Road (A12) and to the south west of Abbott Road for the following development:

- A hybrid planning application, part detailed for Phase A, part outline for Phase B-D. Demolition of all existing structures and redevelopment to include a number of buildings for mixed uses. This includes; Residential (Class C3), retail, workspace, food and drink uses (Class E), car and cycle parking, landscaping, including open spaces, public realm and a new means of access, associated infrastructure and highway works.

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The reasons for the resolution to refuse are as follows:

- The tall building
- Inadequate affordable Housing provision
- Traffic distribution impacts
- Adverse daylight and sunlight impacts
- The density of the scheme in relation to the provision of open space and play space.

The meeting ended at 9.59pm
Chair, Councillor Amin Rahman
Strategic Development Committee