

LONDON BOROUGH OF TOWER HAMLETS

MINUTES OF THE DEVELOPMENT COMMITTEE

HELD AT 17:30 ON THURSDAY, 30 MARCH 2023

COUNCIL CHAMBER - TOWN HALL, WHITECHAPEL

Members Present:

Councillor Abdul Wahid (Chair)

Councillor Iqbal Hossain

Councillor Suluk Ahmed

Councillor Amina Ali

Councillor James King

Councillor Amy Lee

Councillor Amin Rahman

Other Councillors Present:

Officers Present:

Paul Buckenham	– (Development Manager, Planning and Building Control, Place)
Diane Phillips	– (Planning Lawyer, , Legal Services)
Sally Fraser	– (Team Leader, Planning and Building Control, Place)
Gareth Owens	– (Planning Officer, Planning and Building Control, Place)
Thomas French	– (Democratic Services Officer Committees)

Apologies:

Councillor Kamrul Hussain

1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS AND OTHER INTERESTS

There were no declarations of disclosable pecuniary interests.

2. MINUTES OF THE PREVIOUS MEETING

The Committee **RESOLVED**

That the unrestricted minutes of the meeting of the Committee held on 2 March 2023 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

Nil items.

5. PLANNING APPLICATIONS FOR DECISION

5.1 Westwood House, 54 Millharbour, London E14 9DJ

The published update report was noted.

Paul Buckenham, Development Manager, introduced the application form erection of a single storey rooftop extension to provide 7 new dwellings.

Gareth Owens, 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.

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

- Could details of previous applications on the site be shared? How does this application differ and how did the applicants respond to the previous applications, along with the pre-consultation period? Officers stated how the pre-consultation was carried out and how the advice was given based on the previous applications, including fire safety, the footprint of the application and type of dwellings included.
- The building featured in the application, what is the make up of it, how many affordable dwellings are contained within? Officers confirmed that the building has a mixture of social rent and freeholding, the application will all be within the guidelines of the local plan.
- There are concerns with fire safety, what have the applicants done to reassure residents that the building will be safe? Will there need to be additional fire safety additions due to the height? The agent explained

how the applicant will be engaging with residents, including sharing with residents the materials that will be used in the development for reassurance. Officers confirmed that as the building is under 30 meters, it will not need additional stairwell exits. The agent confirmed the building is 5 meters below the 30meter threshold and the design will be worked to the new building safety regulations.

- Has the additional weight from the top of the building been considered? Officers confirmed this would be for the applicant to demonstrate within building regulations and not for planning permission to agree. The agent confirmed that additional weight has been considered and will be clarified early in the development.
- What will the impact be on the community infrastructure with this application? Officers confirmed that as part of the application process, it is liable for the community infrastructure levy, which will be used in the local area.
- What kind of materials will the development be using? The agent confirmed that the materials that will be used in the extension will be more lightweight than the current building and the cladding will be a zero-fire risk product.
- How much disruption will this cause the current residents? What health and safety mitigation is in place for residents living within the development? The agent confirmed that health and safety measures will be in place for residents as well as the workers in the development. The majority of the work will be done off site and will have a limited impact on the residents.

The Committee debated the application, highlighting the following themes:

- The application would benefit from larger dwellings, but overall the application is sensible.
- Much of the development taking place offsite will have less of an impact on residents.
- The mitigation of noise has been considered.
- While it has been helpful to see the extent of the financial obligations to affordable housing, but this could have been greater.

After debating the application, the committee moved to the vote.

On a vote of 6 in favour, 1 against and 0 abstentions the Committee.

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

Financial obligations

379,182.96 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. Noise Insulation for the new residential units
6. Restrictions on demolition and construction activities:
 - a. Compliance with the 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.
7. Gas fired boilers in new units Pre-commencement
8. Construction Environmental Management and Logistics Plan of all plant and machinery to be used in the construction phase
9. Dust Management Plan
10. Details of materials
11. Biodiversity Enhancements
12. Section 278 works (Highway Improvement works)

Informatives

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

6. OTHER PLANNING MATTERS

Nil items.

The meeting ended at 18:29

Chair, Councillor Abdul Wahid
Development Committee