

LONDON BOROUGH OF TOWER HAMLETS**MINUTES OF THE DEVELOPMENT COMMITTEE****HELD AT 6.37 P.M. ON THURSDAY, 5 SEPTEMBER 2024****COUNCIL CHAMBER - TOWN HALL, WHITECHAPEL****Members Present:**

Councillor Iqbal Hossain (Chair)
Councillor Gulam Kibria Choudhury
Councillor Amin Rahman
Councillor Bellal Uddin
Councillor Faroque Ahmed
Councillor Mufeedah Bustin
Councillor Mohammad Chowdhury

Officers Present:

Jerry Bell	(Area Planning Manager)
Ian Austin	(Principal Planning Solicitor)
Kirsty Gilmer	(Team Leader West)
Jane Jin	(Team Leader East)
Shahin Amin	(Planning Officer)
Oliver Cassidy-Butler	(Planning Officer)
Thomas French	(Democratic Services Officer (Committees))

1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS AND OTHER INTERESTS

There were no declarations of disclosable pecuniary interests.

2. MINUTES OF THE PREVIOUS MEETING(S)

The Committee **RESOLVED**

That the unrestricted minutes of the meeting of the Committee held on 25 June 2024 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 PA/22/02363 Compass Point, 5 Grenade Street, London E14 8HL

Jerry Bell, Area Planning Manager, introduced the application for construction of an additional storey to create six new residential apartments, with ancillary cycle and refuse stores.

Shahin Amin, Case Officer, provided a presentation on the application. 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 about the reality of the affordable housing in the application, how residents will shoulder the burden of the development without any benefits and the inadequate waste provision.

At the invitation of the Chair, the agent for the applicant highlighted that a construction management plan will be created to mitigate the impact of the development from residents.

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

- How is the car park currently managed? Residents stated that the car park currently has no enforcement, but parking is currently allocated.
- Can officers detail the objections that residents have sent to the council? Officers detailed that there was a petition from around 80 residents and since the report has been published, 4 further residents submitted objections.
- Residents have raised concerns about the capacity of waste storage in this application, can officers detail how this will impact residents? Officers detailed how the application should help mitigate the current waste storage issues.

The Committee debated the application, highting the resident concerns about disruption from the development, before moving to the vote.

On a vote of 4 in favour, 1 against and 2 abstentions the Committee RESOLVED that planning permission is **GRANTED** for Compass Point, 5 Grenade Street, London E14 8HL for:

Construction of an additional storey to create six new residential apartments, with ancillary cycle and refuse stores.

With conditions and planning obligations.

5.2 PA/24/00568/A1 Empson Street Industrial Estate, Empson Street, E3

Jerry Bell, Area Planning Manager, introduced the application for Demolition of existing buildings and structures, and the redevelopment of the site to provide flexible industrial floorspace. Retention, refurbishment and change of use of the MOT garage to provide flexible industrial floorspace (Use Class E(g)(ii)/E(G)(iii)/B2/B8) and a circular economy hub.

Oliver Cassidy-Butler, Case Officer, provided a presentation on the application. 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:

- Can the usage of the circular economy hub change after 10 years? Officers stated that a change in usage would need to be agreed via planning permission.
- The jobs that will be created around this application, is there anything that can be done about ensuring they are recruited locally? Officers stated that while they cannot place limits on how recruitment happens, the developer is working with local community groups to see that local residents are employed.
- What provisions have been placed to around affordable workspace in this development? The applicant detailed that there will be an affordable workspace offered to local businesses.

The Committee debated the application, before moving to the vote.

On a vote of 7 in favour, 0 against and 0 abstentions the Committee RESOLVED that planning permission is **GRANTED** for Empson Street Industrial Estate, Empson Street, E3 for:

Demolition of existing buildings and structures, and the redevelopment of the site to provide flexible industrial floorspace (Use Class E(g)(ii)/E(G)(iii)/B2/B8), with ancillary offices, central yard space, landscaping, and other associated works.

Retention, refurbishment and change of use of the MOT garage to provide flexible industrial floorspace (Use Class E(g)(ii)/E(G)(iii)/B2/B8) and a circular economy hub.

This application is accompanied by an Environmental Impact Assessment.

With conditions and s106 obligations.

6. OTHER PLANNING MATTERS

Nil items.

The meeting ended at 8.31 p.m.

Chair, Councillor Iqbal Hossain
Development Committee