

LONDON BOROUGH OF TOWER HAMLETS

DEVELOPMENT COMMITTEE

6th April 2011 at 7:00 pm

UPDATE REPORT OF HEAD OF PLANNING AND BUILDING CONTROL

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Agenda item no	Reference no	Location	Proposal
7.1	PA/10/2510	Land adjacent to Bridge Wharf, Old Ford Road	Erection of 2no. three storey, four bed houses
7.2	PA/10/2786	St David's Square, Westferry Road, London	Erection of entrance gates to Westferry Road, Ferry Street and Thames Walkway together with associated walls to perimeter of estate.
7.3	PA/10/2501	Site L11, Chrisp Street, E14	Demolition of existing garages and erection of four residential buildings ranging from 2-9 storeys in height providing 75 residential units (comprising 25 x 1 bed; 34 x 2 bed; 12 x 3 bed; 4 x 4 bed) and associated child playspace; public and private amenity space

Agenda Item number:	7.1
Reference number:	PA/10/02510
Location:	Land adjacent to Bridge Wharf, Old Ford Road
Proposal:	Erection of 2no. three storey, four bed houses

1.0 Additional Representations

- 1.1 One additional letter of objection was received requesting that members consider the impact of the proposal on the bat population which are a protected species.

(**Officer response:** In the event that members wish to approve the application it is recommended that a condition be imposed requiring a bat survey to be undertaken prior to any construction works taking place.)

2 RECOMMENDATION

- 2.1 The recommendation remains unchanged.

Agenda Item number:	7.2
Reference number:	PA/10/2786
Location:	St David's Square, Westferry Road, London
Proposal:	Erection of entrance gates to Westferry Road, Ferry Street and Thames Walkway together with associated walls to perimeter of estate.

1.0 Additional Representations

Further Comments Received

- 1.1 Following publication of the original committee report, a number of further letters of representation have been received. A summary of the representations received and the comments made are set out below.
- 1.2 Three individuals who have previously submitted pro-forma responses have provided further individual responses in support of the proposals. One new individual response has been received.

In addition, 35 pro-forma responses from new residents have been received in support of the proposals.

Two further individual responses have been received against the proposals.

Letter of Support

- 1.3 The individual letters of support raised the following issues; which are addressed below:
- 1.4 Gating will reduce anti-social behaviour and prevent current problems of youths on mopeds and motorcycles. *(Officer Comment: The Local Safer Neighbourhood Police Team have advised that they have very few problems coming to their attention with regard to the St David's Square estate. It was also considered that there was not enough crime at the site to warrant blocking the whole site to become gated. These matters are set out in paragraphs 6.4, 8.3-8.18 and 8.24 of the main report.)*
- 1.5 Reference is made to the successful appeal at the adjoining site, Langbourne Place. For information, Planning permission was granted for the erection of gates around the perimeter of the site however a condition was imposed requiring the gates to be retained as open from dusk till dawn to retain permeability to the Thames Walkway. The condition was appealed against and the Inspector concluded that the condition was unreasonable and allowed the appeal in January 2006. *(Officer Comment: Whilst the Langbourne Place site adjoins the application site, the adopted Planning Policies for the London Borough of Tower Hamlets have moved on significantly since this appeal was allowed with the Interim Planning Guidance which was adopted in 2007 and Core Strategy adopted in 2010, in which policies set out the principle against gated communities. Further details are set out in paragraphs 8.3-8.22 of the main report.)*
- 1.6 Paragraph 8.6 of the committee report states 'The route [Thames Walkway] leads pedestrians into a car park which in itself is not a direct, convenient or safe route.' Representations submitted have stated that there is a path to the

right of the car park which can be used. *(Officer Comment: Whilst there may be a small pedestrian path running alongside the small restaurant at the application site, the predominant area most users of the Thames Path come across when following the Thames Path is the car park. This then leads into a vehicular access to exit onto East Ferry Road. Officers maintain that this is not a direct, convenient or safe route.)*

- 1.7 Further comments have been received with regard to the misuse of the water feature within the St David's Square development. *(Officer Comment: It is noted that the Local Safer Neighbourhood Police Team have advised that they have very few problems coming to their attention with regard to the St David's Square estate. These matters are set out in paragraphs 8.23-8.25.)*
- 1.8 It is stated in one of the letters of representation that most people access the River Walkway via the restaurant car park and not through the St David's Square site. *(Officer comment: Whilst this is noted, this is considered to bear minimum weight on the principle of creating a gated community at the site.)*
- 1.9 It is not considered that the provision of a gated community will hinder the public access along the River Thames [walkway]. *(Officer comment: the proposals would remove the north-south pedestrian route at St David's Square which would lead to the loss of a direct connection to the designated strategic Thames Path Walkway. This would hinder public access to the Thames Path as set out in detail in paragraphs 8.3-8.18 of the committee report.)*

Pro-forma Letters of Support

- 1.10 An additional 35 residents submitted pro-forma letters in support of the proposal. These letters raised the following points in support of the proposals;
- 1.11 At present there are intrusions at the site leading to acts of threatening and anti-social behaviour, theft, vandalism and dangerous behaviour at the developments water feature. *(Officer Comment: The Local Safer Neighbourhood Police Team have advised that they have very few problems coming to their attention with regard to the St David's Square estate. It was also considered that there was not enough crime at the site to warrant blocking the whole site to become gated. These matters are set out in paragraphs 6.4 and 8.3-8.18.)*

Letters of Objection

- 1.12 The proposal is unnecessary and will encourage inquisitive youths to gain entry into the site by erecting gates and associated perimeter walls.

2 RECOMMENDATION

- 2.1 All these matters have been raised and considered within the scope of the committee report and did not overcome officers concerns in the gating of the development.
- 2.2 The Councils recommendation is unchanged.

Agenda Item number:	7.3
Reference number:	PA/10/02501
Location:	Site L11, Chrisp Street, E14
Proposal:	Demolition of existing garages and erection of four residential buildings ranging from 2-9 storeys in height providing 75 residential units (comprising 25 x 1 bed; 34 x 2 bed; 12 x 3 bed; 4 x 4 bed) and associated child playspace; public and private amenity space

1.0 Clarifications

1.1 There is a typographical error in the 4th bullet point in paragraphs 3.2 and 8.119 of the report. It should read as follows:

- £10, 000 towards library/idea store facilities

1.2 Block B contains 6 social rented units and not 5 market and 1 social rented unit as noted in paragraph 4.5 of the report.

2.0 RECOMMENDATION

2.1 The recommendation remains unchanged.