

LONDON BOROUGH OF TOWER HAMLETS

MINUTES OF THE STRATEGIC DEVELOPMENT COMMITTEE

HELD AT 7.00 P.M. ON MONDAY, 28 NOVEMBER 2011

**COUNCIL CHAMBER, 1ST FLOOR, TOWN HALL, MULBERRY PLACE, 5 CLOVE
CRESCENT, LONDON, E14 2BG**

Members Present:

Councillor Helal Abbas (Chair)

Councillor Khaled Uddin Ahmed

Councillor Peter Golds

Councillor Carlo Gibbs

Other Councillors Present:

Councillor Stephanie Eaton

Councillor Shahid Ali

Officers Present:

Pete Smith	– (Development Control Manager, Development and Renewal)
Megan Nugent	– (Legal Services Team Leader, Planning, Chief Executive's)
Simon Ryan	– (Deputy Team Leader, Development and Renewal)
Matthew Lawes	– (Senior Engineer - Development)
Zoe Folley	– (Committee Officer, Democratic Services Chief Executive's)
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1. APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillors Bill Turner and Judith Gardiner.

2. DECLARATIONS OF INTEREST

Members declared interests in items on the agenda for the meeting as set out below:-

Councillor	Item(s)	Type of interest	Reason
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Peter Golds	6.1	Personal	He had received communications about the application from interested parties. He expressed concern at the factual accuracy of some of the representations
Khales Uddin Ahmed	6.1	Personal	Had received representations from interested parties.
Carlo Gibbs	6.1	Personal	Had received representations from interested parties for and against the application.
Helal Abbas	6.1	Personal	Had received representations from interested parties. Had also received a telephone call from an interested party but had informed them they that he could not discuss the application.

3. UNRESTRICTED MINUTES

The Committee **RESOLVED**

That the unrestricted minutes of the meeting of the Committee held on 27th October 2011 be agreed as a correct record and signed by the Chair.

4. RECOMMENDATIONS

The Committee **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, Development and Renewal 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, Development and Renewal is delegated authority to do so, provided always that the Corporate Director does not exceed the substantive nature of the Committee's decision

5. PROCEDURE FOR HEARING OBJECTIONS

The Committee noted the procedure for hearing objections.

6. DEFERRED ITEMS

7. TOWER HOUSE, 38-40 TRINITY SQUARE, LONDON EC3N 4DJ

Update report tabled.

At this point, the Chair read out the following statement regarding the above item:

I wish to clarify the position with regards to the report being considered tonight as a deferred matter. Agenda Item 6.1 was debated at the previous Committee on 27 October 2011 as a deferred item. Members voted not to accept the officer's recommendation to approve permission and concerns were raised about the scheme. However no motion was made to refuse the application in accordance with the rules of the Committee. As such, the application was not formally refused by the Committee, and has been treated again as a deferred item. Members should consider the report before them tonight and decide whether they accept the officer's recommendation. If the committee resolves not to accept such recommendation, then a further motion should be moved accordingly.

Pete Smith (Development Control Manager, Planning Services) introduced the circulated reported and the Tabled update report concerning application (PA/11/00163) - Tower House, 38-40 Trinity Square, London EC3N 4DJ.

Mr Simon Ryan (Deputy Team Leader Planning Services) gave an overview of the scheme, explaining the site location, the planning history including the previously approved office scheme. Mr Ryan also explained the nature of the proposals showing views from key points and the step free access works.

Mr Ryan drew attention to the circulated report detailing matter arising since the deferral. Since that time, the Trinity Square Group had requested a

screening direction on the proposals. However Officers did not consider that the proposal met the criteria for this in legislation. The Historic Royal Palaces had also provided additional comments which broadly supported and welcomed the development.

Officers also drew attention to Paragraph 2.2 of the report detailing why the Committee were minded to refuse the application on 27th October 2011. Taking in to account these reasons, Officers had since interpreted their views and had suggested possible reasons for refusal (Paragraph 9) and the implications of a refusal.

Mr Ryan also drew attention to the update report including additional representations in support and objection. The update also set out revisions to the Section 106 package which Mr Ryan read out to the Committee. The purpose of which was to clarify the Applicant's offer with regards to the Employment and Enterprise contribution.

In response, the Chair referred to the recent site visit to the application site. He commented that many Members had viewed and were familiar with the site. He also noted the level of lobbying and the previously approved scheme. However it was necessary that the Committee consider this application on its own merits in accordance with the planning matters.

Members then raised a number of comments and questions. Questions were raised about the step free plans for Tower Hill Station. It was questioned whether this was an essential requirement of any development of that site.

Some concern was also expressed at the impact on the area. A Member remarked that this was a major heritage site, surrounded by historic landmarks such as the Memorial gardens, Trinity Square Gardens and the Tower of London. The scheme given its glass structure would be out of keeping with this area and could potentially spoil its character. It could also adversely affect its status as a world heritage site. The Councillor requested that the developer reconsider the scheme and come back with a scheme that enhanced the area.

A Member also expressed concern at the on street servicing arrangements. The servicing and deliveries would take place off the front of Tower Hill Station and Coopers Row. The Member referred to other schemes where this was a real problem.

Questions were also raised about: the benefits to Borough residents of the step free works; the percentage of Borough residents that used Tower Hill station compared to elsewhere and whether the previously approved Office scheme also included step free works at the station.

A Member also queried the benefits to specific wards in relation to the s106 package.

In reply to these questions, Officers stressed that the proposal should be considered on its own merits and it was felt the scheme required the level of s106 contributions proposed. They highlighted the need for step free access as part of a hotel use at the site. Officers could not comment on any future proposals. Customer numbers for Tower Hill station were read out but they were no statistics for numbers of customers from the Borough.

Regarding the approved scheme, it did not include any obligations for step free works. Officers explained the impact of such proposals in terms of accessibility as described in the update. There was a lack of step free stations on the tube line in this area. The plans would address this gap providing an accessible interchange with the surrounding stations. Residents would naturally benefit from this greater accessibility along with customers from elsewhere.

In terms of the s106 package, the initiatives were Borough wide, rather than targeted at specific wards. The role of Planning was to consider the implications and seek mitigation where necessary for the overall impact. This included the impact on Borough residents as well as visitors to the area and customers of the station.

On a vote of 2 for and 2 against, with the Chair casting a second vote in favour, the Committee **RESOLVED**:

1. That planning permission be **GRANTED** at Tower House, 38-40 Trinity Square, London EC3N 4DJ for the erection of a 9-storey building with basement, comprising a 370-room hotel (Use Class C1) with associated ancillary hotel facilities including cafe (Use Class A3), bar (Use Class A4) and meeting rooms (Use Class B1) with plant and storage at basement and roof level. The application also proposes the formation of a pedestrian walkway alongside the section of Roman Wall to the east of the site; the creation of a lift overrun to facilitate a lift shaft from ticket hall level to platform level within the adjacent London Underground station and associated step free access works; works of hard and soft landscaping; and other works incidental to the application
2. That such planning permission be subject to:
 - A. The prior completion of the previously proposed s106 package to secure the following: (as detailed in the update report tabled)

Financial Contributions

- a) Highways & Transportation: **£103,000**, comprising:
 - o £3,000 towards monitoring the Travel Plan
 - o £50,000 towards the Legible London wayfinding scheme
 - o £50,000 towards the Cycle Hire Scheme

- b) Employment & Enterprise: Up to **£108,450** (see contributions h & i below) towards the training and development of unemployed residents in Tower Hamlets to access either:
 - Jobs within the hotel developmental end-use phase; or
 - Jobs or training within Hospitality, Leisure, Travel & Tourism employment sectors in the final development
- c) Leisure & Tourism promotion: **£54,500**; comprising:
 - £26,500 towards developing a destination map of the Borough for visitors
 - £28,000 towards business tourism promotion and implementing a programme with Visit London to promote Tower Hamlets as a business tourism destination in the UK, European and International Meeting, Incentive, Conference and Exhibition Market

Non-Financial Contributions

- d) Delivery of public realm improvements and step-free access works;
- e) No coach parking or drop-offs / pick-ups from Trinity Square or Coopers Row;
- f) Code of Construction Practice - To mitigate against environmental impacts of construction;
- g) Reasonable endeavours for 20% goods/services to be procured during the construction phase should be achieved by businesses in Tower Hamlets;
- h) Reasonable endeavours for 20% of the construction phase workforce will be local residents of Tower Hamlets or a financial contribution of £30,533 to support and/or provide for training and skills needs of local residents in accessing new job opportunities in the construction phase of new development;
- i) 59 people residing in Tower Hamlets are given HLTT (Hospitality, Leisure, Travel & Tourism) sector related training or a financial contribution of £35,400 for the delivery of this training;
- j) Access to Employment - To promote employment of local people during and post construction, including an employment and training strategy;
- k) Any other planning obligation(s) considered necessary by the Corporate Director Development & Renewal

Total financial contribution: up to **£265,950**

B. That the additional contributions and obligations as detailed in paragraphs 5.6 to 5.8 of the deferred report be accepted, to be secured as part of the s106 Agreement, noting Officer's views detailed in paragraph 5.8 of the deferred report.

3. That the Corporate Director Development & Renewal is delegated power to negotiate the legal agreement indicated above.

4. That the Corporate Director Development & Renewal is delegated power to impose conditions and informatives on the planning permission to secure the matters set out in the circulated report:
5. That, if by 28th February 2012, the legal agreement has not been completed; the Corporate Director of Development & Renewal is delegated power to refuse planning permission.

8. PLANNING APPLICATIONS FOR DECISION

Nil Items.

The meeting ended at 7.45 p.m.

Chair, Councillor Helal Abbas
Strategic Development Committee