

**LONDON BOROUGH OF TOWER HAMLETS**

**STRATEGIC DEVELOPMENT COMMITTEE**

18<sup>th</sup> April 2013

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**UPDATE REPORT OF HEAD OF PLANNING AND BUILDING CONTROL**

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**INDEX**

<b>Agenda item no</b>	<b>Reference no</b>	<b>Location</b>	<b>Proposal</b>
6.1	PA/12/03318	The Robin Hood Gardens Estate together with land south of Poplar High Street and Naval Row, Woolmore School and land north of Woolmore Street bounded by Cotton Street, East India Dock Road and Bullivant Street	Submission of reserved matters relating to access, appearance, landscaping, layout and scale of replacement school following outline planning permission dated 30th March 2012, reference PA/12/00001
7.1	Withdrawn	Withdrawn	Withdrawn
7.2	PA/12/02923	1-3 Turnberry Quay and 1-5 Lanark Square, Crossharbour, London, E14	Mixed-use development comprising demolition of existing buildings and erection of a building of between 7 and 13 storeys providing 321sqm of commercial floorspace (use classes A1-A3, B1, D1 and D2) and 89 residential units (use class C3) plus cycle parking, amenity space, access and landscaping.

<b>Agenda Item number:</b>	6.1
<b>Reference number:</b>	PA/12/3318
<b>Location:</b>	The Robin Hood Gardens Estate together with land south of Poplar High Street and Naval Row, Woolmore School and land north of Woolmore Street bounded by Cotton Street, East India Dock Road and Bullivant Street
<b>Proposal:</b>	Submission of reserved matters relating to access, appearance, landscaping, layout and scale of replacement school following outline planning permission dated 30th March 2012, reference PA/12/00001.

## **1.0 FURTHER REPRESENTATIONS**

- 1.1 Since the time of publishing the committee report, two further petitions were received, both of which in objection to the proposal. The petition requested that Woolmore School be Locally Listed, and registered support for an alternative school design, which was submitted.
- 1.2 One petition has 119 signatures, 116 LBTH residents, and 3 non-residents. The second, and online petition, has 67 signatories, 19 non-residents, or no specification.
- 1.3 An alternative school design, very similar in design principles to that which has been explored by the applicant (refer to Option B on Page 25 of the printed Agenda) – being the erection of an extension to the east of the existing building – has been submitted.

## **2.0 CLARIFICATION**

- 2.1 Paragraph 6.1 of the report incorrectly notes that English Heritage has turned down the school building for Listing. English Heritage have confirmed they have never received a Listing Request, and officers, together with the main the objector to this proposal, consider that the building does not meet the required standard for Listing.

## **3.0 POLICY UPDATE**

- 3.1 The Managing Development Document was adopted by Full Council on 17<sup>th</sup> April 2013. As such it has full weight as part of the Council's 'development plan' in determining applications. Full Council also agreed to remove the retained UDP and IPG policies. As such these policies are no longer used to determine planning applications.
- 3.2 Full Council also agreed to change the name of the document from the Managing Development DPD to the Managing Development Document.
- 3.3 Officers have considered the implication of this change in relation to the report put before to committee in March, and the officers recommendation remains APPROVAL of the original proposal

<b>Agenda Item number:</b>	7.2
<b>Reference number:</b>	PA/12/02923
<b>Location:</b>	1-3 Turnberry Quay and 1-5 Lanark Square, Crossharbour, London, E14
<b>Proposal:</b>	Mixed-use development comprising demolition of existing buildings and erection of a building of between 7 and 13 storeys providing 321sqm of commercial floorspace (use classes A1-A3, B1, D1 and D2) and 89 residential units (use class C3) plus cycle parking, amenity space, access and landscaping.

## 1 CLARIFICATION AND CORRECTIONS

- 1.1 The Strategic Development Committee is requested to note the following clarifications and corrections to the report circulated with the agenda.

## 2. PLANNING POLICY UPDATE

### Affordable housing

- 2.1 Paragraph 10.46 of the main report refers to the applicant's proposed affordable housing offer, which includes the intention to cap rents for the affordable rented units at Tower hamlets preferred (POD) rents for the E14 postcode.
- 2.2 The planning policy basis for this was previously set out in the Managing Development DPD proposed submission version (policy DM3). However SDC members will be aware that following the Examination in Public the Inspector required that reference to the Tower Hamlets preferred rents be removed from the policy, prior to adoption.
- 2.3 On 17 April, the Council agreed to adopt the Managing Development DPD as amended by the Inspectors report. As such it has full weight as part of the Council's 'development plan' in determining applications. Full Council also agreed to remove the retained UDP and IPG policies. As such these policies should no longer be used to determine planning applications.
- 2.4 Full Council also agreed to change the name of the document from the Managing Development DPD to the Managing Development Document.
- 2.5 On 10 April, the Council's Cabinet agreed to publish a draft Affordable Housing Supplementary Planning Document (SPD) or consultation. The Tower Hamlets preferred rents as set out previously in DM3 have been included in the proposed draft SPD. The draft SPD is a material consideration in determining planning applications where affordable housing is proposed.
- 2.6 The applicant's viability assessment has been carried out on the basis of the Tower Hamlets preferred affordable rents. The Council's Planning Contributions Overview Panel (PCOP) has endorsed the proposed affordable housing offer and level of planning contributions as set out in the main report.
- 2.7 The main report also confirms that based on an independent assessment, the proposed offer is the maximum that the scheme could deliver without rendering the development unviable.

- 2.8 Officers have considered the proposed affordable housing offer in the light of the very recent policy changes and forthcoming consultation on the draft affordable Housing SPD and are satisfied that there is no requirement to alter the recommendation.

#### Other material considerations

- 2.9 Officers have reviewed all other material planning considerations in the light of the adoption of the managing Development DPD and are satisfied that there would be no alteration to the recommendation.
- 2.10 In the event that planning permission is granted, the reasons for approval and the reasons stated in the final wording of the recommended planning conditions will be amended to remove references to the saved UDP policies and IPG polies.

### **3 TYPOGRAPHICAL ERRORS**

- 3.1 The committee report at paragraph 3.8 & 3.9 to be amended. Change “Prior to Commencement” Condition 15 (Submission of details of extract equipment for ground floor commercial uses) to a “Prior to Occupation” Condition.
- 3.2 The committee report at paragraph 4.3 to be amended. The properties at 2-13 Pepper Street are 3-6 storeys, not just three storeys.
- 3.3 The committee report at paragraph 10.153 to be amended. The correct target rent to intermediate split is 68% and 32% respectively, rather than 61.5% and 38.4%.
- 3.4 The committee report at paragraph 10.155 to be amended. The correct financial contribution secured through planning obligations is £626,007 rather than £637,207.

### **4 FURTHER CONSULTATION RESPONSES**

#### LBTH Employment and Enterprise

- 4.1 The Council’s Employment and Enterprise Service have reviewed the additional information in relation to the loss of office space and have confirmed to officers that they are satisfied that the proposals will comply with Policy DM15 of the Managing Development Document. Remaining comments relating to requested planning obligations stand as set out in the main report.

#### Waste Policy and Development – Waste Management

- 4.2 No objections.

### **5 RECOMMENDATION**

- 5.1 Officer’s recommendation remains as per the original subject to the amendments set out in Section 1 of this Update Report.