

LONDON BOROUGH OF TOWER HAMLETS

MINUTES OF THE DEVELOPMENT COMMITTEE

HELD AT 7.00 P.M. ON WEDNESDAY, 7 MAY 2014

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

Members Present:

Councillor Helal Abbas (Chair)
Councillor Judith Gardiner
Councillor Khaled Uddin Ahmed
Councillor Tim Archer

Other Councillors Present:

None.

Apologies:

Councillor Kosru Uddin, Councillor Gulam Robbani and Councillor Harun Miah

Officers Present:

Paul Buckenham	– (Development Control Manager, Development and Renewal)
Amy Thompson	– (Deputy Team Leader, Development and Renewal)
Shay Bugler	– (Strategic Applications Planner, Development and Renewal)
Elaine Bell	– (Legal Advisor, Directorate, Law, Probity and Governance)
Zoe Folley	– (Committee Officer, Directorate Law, Probity and Governance)

1. ELECTION OF VICE-CHAIR

It was proposed by Councillor Helal Abbas and on a unanimous vote
RESOLVED:

That Councillor Judith Gardiner be elected Vice-Chair of the Development Committee for the remainder of the Municipal Year 2013/2014.

2. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS

No declarations of disclosable pecuniary interests were made.

3. MINUTES OF THE PREVIOUS MEETING(S)

The Committee **RESOLVED**

That the minutes of the meeting of the Committee held on 9th April 2014 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 AND MEETING GUIDANCE

The Committee noted the procedure for hearing objections and guidance, together with details of persons who had registered to speak at the meeting.

6. DEFERRED ITEMS

Nil Items.

7. PLANNING APPLICATIONS FOR DECISION

7.1 638 Commercial Road/Limehouse Library (PA/13/2580 & PA/13/2581)

Update Report tabled.

Paul Buckenham (Development Manager, Development and Renewal) introduced the item for the conversion and extension of 638 Commercial Road/Limehouse Library.

The Chair invited registered speakers to address the Committee.

Councillor Craig Aston spoke in objection to the proposal. He objected to the impact on the listed Edwardian building due to the proposed removal of key features. The plans were completely inappropriate for the building.

The plans conflicted with the Development Brief for the Limehouse Library that considered that the building was unsuitable for subdivision and residential use and should only be refurbished to preserve its special features. The building should be brought back into community use but in a way that protected its heritage value.

Murat Aydemir spoke in support of the proposal. He described the poor state of the current building and the key features of the proposals. The proposal would restore the building and provide education facilities and economic benefits to the area. The proposal would be a high quality building and would leave the Edwardian Building generally untouched.

Shay Bugler (Planning Officer, Development and Renewal) presented the detailed report and the update. He described the site, surrounds and the key elements of the current building including the protected Edwardian section.

He also advised of the outcome of the consultation, the design, height, external changes, the layout and facilities, the student base, transport links and the cycle facilities. It was proposed to restrict use of the outdoor terrace to safeguard amenity.

The proposed land use was deemed acceptable given the retention of education facilities and the difficulties with alternative uses. The impact on daylight and sunlight was marginal. The servicing from Norway Place satisfied requirements subject to the measures. It was required that a Building Management Plan would be submitted to minimise noise. There were s106 contributions to mitigate any impact.

Overall, it was considered that the plans would bring a range of positive benefits whilst restoring and protecting the historic Library building and surrounds. The application was therefore recommended for approval.

Members sought clarity on the status of the building, the condition of the mural and the difference between residential and student accommodation in terms of planning.

Questions were also asked about the loss of the public Library given the distance to the nearest Idea Stores and the need for community facilities generally.

Assurances were also sought about the servicing from Norway Place and the merits of the plans in terms of the targets for student accommodation. It was also questioned whether the plans might lead to an overdevelopment of the site.

In response, Members were advised that the entire Library building was listed. The listed mural was beyond repair. Members noted a current photograph supporting this. Any enforcement issues would be taken forward by the relevant Council Officers.

It was considered that the site was not suitable for residential accommodation due to the lack of amenity space for such accommodation amongst other issues. However, the site could satisfy the needs of student accommodation whilst restoring the building and an educational use. Residential use would also require substantial external changes.

Officers were satisfied with the servicing plans subject to the stringent conditions. The facilities (gym launderette) would be open to the students only. There were Idea Stores nearby in more accessible places in accordance with policy.

The plans would ease the pressure for student accommodation from the college. There was no evidence that there was an over concentration of such uses in the ward.

The proposal showed no symptoms of overdevelopment.

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

Planning permission

1. That planning permission (PA/13/2580) at 638 Commercial Road/Limehouse Library be **GRANTED** for the conversion and extension of existing vacant library to provide part 3-5 storey building with a kitchen, laundry and gymnasium facilities at basement level; study/lecture rooms at ground floor ; 64 self contained student accommodation units at ground and upper floors and 73 bicycle spaces SUBJECT to:
 2. The prior completion of a legal agreement, to the satisfaction of the Head of Legal Services, to secure the matters set out in the committee report.
 3. That the Service Head - (Legal Services) is delegated power to complete the legal agreement.
 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 Committee report.
 5. Any other condition(s) and informative(s) considered necessary by the Head of Development Decisions.
 6. That, if within three months of the date of this committee the legal agreement has not been completed, the Corporate Director Development & Renewal is delegated power to refuse planning permission.

Listed Building Consent

7. That Listed Building Consent (PA/13/2581) at 638 Commercial Road/Limehouse Library be **GRANTED** for the conversion and extension of existing vacant library to provide part 3-5 storey building with a kitchen, laundry and gymnasium facilities at basement level; study/lecture rooms at ground floor; 64 self contained student accommodation units at ground and upper floors and 73 bicycle spaces SUBJECT to the conditions set out in the committee report.

8. OTHER PLANNING MATTERS**8.1 Former Professional Development Centre, English Street, London, E3 4TA (PA/14/00245)**

Paul Buckenham (Development Manager, Development and Renewal) introduced the item and highlighted the key elements of the scheme.

On a unanimous vote, the Committee **RESOLVED:**

That the application (PA/14/00245) at the Former Professional Development Centre, English Street, London, E3 4TA for alterations to glazed screens, repositioning of screens/doors and associated works to facilitate improved access and escape from the building be **REFERRED** to the National Casework Unit with the recommendation that the Council would be minded to grant Listed Building Consent subject to conditions set out in the Committee report.

8.2 Last Meeting of the Committee for 2013/14

The Chair noted that this was the last meeting of the Committee for this current year 2013/14. The Chair thanked Members and Officers for their contributions. He particularly referred to Councillors Tim Archer and Judith Gardiner who were not standing in the forthcoming Council Elections.

The meeting ended at 7.55 p.m.

Chair, Councillor Helal Abbas
Development Committee