

LONDON BOROUGH OF TOWER HAMLETS

MINUTES OF THE DEVELOPMENT COMMITTEE

HELD AT 7.00 P.M. ON WEDNESDAY, 14 JANUARY 2015

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

Members Present:

Councillor Sirajul Islam
Councillor Marc Francis
Councillor Shiria Khatun
Councillor Suluk Ahmed
Councillor Gulam Kibria Choudhury
Councillor Shah Alam
Councillor Chris Chapman

Other Councillors Present:

None

Apologies:

None.

Officers Present:

Jerry Bell	(Applications Team Leader, Development and Renewal)
Christopher Hunt	(Senior Planning Lawyer, Directorate Law, Probity and Governance)
Robert Lancaster	(Principal Planning Officer, Development and Renewal)
Zoe Folley	(Committee Officer, Directorate Law, Probity and Governance)

1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS

No declarations of disclosable pecuniary interests were made.

Councillor Sirajul Islam declared an interest in agenda item 6.1, 83 Barchester Street, E14 6BE (PA/14/02607). This was on the basis that the Councillor was acquainted with the Canary Wharf Properties (Barchester) Ltd through his work as a Councillor. He stated that this applied to all other Members of the Committee.

2. MINUTES OF THE PREVIOUS MEETING(S)

The Committee **RESOLVED**

That the minutes of the meeting of the Committee held on 17th December 2014 be agreed as a correct record and signed by the Chair subject to the following amendment:

That the third paragraph on page 7 of the minutes

“However, should such barriers not be removed, then the removal of the proposed gates would neither succeed in opening up the routes or help improve community safety especially in view of the potential for crime from congregation under the undercroft. Community safety was clearly an issue for residents”.

be replaced by:

“However, should the enforcement action not be successful, the proposed gates might not necessarily hinder public access to the site any more than present. It was also felt that the residents would benefit from action to reduce crime on the development especially in view of the potential for crime from congregation from under the undercroft. Community safety was clearly an issue for residents”.

3. 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

4. PROCEDURE FOR HEARING OBJECTIONS AND MEETING GUIDANCE

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

5. DEFERRED ITEMS

None.

6. PLANNING APPLICATIONS FOR DECISION

6.1 83 Barchester Street, E14 6BE (PA/14/02607)

Update report tabled.

Jerry Bell (Planning Applications Team Leader) introduced the report, explaining that the Strategic Development Committee in March 2014 considered fully worked up plans for scheme as one of the off site affordable housing sites for the Newfoundland Scheme (granted planning permission). The Strategic Development Committee were supportive of the scheme, but this Committee now needed to determine the application on its planning merits.

The Chair invited registered speakers to address the Committee. Mario Reicht, local resident, expressed concern that the height of the scheme (6 stories) would harm the setting of the area given it was mainly lower rise houses. In addition, given the proximity to the canal, the proposal would also encroach on the setting of the canal and harm peoples enjoyment of this. Whilst welcoming the redevelopment of the site, the warehouse should be redeveloped within its current form. In response to questions, he expressed concern about the consultation carried out by the applicant and the images showing the height of the scheme.

Howard Dawber (Applicant's Representative) spoke in favour of the application highlighting the merits of the location given its ability to provide high quality units and the proximity to open space, amongst other issues. It was planned to retain most of the façade of the saw-tooth factory building and mirror the character of the building recognising that there was much affection for this building due to the history. The applicant had held meetings with residents, distributed leaflets amongst other things, at pre application stage and there was overwhelming support for the proposals given the measures to retain the character of the building. In response to questions, he provided assurances that the height of the scheme had always been made clear in the application. The applicant was in discussions with Poplar HARCA with a view to Poplar HARCA becoming the managers of the housing.

Robert Lancaster (Principal Planning Officer) presented the application and the update explaining the site and surrounds, the outcome of the local consultation and issues raised. It was considered that the loss of the existing use was acceptable due to lack of appeal of the factory/warehouse to new occupants due to the site constraints as shown by the assessment. The scheme would deliver 100% units for rent at social rent levels. It was considered that the scheme would contribute to a mixed and balanced community given the balance of housing in the area. The impact on amenity and transport was acceptable. Contributions had been secured including contributions for open space in view of the shortfall of such space on site.

In view of the merits of the scheme, Officers were recommended that the planning permission be approved.

In response to Members questions, it was considered that the development should improve safety around the path of the canal by providing natural surveillance, compared to the blank façade there at present. There were measures to ensure the scheme was secure by design.

The maximum level of contributions for health services had been secured in accordance with policy in recognition of the addition demand from the proposal on health services. The Clinical Commissioning Group (CCG) were supportive of this measures who were responsible for allocating the health care contributions based on need. Members were keen to ensure that the contributions were spent on mitigating the impact on health services in the local area from the scheme. It was therefore discussed whether a Member of the Committee should write to the CCG to request that it should allocate the health care funding to the local area.

Members were also mindful of the pressures from the development on open space and the public realm and as a result, taking into account advice from the legal officer, Councillor Marc Francis, seconded by Councillor Shiria Khatun moved an amendment to the legal agreement to allocate funding to the Lansbury Ward, which, on a unanimous vote, was approved by the Committee.

On a unanimous vote, the Committee RESOLVED:

1. That planning permission (PA/14/02607) at 83 Barchester Street, E14 6BE be **GRANTED** for the demolition of existing warehouse building and ancillary structures and part demolition of 'saw-tooth' factory building (retaining three walls of facade). Construction of three buildings ranging from four to six storeys to provide 115 residential dwellings, basement, access and surface parking, landscaping and other incidental works to the application SUBJECT to
2. The prior completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) to secure the planning obligations set out in the Committee report subject to the following amendment as highlighted
 - £213, 420.18 is required towards Open Space in the Lansbury Ward
 - £125,736.29 is required towards Streetscene improvements, including maintenance and enhancement of the canal towpath and improved access and wayfinding in the Lansbury Ward
3. That the Corporate Director, Development & Renewal and Head of Legal Services be delegated authority to negotiate and approve the legal agreement indicated above
4. That within 3 months the Corporate Director Development & Renewal is delegated authority to issue the planning permission and impose

conditions plus informatives to secure the matters set out in the Committee report and as amended in the update report.

6.2 1-9 Ratcliffe Cross Street and land to the south of 8-12 Ratcliffe Cross Street (PA/14/001671)

Application withdrawn from the agenda for further viability work.

7. OTHER PLANNING MATTERS

None.

The meeting ended at 7.50 p.m.

Chair, Councillor Sirajul Islam
Development Committee