

LONDON BOROUGH OF TOWER HAMLETS**MINUTES OF THE DEVELOPMENT COMMITTEE****HELD AT 7.30 P.M. ON WEDNESDAY, 9 APRIL 2008****COUNCIL CHAMBER, 1ST FLOOR, TOWN HALL, MULBERRY PLACE, 5 CLOVE
CRESCENT, LONDON, E14 2BG****Members Present:**

Councillor Rofique U Ahmed (Chair)

Councillor Helal Abbas (Vice-Chair)

Councillor Alibor Choudhury

Councillor Ahmed Adam Omer

Councillor Lutfur Rahman

Councillor Stephanie Eaton

Councillor Oliur Rahman

Other Councillors Present:**Officers Present:**

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| Suki Binjal | – (Interim Head of Non-Contentious Team, Legal Services) |
| Megan Crowe | – (Planning Solicitor, Legal Services) |
| Stephen Irvine | – (Development Control Manager, Planning) |
| Michael Kiely | – (Service Head, Development Decisions) |
| Louise Fleming | – Senior Committee Officer |

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Shahed Ali, Lutfu Begum, Rupert Eckhardt and Tim O'Flaherty. Councillor Oliur Rahman deputised for Cllr Begum and Councillor Stephanie Eaton deputised for Cllr O'Flaherty.

2. DECLARATIONS OF INTEREST

Councillors made declarations of interest in the items included on the agenda as follows:

Councillor	Item	Type of interest	Reason
Stephanie Eaton	7.2	Personal	Site is within Councillor's Ward

Stephanie Eaton 7.3 Personal

Site is within Councillor's
Ward

3. UNRESTRICTED MINUTES

The minutes of the meeting held on 12th March 2008 were agreed as a correct record.

4. RECOMMENDATIONS

The Committee RESOLVED that, in the event of amendments to recommendations being made by the Committee, the task of formalising the wording of any amendments be delegated to the Corporate Director of Development & Renewal along the broad lines indicated at the meeting.

5. PROCEDURE FOR HEARING OBJECTIONS

The Committee noted the procedure and those who had registered to speak.

6. DEFERRED ITEMS

The Committee noted the position relating to deferred items.

7. PLANNING APPLICATIONS FOR DECISION

7.1 7 to 11a Rampart Street, London

Mr Michael Kiely, Head of Development Decisions, introduced the site and proposal for the redevelopment of 7 to 11a Rampart Street.

Mr Stephen Irvine, Development Control Manager, presented a detailed report on the application, outlining the proposals and the reasons why it had been recommended for approval.

Members expressed concern over potential overlooking of the adjacent school and whether it would affect the future use of the carpark for classrooms or a playground. Mr Irvine advised the Committee that the issue had been carefully considered. However, the distances involved would not sustain a reason for refusal on grounds of overlooking. In the event that the school's carpark was redeveloped, effective screening measures could be put in place.

The Committee RESOLVED that

- (i) Conservation Area Consent for the demolition of part ground, part first floor rear additions facing Kinder Street at 7 to 11a Rampart Street be GRANTED subject to

Conditions

- 1) Time Limit
 - 2) Condition preventing demolition prior to let of contract for rebuild; and
- (ii) Planning Permission for
- a) the demolition of part ground, part first floor rear additions and erection of 3 x three bedroom terrace houses with rooftop amenity space facing Kinder Street; and
 - b) the refurbishment of existing terrace to provide 4 x three bedroom terrace houses facing Rampart Street and Barnett Street. Works involve masonry to be sandblasted, installation of new windows and doors on ground and first floor (north and west elevations), and various other external maintenance and repair work
- at 7 to 11a Rampart Street be GRANTED subject to

Conditions

- 1) Time Limit for Full Planning Permission
- 2) Full Details of External Finishes
- 3) A Car Free Agreement
- 4) Any other planning condition(s) considered necessary by the Corporate Director Development & Renewal.

Informatives

- 1) S106 Car Free Agreement
- 2) S278 Agreement
- 3) Any other informatives considered necessary by the Corporate Director Development & Renewal.

7.2 452 Hackney Road, London, E2 9EG

Mr Michael Kiely, Head of Development Decisions, introduced the site and proposal for the redevelopment of 452 Hackney Road, London E2 9EG.

Mr Stephen Irvine, Development Control Manager, presented a detailed report on the application, outlining the reasons which it had been recommended for approval. He drew Members' attention to the planning history of the site.

Members asked questions relating to the modification which had taken place to mitigate any overlooking of the Peabody Estate. The Committee was advised that balconies had been removed from the scheme.

The Committee RESOLVED that planning permission for the demolition of existing petrol filling station and redevelopment of the site to provide part three, part four and part six storey mixed use development comprising one retail unit at ground/basement floors (Use Class A1) with 4 x 1 bed, 8 x 2 bed,

5 x 3 bed and 1 x 4 bed recycling units (18 in total) on upper floors with cycle spaces, refuse and recycling storage at ground floor level at 452 Hackney Road, London E2 9EG be GRANTED subject to the prior completion of a legal agreement to secure the following planning obligations:

- a) 35% Affordable Housing
 - b) Car Free Agreement
 - c) Any other planning obligations considered necessary by the Corporate Director Development & Renewal
- and that the Corporate Director Development & Renewal be delegated authority to negotiate the legal agreement indicated above.

If within 3 months of the date of this Committee the legal agreement has not been completed to the satisfaction of the Assistant Chief Executive (legal services), the Corporate Director Development & Renewal be delegated authority to refuse planning permission.

The Corporate Director Development & Renewal be delegated authority to impose conditions and informatives on the planning permission to secure the following matters:

Conditions

- 1) Full time limit
- 2) Materials in accordance with approved schedule
- 3) Building works hours of operation
- 4) Window details and specification
- 5) Land contamination investigation and remediation
- 6) Sustainable homes strategy
- 7) Highways S278 agreement
- 8) Any other conditions considered necessary by the Corporate Director Development & Renewal.

7.3 Sotherby Lodge, Sewardstone Road, London, E2 9JQ

Mr Michael Kiely, Head of Development Decisions, introduced the site and proposal for the demolition of the existing 3 storey building, erection of a part 5, part 6 storey building to provide 40 flats (15 x one bedroom, 16 x two bedroom and 9 x three bedroom) at Sotherby Lodge, Sewardstone Road, London E2 9JQ.

Mr Sam Henderson spoke on behalf of the local residents. He did not object to the principle of redevelopment. However, he felt that the site was unique and had much potential which was not being maximised by the proposal. He believed that a legacy could be created on the site.

Mr Robin Watchman spoke on behalf of the applicant. He agreed with the objector on many points relating to the potential of the site, and believed that the objective had been achieved through working closely with officers relating to design and sustainability.

Mr Stephen Irvine, Development Control Manager, presented a detailed report on the application. He advised that the main issue for consideration was the design of the proposal. He felt that it would enhance the area, as the current site was in need of upgrading.

Members asked questions relating to the financial contribution towards education provision and expressed concern over whether the design fit in with the area. Mr Irvine advised Members that the education contribution was worked out based on government figures which were applied nationally. To ask the applicant for a larger contribution would require the demonstration of a significant shortage in the area. Education officers in Children's Services had not advised of a problem. Mr Kiely advise that Census date was used in the calculation and advised to approve the application in line with the recommendation. However, after consideration Members proposed that officers be delegated authority to negotiate with the applicant further contribution equal to two additional school places.

The Committee RESOLVED that planning permission for the demolition of the existing 3 storey building, erection of a part 5, part 6 storey building to provide 40 flats (15 x one bedroom, 16 x tow bedroom and 9 x three bedroom) at Sotherby Lodge, Sewardstone Road, London E2 9JQ be GRANTED subject to the prior completion of a legal agreement to secure the following planning obligations

- a) 35% Affordable Housing
- b) Car Free Agreement
- c) Education Contribution £61,710
- d) Any other planning obligations considered necessary by the Corporate Director Development & Renewal

and that the Corporate Director Development & Renewal be delegated authority to negotiate the legal agreement as indicated above, with the addition of a further education contribution equal to 2 school places, but if agreement cannot be reached then the planning obligation to be as set out above.

That if within three months of the date of the Committee, the legal agreement has not been completed to the satisfaction of the Assistant Chief Executive (legal services), the Corporate Director Development & Renewal be delegated the authority to refuse planning permission.

The Corporate Director Development & Renewal be delegated authority to impose conditions and informatives on the planning permission for secure the following:

Conditions

- 1) Three year time limit for development to occur
- 2) Materials to be submitted and approved
- 3) Building works hours of operation (8am to 6pm Mon-Fri, 8am to 1pm Sat)

- 4) Energy and sustainability strategy to be approved
- 5) Obscure glazing up to 1.8m in height from internal floor level in all proposed windows in the south east elevation facing Reynolds House
- 6) Details, location and method of refuse collection to be agreed prior to commencement of development
- 7) Protection of all adjacent trees covered by Tree Preservation Order
- 8) Landscaping details required
- 9) 10% Wheelchair accessible units to be provided
- 10) Highways S278 Agreement
- 11) Any other conditions considered necessary by the Corporate Director Development & Renewal

The meeting ended at 8.15 p.m.

Chair, Councillor Rofique U Ahmed
Development Committee