

LONDON BOROUGH OF TOWER HAMLETS

**EXTRACT OF THE MINUTES OF THE STRATEGIC DEVELOPMENT
COMMITTEE**

HELD AT 7.30 P.M. ON THURSDAY, 18 JANUARY 2007

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

8. PLANNING APPLICATIONS FOR DECISION

8.1 Caspian Works and 1-3 Yeo Street (Caspian Wharf) London E3

Mr Michael Kiely, Head of Development Decisions, introduced the site and proposal for the redevelopment of site to provide buildings of between 4 and 9 storeys for mixed use purposes including 390 residential units, Class A1, A2, A3, B1 and D2 uses with associated car and cycle parking, roof terraces, landscaping, canalside walkway and servicing at Caspian Works and 1-3 Yeo Street (Caspian Wharf), London E3.

Ms Helen Cantalo spoke in objection on the grounds of height and density. She felt that the proposal would reduced daylight/sunlight and was contrary to London Plan policy.

Mr Hugo Marchant spoke in objection on the grounds of height and density. He felt that there was insufficient healthcare and education provision in the area to cater for additional residents.

Mr Justin Kenworthy spoke on behalf of the applicant. He attempted to address the residents concerns and gave reasons why the development should be approved. He felt that it would improve the area and provide affordable housing.

Ms Mignano AnnaMaria spoke in support of the application, on behalf of the residents of Colmans Wharf. She felt it would maximise the potential of the site and would regenerate the area. She also welcomed the affordable housing provision.

Ms Renee Goodwin, Strategic Applications Manager, presented a detailed report on the application and outlined the main planning issues for the Committee to consider when making its decision. She addressed the concerns of the residents and informed Members that the application satisfied the relevant planning policies and would have minimal impact on the neighbouring properties.

Members asked questions relating to the Environmental Impact Assessment, the scale of the buildings, the affordable housing provision, the amount of car

parking provision, the comments received from the Police and the impact on transport.

Ms Goodwin advised the Committee that the Environment Agency was satisfied, subject to conditions being imposed. The Police accepted that the development complied with policy and that Transport for London was satisfied with the financial contribution to local transport.

The Committee RESOLVED that planning permission for the redevelopment of site to provide buildings of between 4 and 9 storeys for mixed use purposes including 390 residential units, Class A1, A2, A3, B1 and D2 uses with associated car and cycle parking, roof terraces, landscaping, canalside walkway and servicing at Caspian Works and 1-3 Yeo Street (Caspian Wharf), London E3 be GRANTED subject to:

- A Any direction by the Mayor of London.
- B The prior completion of a legal agreement, to the satisfaction of the Chief Legal Officer, to secure the following:
 - a) Affordable Housing (35% of the residential floor space as affordable housing and a 70/30 ratio split between rented and intermediate units by habitable room;
 - b) £1,597,879 towards local healthcare;
 - c) £654,126 towards education provision;
 - d) £60,000 towards public art;
 - e) £40,000 funding towards improvements to bus stops in Violet Road;
 - f) Canalside and open space access in perpetuity, with the potential of providing future canalside access beneath the DLR line (subject to DLR agreement);
 - g) Highways, pedestrian and cycle improvements namely a pinch-point zebra crossing to the north of the site and a raised level zebra crossing south of the site on Violet Road (cost to be confirmed by Highways);
 - h) Preparation and approval of and compliance with a Travel Plan to demonstrate that everything is being done with reason to promote non car based travel;
 - i) 'Car Free' arrangements to restrict the occupants of the development from applying for residents parking permits;
 - j) TV reception monitoring and mitigation as appropriate;
 - k) DLR radio reception monitoring and mitigation as appropriate;
 - l) Air quality monitoring during construction; and
 - m) Local labour in construction.
- C That the Head of Development Decisions be delegated power to impose conditions and informatives on the planning permission to secure the following:
 - 1) Permission valid for 3 years.
 - 2) Submission of details of external materials.

- 3) Submission of details of hard and soft landscaping treatment.
- 4) All planting, seeding or turfing.
- 5) Submission of detailed treatment of wetland terrace and management plan.
- 6) Submission of a tree planting schedule in respect of the replacement of the TPO trees.
- 7) Submission of details of any proposed walls, fences, gates and railings.
- 8) Submission of revised drawings to increase width of eastern part of canalside walkway.
- 9) Submission of details of recycling and refuse.
- 10) Submission of details of any external lighting.
- 11) Investigation and remediation measures for land contamination.
- 12) Archaeological investigation.
- 13) Recording of building prior to demolition.
- 14) Submission of details of compensatory flood storage works.
- 15) Submission of details of surface water drainage works.
- 16) Submission of details of surface water control measures.
- 17) Submission of details of a scheme for renewing and maintaining flood defences.
- 18) 4 metre wide maintenance access to Limehouse Cut via the site for Environmental Agency.
- 19) No solid matter stored within 10 metres of the banks of the Limehouse Cut during construction.
- 20) Installation of adequate sewerage infrastructure.
- 21) Remediation Strategy and Method Statement of details of prevention of water pollution.
- 22) Submission of a final Remediation Validation Report to ensure against water pollution.
- 23) Submission of Water Impact Study.
- 24) Submission of details to be approved in writing by the local planning authority in consultation with the Greater London Authority of the 10% renewable energy measures, gas fired primary Combined Heat and Power system, secondary liquid biomass oil boiler, which shall be in accordance with the revised energy strategy submitted January 2007 and implemented in perpetuity.
- 25) Implementation of noise control measures as submitted.
- 26) Limit hours of construction to between measures as submitted.
- 27) Limit hours of power/hammer driven piling/breaking out to between 10.00 hours to 16.00 hours, Monday to Friday.
- 28) Details of means of fume extraction and ventilation for proposed A3 uses.
- 29) Submission of details of brown and green roof systems.
- 30) Submission of materials strategy.
- 31) All residential accommodation to be built to Lifetime Homes standard.
- 32) Submission of a study of sustainability of canal system for transfer of construction materials, household waste;
- 33) Any other condition(s) considered necessary by the Head of Development Decisions.

Informatives

- 1) This permission is subject to a planning obligation agreement made under Section 106 of the Town and Country Planning Act 1990.
- 2) With regard to condition 11 (Decontamination), you should contact the Council's Environmental Health Department.
- 3) With regard to conditions 12 and 13 you are advised to contact English Heritage.
- 4) With regard to conditions 14 to 22 you are advised to contact the Environment Agency.
- 5) You are advised that the Council operates a Code of Construction Practice and you should discuss this with the Council's Environmental Health Department.
- 6) You are advised to consult the Council's Highways Development Department, regarding any alterations to the public highway.
- 7) With regard to condition 23 you are advised to contact Thames Water with whom you should also consult on: water pressure; water supply infrastructure; public sewer connections; sewage disposal on site; and separation of foul and surface water.
- 8) You are advised to contact Docklands Light Railway Limited with regard to details of design and construction methods to ensure safety and operating requirements of the DLR.
- 9) You are advised to contact English Nature with regard to the design of the external lighting system and its impact upon foraging bats.

The Committee confirmed that it had taken the environmental information into account, as required by Regulation 3 (2) of the Town and Country Planning (Environmental Impact Assessment) Regulations 1999.

The Committee agreed that, following the issue of the decision, a statement be placed on the Statutory Register confirming that the main reasons and considerations on which the Committee's decision was based were those set out in the Planning Officer's report to the Committee (as required by Regulation 21(1) (c) of the Town and Country Planning (Environmental Impact Assessment) Regulations 1999.

That if by 1st July 2007 the legal agreement has not been completed to the satisfaction of the Chief Legal Officer, the Head of Development Decisions be delegated power to refuse planning permission.

(Councillor Ahmed Hussain arrived during the consideration of this application and therefore did not take part in the vote.)