

LONDON BOROUGH OF TOWER HAMLETS

MINUTES OF THE DEVELOPMENT COMMITTEE

HELD AT 7.30 P.M. ON WEDNESDAY, 4 JUNE 2008

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

Members Present:

Councillor Shafiqul Haque (Chair)

Councillor Alexander Heslop
Councillor Denise Jones
Councillor Tim O'Flaherty

Councillor Helal Abbas
Councillor Harun Miah

Other Councillors Present:

Councillor Ohid Ahmed

Officers Present:

Megan Crowe – (Planning Solicitor, Legal Services)
Michael Kiely – (Service Head, Development Decisions)
Terry Natt – Strategic Applications Manager
Jen Pepper – (Affordable Housing Programme Manager)
Simon Ryan – (Case Officer)
Bridget Burt – (Legal Services)

Louise Fleming – Senior Committee Officer

1. ELECTION OF VICE-CHAIR

The Committee RESOLVED that Councillor Denise Jones be elected Vice-Chair of the Development Committee for the 2008/09 municipal year.

2. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Shahed Ali, Fazlul Haque and Ahmed Omer. Councillor Helal Abbas deputised for Councillor Fazlul Haque and Councillor Harun Miah deputised for Councillor Shahed Ali.

3. DECLARATIONS OF INTEREST

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

Councillor	Item	Type of interest	Reason
Helal Abbas, Alex Heslop, Denise Jones, Tim O'Flaherty, Shafiqul Haque and Harun Miah	8.1	Personal	Received a letter from cite of London College endorsing the scheme proposed.
Helal Abbas	8.1	Personal	Relative lives in the vicinity of the site
Shafiqul Haque	8.1	Personal	Owns a property approx 500-600 metres from the application site
Denise Jones	8.1	Personal	Non-Executive Member of the PCT (a consultee on the application)

4. UNRESTRICTED MINUTES

The minutes of the meeting held on 7th May 2008 were agreed as a correct record.

5. 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 and Renewal along the broad lines indicated at the meeting.

6. PROCEDURE FOR HEARING OBJECTIONS

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

7. DEFERRED ITEMS

The Committee noted that there were no deferred items.

8. PLANNING APPLICATIONS FOR DECISION

8.1 80 Back Church Lane, London E1 1LX

Mr Michael Kiely, Head of Development Decisions, introduced the site and proposal for the demolition of existing three-storey educational building comprising educational use (Use Class D1) at basement level and part ground floor level, with 59 residential units (27no. one-bedroom, 23no. two-bedroom, 8no. three-bedroom and 1no. four-bedroom) at ground to fifth floor level at 80 Backchurch Lane, London E1 1LX.

Mr Alamin Latif spoke on behalf of the residents in objection, on the grounds of the impact on parking and traffic, loss of privacy, overlooking and noise and dust during construction.

Mr Nigel Bennett spoke on behalf of the applicant. He informed the Committee that officers had been consulted on the design of the proposal. The applicant would be prepared to meet with residents to discuss any concerns. Parking and traffic problems would be mitigated by the proposed Car Free agreement. The proposal would upgrade the area and was in line with policy.

Mr Terry Natt, Strategic Applications Manager, presented a detailed report on the application. He outlined the benefits of the scheme, which included family sized affordable housing and open space which exceeded policy requirements.

Members asked a number of questions relating to parking, density, open space, the materials to be used; and the proximity to neighbouring buildings in terms of overlooking and loss of daylight/sunlight.

Mr Natt clarified that the density had been calculated on the footprint of the existing building. The recalculated density was 1200 habitable rooms per hectare, which was a reduction in density. A car free agreement had been proposed, therefore there would be no increase in parking on the site. Screening would be provided to mitigate and potential overlooking and a condition would require the applicant to submit details of materials for approval. The distance between Everard House to the south was in excess of 20m, which exceeded the minimum requirement of 18 metres. Public open space was available at nearby Goodman's Field and Aldgate Union.

Members expressed concern relating the disruption experienced by residents during construction and sought reassurances that mitigation and enforcement measures were in place to deal with any problems. The Committee was advised that such issues would be dealt with by the Construction Management Plan.

On a vote of 4 for, 1 against and 1 abstention, the Committee RESOLVED that planning permission for the demolition of existing three-storey educational building comprising educational use (Use Class D1) at basement level and part ground floor level, with 59 residential units (27no. one-bedroom, 23no. two-bedroom, 8no. three-bedroom and 1no. four-bedroom) at ground to fifth floor level at 80 Backchurch Lane, London E1 1LX be GRANTED subject to

- A Any direction by The London Mayor.
- B The prior completion of a legal agreement to secure the following planning obligations:
 - a) Affordable housing contribution of 37.8%
 - b) Education contribution - £86, 394
 - c) Health care contribution - £76,076

- (Total financial contribution of £162,470)
- d) Other obligations comprising a car-free agreement and a commitment to use Local Labour in Construction
 - e) Any other planning obligation(s) considered necessary by the Corporate Director Development & Renewal
- C That the Corporate Director, Development & Renewal be delegated authority to negotiate the legal agreement as indicated above.
- D That the Corporate Director Development & Renewal be delegated authority to impose conditions and informatives on the planning permission to secure the following:

Conditions

- 1) Permission valid for 3 years
- 2) Hours of Construction (8.00am to 6.00pm Monday to Friday; 9.00am to 13.00pm on Saturdays and not at all on Sunday or Bank Holidays)
- 3) Power/hammer driven piling/breaking (10am – 4pm Monday – Friday)
- 4) Submission of samples/details/full particulars of materials, landscaping & external lighting
- 5) Details of refuse and recycling facilities and servicing required
- 6) Submission of desktop study report for land contamination
- 7) Construction management plan to be submitted and agreed
- 8) Details of sound insulation measures to be submitted and agreed
- 9) Provision of 59 cycle parking spaces for the residential occupiers of the scheme, plus cycle parking for educational floorspace
- 10) Site surface drainage to be drained within site and not onto the public highway. Details to be submitted and approved.
- 11) No doors at ground floor level to open outwards onto public highway
- 12) Air Quality Assessment required to be submitted and agreed
- 13) All residential accommodation to be built to Lifetime Homes standard, including at least 10% of all housing being wheelchair accessible
- 14) Energy efficiency measures to be submitted and agreed
- 15) Sustainability Strategy to be submitted and agreed
- 16) Details of any plant and machinery to be submitted and agreed in writing
- 17) Any other planning conditions considered necessary by the Corporate Director Development & Renewal

Informatives

- 1) Section 106 of the Town and Country Planning Act 1990
- 2) Contact Environmental Health regarding contamination and sound insulation
- 3) Section 278 (Highways) Agreement required

- 4) Contact Highways Act 1980, due to balconies overhanging public highway
 - 5) During construction consideration must be made to other developments within the area and the impact on traffic movements on Back Church Lane and Boyd Street
 - 6) Applicant to include in the Construction Management Plan details of a contact for residents during construction.
 - 7) Any other informatives considered necessary by the Corporate Director Development & Renewal
- E That if within 3 months of the date of this Committee the legal agreement has not been completed, the Corporate Director Development & Renewal be delegated authority to refuse planning permission.

The meeting ended at 8.03 p.m.

Chair, Councillor Shafiqul Haque
Development Committee