

LONDON BOROUGH OF TOWER HAMLETS

MINUTES OF THE STRATEGIC DEVELOPMENT COMMITTEE

HELD AT 7.30 P.M. ON THURSDAY, 10 JULY 2008

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

Members Present:

Councillor Shafiqul Haque (Chair)

Councillor Shahed Ali
Councillor M. Shahid Ali
Councillor Alibor Choudhury
Councillor Stephanie Eaton
Councillor Ahmed Adam Omer (Vice-Chair)
Councillor Joshua Peck

Councillor Rania Khan

Other Councillors Present:

Councillor Ohid Ahmed
Councillor Anwara Ali
Councillor Marc Francis
Councillor Peter Golds
Councillor Ahmed Hussain
Councillor Ann Jackson
Councillor Dr. Emma Jones
Councillor Azizur Rahman Khan
Councillor Lutfur Rahman
Councillor Oliur Rahman
Councillor David Snowdon
Councillor Bill Turner

Officers Present:

Suki Binjal	– (Interim Legal Services Manager)
Megan Crowe	– (Legal Services Team Leader, Planning)
Stephen Irvine	– (Development Control Manager, Planning)
Michael Kiely	– (Service Head, Development Decisions)
Terry Natt	– Strategic Applications Manager
Tim Porter	– (Case Officer)
Jason Traves	– (Case Officer)
Alison Thomas	– (Manager, Social Housing Group)
Owen Whalley	– (Service Head, Major Project Development, Development & Renewal)
Louise Fleming	– Senior Committee Officer

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Lutfa Begum. Councillor Rania Khan deputised in her place.

2. DECLARATIONS OF INTEREST

The following declarations of interest were made:

Councillor	Item	Type of Interest	Reason
Shafiqul Haque	All	Personal	Correspondence received on all applications.
Shafiqul Haque	7.1	Personal	Owns a property on Christian Street approximately 500 yards from site.
Shafiqul Haque	7.1; and 7.2	Personal	Involved in Cabinet decisions relating to sale of land and development plans.
M. Shahid Ali	6.1; 7.3; and 7.4	Personal	Resident of ward in which application site is situated.
M. Shahid Ali	7.2	Personal	Communication received from parties involved
Shahed Ali	6.2; and 7.2	Personal	Representations received
Shahed Ali	7.1	Personal	Resident of the estate involved in the application
Alibor Choudhury	6.2	Personal	Representations received
Stephanie Eaton	7.2	Personal	Representations received
Ahmed Omer	7.2	Personal	Application is within Councillor's ward
Josh Peck	7.1; and 7.2	Personal	Lead Member with responsibility for sale of Council land. Involved in Cabinet decisions relating to sale and development plans.
Marc Francis (in attendance)	7.2	Prejudicial	Old Ford Housing Association Board Member
Ann Jackson (in attendance)	7.2	Personal	Site within Councillor's ward. Lives in the vicinity of the site.

3. UNRESTRICTED MINUTES

The minutes of the meeting held on 29th May 2008 were agreed as a correct record, subject to the following amendment (in italics):

“Mr Warwick Croucher spoke in objection on the grounds of height, scale, bulk, density and the effect on daylight/sunlight. He felt that the proposals would be contrary to planning policies, local guidance notes and national standards.”

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 in respect of Deferred Items.

6.1 Car Park at South East Junction of Prestons Road and Yabsley Street, Prestons Road, E14

Mr Michael Kiely, Head of Development Decisions, presented a detailed update report on the application, which had been considered at the last meeting. Members had sought clarification on the PTAL rating on which the density calculations had been based; and also asked that the views of the Corporate Director Communities, Localities and Culture be sought.

Mr Kiely advised the Committee that the PTAL map used in the original calculation had shown the site to be level 5. However, the site was in fact level 3, rising to 4 upon the completion of Crossrail. It was not felt that the change in level was sufficient to affect the officers' original recommendation. It was noted that the S106 contribution towards local transport had been calculated using TfL's analysis of the site as a level 3-4, and was therefore correct. The Committee was also advised that the Corporate Director Communities, Localities and Culture had no objection to the scheme and therefore the Committee was asked to confirm its original decision.

The Committee unanimously RESOLVED that planning permission for the erection of buildings between 7 and 17 storeys comprising 43 sqm of commercial use at ground floor and 141 flats (comprising 76 x 1 bed; 29 x 2 bed; 22 x 3 bed; 6 x 4 bed; 8 x 5 bed), 49 car parking spaces at basement

level, communal open space including roof gardens and associated works at the car park at south east junction of Prestons Road and Yabsley Street, Prestons Road, London E14 be GRANTED subject to

- A Any direction by the Mayor of London
- B The prior completion of a legal agreement to secure the following planning obligations:
 - 1) Affordable housing provision of 37% of the proposed habitable rooms with a 76/24 (social rented/intermediate) split between rented/shared ownership to be provided on site.
 - 2) A contribution of £198,784 to mitigate the demand of the additional population on health care facilities.
 - 3) A contribution of £234,498 to mitigate the demand of the additional population on education facilities.
 - 4) A contribution of £75,000 for the civic works required and upgrading the lights and controller and £75,000 to TfL/DTO for a commuted sum of ten years to ensure the operation of the lights.
 - 5) £30,000 for the upgrade of pedestrian links to Blackwall Station.
 - 6) Commitment towards utilising employment initiatives in order to maximise the employment of local residents.
 - 7) Preparation, implementation and review of a Green Travel Plan.
- C That the Corporate Director of Development & Renewal be delegated authority to negotiate the legal agreement 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 matters:

Conditions

- 1) Permission valid for 3 years
- 2) Details of the following are required:
 - a) Samples of materials for external fascia of building
 - b) Ground floor public realm
 - c) Cycle parking
 - d) Security measures to the building
 - e) All external hard and soft landscaping (including roof level amenity space and details of brown and/or green roof systems) including lighting and security measures)
 - f) The design of the lower floor elevations of commercial units including shopfronts
 - g) Escape doors
- 3) Details of the design and the proposed use of the commercial use on the ground floor to be submitted and approved
- 4) Details of site foundations
- 5) Details of the basement car park and access ramp
- 6) The storage and collection/disposal of rubbish

- 7) Parking – maximum of 49 cars (including 6 disabled spaces) and a minimum of 141 residential and 2 non-residential bicycle parking spaces
- 8) Investigation and remediation measures for land contamination (including water pollution potential)
- 9) Archaeological investigation
- 10) Secure by Design Statement
- 11) Construction Environmental Management Plan, including dust monitoring
- 12) Submission of the sustainable design measures and construction materials, including details of energy efficiency and renewable measures
- 13) Further baseline noise measurements during construction and operational phase (plant noise) to be undertaken for design purposes
- 14) Limit hours of construction to between 8.00 hours to 18.00 hours Monday to Friday and 8.00 hours to 13.00 hours on Saturdays
- 15) Limit hours of power/hammer driven piling breaking out to between 10.00 hours to 16.00 hours Monday to Friday
- 16) Ground borne vibration limits
- 17) Noise level limits
- 18) Details of the disabled access and inclusive design
- 19) Details of the highway works surrounding the site
- 20) Any other conditions considered necessary by the Head of Development Decisions

Informatives

- 1) Section 106 agreement required
- 2) Section 278 (Highways) agreement required
- 3) Construction Environmental Management Plan Advice
- 4) Environment Agency Advice
- 5) Ecology Advice
- 6) Environmental Health Department Advice
- 7) Metropolitan Police Advice
- 8) Transport Department Advice
- 9) London Underground Advice
- 10) Landscape department advice
- 11) Contact the GLA regarding the energy proposals

E That if by 10th October 2008, the legal agreement has not been completed, the Corporate Director Development & Renewal be delegated authority to refuse planning permission.

(Councillor Rania Khan could not vote on the application as she had not been present at the previous meeting when the application had been considered).

6.2 St Georges Estate, Cable Street, London

Mr Michael Kiely, Head of Development Decisions, introduced the site and proposal for the refurbishment of existing buildings and erection of nine buildings ranging from 6 to 9 storeys in height to provide 193 dwellings (13 x studios; 67 x 1 bed; 79 x 2 bed; 22 x 3 bed; 7 x 4 bed and 5 x 5 bed) and the erection of four townhouses and a community centre of 510 sqm and landscaping at St Georges Estate, Cable Street, London.

Mr Terry Natt, Strategic Applications Manager, presented a detailed update report which clarified the figures relating to affordable housing, distances between proposed and existing buildings and design solutions proposed to mitigate any overlooking on Site 1.

Members expressed concern that the level of affordable housing did not meet the Council's targets. Mr Kiely advised Members that the relevant policy to be applied to estate regeneration schemes, HSG5, recognised the need to invest in existing housing stock, therefore making allowance for a lower percentage of affordable housing. It was noted that in comparison to recent estate regenerations in the Borough, this was the highest percentage achieved to date. He stressed the need for investment in the estate and explained the viability assessments carried out on the scheme. He also reminded Members that 89% of the affordable housing proposed was family sized units, which were needed in the Borough.

Members asked questions relating to the privacy of George Leybourne House in relation to the design of the scheme, the traffic impact on Wellclose Square and the Conservation Area Policy in respect of the comments received from English Heritage. Mr Natt addressed the concerns and advised the Committee of the mitigation measures which had been proposed in respect of obscure glazing to overcome any loss of privacy and the traffic calming conditions which had been proposed by the Council's Highways department. It was the view of the Officers that the development would enhance the Conservation Area, as the estate in its current form was in need of regeneration and did not contribute visually to the area. Officers had to balance the advice received from English Heritage against the benefits of the scheme for the area. It was not felt that a refusal could be justified on such grounds.

After consideration of all the issues and representations made, it was proposed and seconded that the application be deferred to enable officers to negotiate further with the applicant with a view to increasing the amount of affordable housing on site and altering the mix of social rented accommodation on the site.

On a vote of 4 for and 1 against, the Committee RESOLVED that planning permission for the refurbishment of existing buildings and erection of nine buildings ranging from 6 to 9 storeys in height to provide 193 dwellings (13 x studios; 67 x 1 bed; 79 x 2 bed; 22 x 3 bed; 7 x 4 bed and 5 x 5 bed) and the erection of four townhouses and a community centre of 510 sqm and

landscaping at St Georges Estate, Cable Street, London be DEFERRED to enable further negotiation in respect of increasing the amount of affordable and altering the mix of social rented accommodation.

(Councillor Rania Khan could not vote on the application as she had not been present at the previous meeting when the application had been considered).

7. PLANNING APPLICATIONS FOR DECISION

7.1 Site at Bishop Challoner School, Christian Street, E1 1SE

Mr Michael Kiely, Head of Development Decisions, introduced the site and proposal for the demolition of existing buildings and the redevelopment to provide 214 residential units including affordable housing, in two buildings ranging between 4 to 14 storeys in height, together with the provision of a replacement community centre, public open space extending to 4,546 sqm incorporating a new public open square, sports pitch provision and an extension to Ropewalk Gardens, car parking , landscaping and associated infrastructure works at Bishop Challoner School House, Christian Street, E1 1SE.

Mr B Teal spoke in objection on the grounds that the development would result in a loss of park space on Christian Street. The proposed open space was fragmented and the development was overcrowded.

Mr Jamal Uddin spoke in objection on the grounds of the social deprivation on the Berner Estate. He felt that residents were currently overcrowded and that the new development would exacerbate the situation. He felt that the Council should try to improve the social environment. He was also concerned over the effect on the Community Centre.

Mr Jamalur Rahman spoke in support on the grounds that the development would improve the area for the local residents. He praised the public consultation which had taken place. However, he asked that the management of the Community Centre be given careful consideration.

Mr Kieran Wheeler spoke on behalf of the applicant. He reiterated the points made regarding the public consultation and outlined the benefits of the scheme, including the increase of 170 sqm in public open space. He reminded Members that the management of the Community Centre was not a material planning consideration.

Mr Stephen Irvine, Development Control Manager, presented a detailed report on the application outlining the benefits of the scheme, including the S106 legal agreement and the mitigation measures proposed to overcome any overlooking. He advised Members of the objections received and addressed the concerns of the residents, explaining the movement of the amenity and open space around the site.

Members asked questions relating to lighting, open space and the Community Centre. Clarification was sought on the safety of the football pitch from traffic, the car club, the carbon reduction strategy and the engagement with the PCT in respect of healthcare contributions. Mr Kiely explained the “Hudu” Model, used to calculate healthcare contributions, which was a nationally applied model. The Committee was advised that there was no floodlighting proposed, due to the effect it would have on surrounding residents. The Community Centre would be managed by the same users who would be temporarily rehoused during construction, to ensure continuity of service to the local community. Conditions were proposed in respect of fencing to ensure the safety of the football pitch, however it was not possible to block off Golding Street due to the need for emergency vehicle access. Mr Irvine advised Members that the proposal met the relevant targets in relation to affordable housing.

It was proposed and seconded that permission be granted subject to officers being delegated authority to negotiate a minimum size of 580 sqm for the Community Centre.

On a vote of 4 for and 3 abstentions, the Committee RESOLVED that planning permission for the demolition of existing buildings and the redevelopment to provide 214 residential units including affordable housing, in two buildings ranging between 4 to 14 storeys in height, together with the provision of a replacement community centre, public open space extending to 4,546 sqm incorporating a new public open square, sports pitch provision and an extension to Ropewalk Gardens, car parking, landscaping and associated infrastructure works at Bishop Challoner School House, Christian Street, E1 1SE be GRANTED subject to

A Any direction by The Mayor

B The prior completion of a legal agreement to secure the following planning obligations:

- 1) A proportion of 35.2% on habitable rooms of the proposed units to be provided as affordable housing with the socially rented mix as specified in the table attached in Section 8 of the agenda report;
- 2) Provide £122,000 towards transport improvements;
- 3) Provide £370,260 towards education to mitigate the demand of the additional population on educational facilities
- 4) Provide £300,417 towards medical facilities to mitigate the demand of the additional population on medical facilities;
- 5) Provide £257,323 towards community facilities (in addition to delivery of the community centre building – being a minimum of 580 sq m);
- 6) £20,000 for DAISY boards; and
- 7) Car Free, travel plan, car club, TV reception monitoring/mitigation, local employment initiatives.

- C That the Corporate Director Development & Renewal be delegated authority to negotiate the legal agreement 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 matters:

Conditions

- 1) Time limit for Full Planning Permission
- 2) Details of the following are required:
 - a) External appearance and materials board
 - b) Balcony details
 - c) Landscape plan for private gardens and ground floor public realm improvements including children's playspace and sports pitch.
- 3) Parking maximum cars comprising 2 x accessible spaces and 3 x car club spaces
- 4) Hours of construction limits (0800 – 1800m, Mon-Fri; and 0800 – 1300 Sat)
- 5) Piling hours of operation limits (1000 – 1600 Mon-Fri)
- 6) Wheel cleaning facility during construction
- 7) 10% renewables required
- 8) Full land contamination study required to be undertaken with remediation certificate
- 9) Method of piling as required by EA
- 10) No soakaways in contaminated land as required by EA
- 11) Oil bypass interceptors prior to discharge into any watercourse as required by EA
- 12) Program of archaeology as required by EH
- 13) Construction in accordance with the noise and vibration report
- 14) Full details of the recycling facilities
- 15) Details of green roofs
- 16) Lifetimes homes standards and 10% wheelchair accessible required
- 17) Sustainable homes standard required
- 18) Full CHP details
- 19) Condition requiring a S278 agreement
- 20) Any other conditions required by the Corporate Director Development & Renewal

Informatives

- 1) Subject to S106 agreement
- 2) Consult the Environment Agency in terms of conditions 9-11
- 3) Consult Metropolitan Police in terms of conditions 2
- 4) Consult Network Rail in respect of demolition, plant/scaffolding/cranes locations, excavations and footings, drainage, fencing, landscaping and Party Wall Act 1996 matters and secure any necessary permissions in writing prior to commencement of works on site

- 5) Consult English Heritage in respect of the retention of the granite sets in Golding Street
- 6) Site notice specifying the details of the contractor required
- 7) EA prior approval for dewatering
- 8) Obtaining consent under the pollution act prior to commencement
- 9) Submission of an archaeological project design and consult EH Archaeology
- 10) S278 highways agreement
- 11) Drainage provision
- 12) Water supply provision
- 13) Details submitted in respect of landscaping (condition 3) to have regard for the recommendations of the microclimate study.

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 Committee adjourned for a short break at 9.35 pm and resumed at 9.52 pm.

7.2 2 Gladstone Place, London

Mr Michael Kiely, Head of Development Decisions, introduced the site and proposal for the demolition of the existing buildings occupying the site and its redevelopment to provide five buildings of between four and ten storeys in height accommodating 2,687 sqm retail floorspace (Class A1) and 208 residential units (comprising 2 x studio, 81 x 1 bed; 76 x 2 bed; 39 x 3 bed; 4 x4 bed; and 6 x 5 bed), 104 parking spaces and landscaped public, communal and private amenity space at 2 Gladstone Place, London.

Mr Alan Tucker spoke in objection on the grounds that despite the community wanting a new supermarket, residents did not want the proposed height of the building which was felt to be overdevelopment of the site. He commented on the density and the low PTAL rating for the area. He also objected on the grounds of parking problems and access for deliveries.

Mr John Woolstencroft spoke on behalf of the applicant and Ms Madeline Forster spoke on behalf of Old Ford Housing Association, both in support of the scheme. Mr Woolstencroft detailed the extensive consultation which had taken place and that the scheme had the support of the GLA. He also outlined the benefits of the scheme which included affordable family sized housing. Ms Forster reiterated the need for affordable family sized housing in the area.

Councillor Ann Jackson spoke on behalf of the residents in support. She felt that the carpark of the disused supermarket attracted anti-social behaviour. The Roman Road area had become run-down and was in need of regeneration. She felt that the community would benefit from the proposal.

Mr Stephen Irvine, Development Control Manager, presented a detailed report on the application. He outlined the benefits of the scheme and the reasons why the proposal was considered acceptable, in terms of the heights, scale, bulk, design and comments from the GLA. It was considered that the application was in line with relevant policy and was needed for the regeneration of the area.

RESOLVED that in accordance with Council Procedure Rule 14.1.13 (motion to extend the meeting under Rule 9) the meeting be extended by up to 1 hour.

Members asked questions relating to the height and design of the buildings; noise mitigation measures; gated communities and the lack of a taxi drop off/collection point.

Mr Irvine advised that the proposal had been assessed against relevant planning policy in terms of height and design. The buildings would be set back to mitigate impact on adjoining residents. The application would enhance the area visually and would increase the safety by removing the current dark alleyways. A reason for refusal could not be sustained on the grounds of loss of light or overdevelopment. He also advised that there would be no gated elements to the scheme. If a taxi point was provided, it would result in a loss of residential parking. Deliveries to the new supermarket would take place within a walled area, which would reduce the noise impact on surrounding residents. A Service Delivery Management Plan would be implemented to mitigate any impact.

Members expressed concern over the design, density, housing mix and car parking. Clarification was also sought in respect of the road names and the name of the development.

Following a vote of 3 for, 3 against and 2 abstentions, the Committee adjourned at 10.55 pm to enable the Chair to receive legal advice on the use a casting vote in the decision of a Committee. The Committee resumed at 11.05 pm. The Chair advised Members that, after consideration of all the issues and representations, he would not be exercising his casting vote and therefore it was proposed to defer the item to enable officers to further consider the concerns which had been raised by the Committee.

The Committee RESOLVED that planning permission for the demolition of the existing buildings occupying the site and its redevelopment to provide five buildings of between four and ten storeys in height accommodating 2,687 sqm retail floorspace (Class A1) and 208 residential units (comprising 2 x studio, 81 x 1 bed; 76 x 2 bed; 39 x 3 bed; 4 x 4 bed; and 6 x 5 bed), 104 parking spaces and landscaped public, communal and private amenity space at 2 Gladstone Place, London be DEFERRED to further consider the concerns of the Committee.

(Councillor Marc Francis declared a prejudicial interest in the above item and left the room during the consideration by Members)

7.3 London Arena (Phase II), Limeharbour, London E14 9TH

Mr Michael Kiely, Head of Development Decisions, introduced the site and proposal for the amendment to the proposed application, reference PA/06/2068, permitted on 3rd October 2008, involving revised designs, layout and land uses, removing Office (B1) uses and providing 6 additional hotel rooms (143 in total), 195 services apartments, 54 additional residential units (1111 in total), additional retail floorspace, a health club and additional open space at the London Arena (Phase II), Limeharbour, London E14 9TH.

Mr Terry Natt, Strategic Applications Manager, presented a detailed report on the application, outlining the changes which had been made to the mix of uses on the site, compared with that previously approved. He answered Members questions relating to the loss of office space and the S106 contributions.

The Committee unanimously RESOLVED that planning permission for the amendment to the proposed application, reference PA/06/2068, permitted on 3rd October 2008, involving revised designs, layout and land uses, removing Office (B1) uses and providing 6 additional hotel rooms (143 in total), 195 services apartments, 54 additional residential units (1111 in total), additional retail floorspace, a health club and additional open space at the London Arena (Phase II), Limeharbour, London E14 9TH be GRANTED subject to

A. Any **direction** by **The Mayor**

B. The prior completion of a **legal agreement**, to the satisfaction of the Assistant Chief Executive (Legal Services), to secure the following:

- a) A proportion of 35% on a gross floor space basis of the proposed units to be provided as affordable housing with the socially rented mix as specified in the table attached in Section 8.15.
- b) Provide **£8,579** towards the installation of Docklands Arrival Information System (DAISY) within the London Arena development.
- c) Implement measures to offset signal interruption to mitigate the adverse effects on DLR radio communications.
- d) Provide a minimum of **£22,763** towards the D5 bus service or new bus service (TFL proposal) and potential new bus stops on East Ferry Road.
- e) Provide **£7,149** towards general improvements to pedestrian and cycle routes in the area including crossings and new paving surfaces.
- f) Provide **£4,289** towards the signalisation of the junction of Marsh Wall/Limeharbour with a green man phase.
- g) Provide **£6,225** towards open space improvements to cater for the demand

that will arise from the new housing on existing open space and recreational facilities.

h) Set of measures for the public realm including provision of the public piazza and access to the Dockside Walkway.

i) Provide **£30,018** towards education to mitigate the demand of the additional population on education facilities.

j) Provide **£163,375** towards medical facilities to mitigate the demand of the additional population on medical facilities.

k) Provide **£7,114** towards the Local Labour in Construction (LliC) programme.

l) Provide **£4,289** towards Skillsmatch to maximise the employment of local residents.

m) Preparation of a Workplace Travel Plan (including welcome pack for residents).

n) Preparation of a Service and Delivery Plan.

o) Obligations in relation to construction works (noise levels, hours of work, transport arrangements, air quality, method statements) to be secured through a Code of Construction Practice.

p) TV Reception monitoring and mitigation.

q) Preparation and implementation of a public art strategy including involvement of local artists.

r) Completion of a car free agreement to restrict occupants applying for residential parking permits.

s) Preparation of an Environmental Management Plan – post construction.

C. That the Head of Development Decisions be delegated authority to impose conditions [and informatives] on the planning permission to secure the following:

Conditions

- 1) Time limit for full planning permission
- 2) Details of the following are required to be submitted:
 - Elevational treatment including samples of materials for external fascia of building
 - Interface of retail areas with public space
 - The design of the lower floor elevations of commercial units including shopfronts

- External lighting and security measures
- 3) Landscape Plan to be submitted
- 4) Landscape Management Strategy to be submitted
- 5) Biodiversity Strategy to be submitted
- 6) Details of signage to be submitted
- 7) Land contamination study required to be undertaken
- 8) Hours of construction limits
- 9) Hours of operation limits – hammer driven piling
- 10) Details of insulation of ventilation systems and any associated plant to be submitted
- 11) Details of site drainage to be submitted
- 12) Full particulars of refuse/recycling/composting storage to be submitted
- 13) Construction Management Plan to be submitted
- 14) Details of finished floor levels
- 15) Details of surface water control measures
- 16) Detailed Energy Strategy to be submitted
- 17) Black Redstarts habitat provision required
- 18) Green roofs
- 19) Construction operations and impact on dock walls
- 20) Horizontal access strip from dock wall
- 21) Materials openings and maintenance regime for boundary with DLR
- 22) Use of barges
- 23) Lifetime homes
- 24) Highways works
- 25) Archaeological watching brief
- 26) Parking plan to be submitted
- 27) Wheel wash facilities
- 28) Vibration
- 29) Health Club Management Plan
- 30) Any other condition(s) considered necessary by the Head of Development Decisions

Informatives

- 1) Thames Water Advice
- 2) British Waterways Advice
- 3) Site notice specifying the details of the contractor.
- 4) Any other informative(s) considered necessary by the Head of Development Decisions

D. That, if by 10th October 2008 the legal agreement has not been completed to the satisfaction of the Assistant Chief Executive (Legal Services), the Head of Development Decisions be delegated authority to refuse planning permission.

7.4 25 Churchill Place, London E14

Mr Michael Kiely, Head of Development Decisions, introduced the site and proposal for the erection of a 23 storey office building (Use Class B1)

incorporating car parking, servicing and plant at basement level, together with associated infrastructure, landscaping, and other works incidental to the application at 25 Churchill Place, London E14.

Mr Terry Natt, Strategic Applications Manager, presented a detailed report on the application, explaining the increase in height of the building previously approved.

Members asked questions relating to the wind analysis, the increase in height and the S106 contributions. Mr Kiely advised the Committee that the original building had been approved by the London Docklands Development Corporation, which had unique permitted development rights. Therefore, the original permission could not be revisited and the Committee needed to consider the increase in building height only.

On a vote of 2 for and 5 abstentions, the Committee RESOLVED that planning permission for the erection of a 23 storey office building (Use Class B1) incorporating car parking, servicing and plant at basement level, together with associated infrastructure, landscaping, and other works incidental to the application at 25 Churchill Place, London E14 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:

Financial Contributions

- a) Provide **£307,249** towards the provision/conversion of pitches to AstroTurf in accordance with the Council's Sports Pitch Strategy
- b) Provide **£546,014** towards open space and public realm improvements
- c) Provide **£655,217** towards transport infrastructure, specifically:
 - i. Canary Wharf Underground station improvements
- d) Provide **£342,415** towards social & community and employment & training initiatives, these being:
 - i. *Sustainable transport initiatives*; improvements to facilitate walking, cycling and sustainable transport modes, including improvements in accordance with the Cycle Route Implementation Plan
 - ii. *Heritage and culture*; improvements to preserve and enhance the history and character of the Docklands/Isle of Dogs area
 - iii. *Idea Store*; Contribution to mitigate the increased demand upon the existing Idea Store, particularly upon the IT infrastructure and the free wireless service
 - iv. *Access to Employment*; A contribution towards the Skillsmatch Service
 - v. *Isle of Dogs Community Foundation*; A contribution towards social and community facilities
- e) Any other planning obligation(s) considered necessary by the Corporate Director Development & Renewal

(Total s106 contribution of **£1,850,895**)

Non-Financial Contributions

- f) TV Reception - mitigation of any impacts on TV Reception
 - g) Publicly Accessible Open Space and Walkways - Maintenance of new publicly accessible open space within the development together with unrestricted public access
 - h) Code of Construction Practice - To mitigate against environmental impacts of construction
 - i) Access to employment - To promote employment of local people during and post construction, including an employment and training strategy
 - j) Any other planning obligation(s) considered necessary by the Corporate Director of Development & Renewal
- C. That the Corporate Director Development & Renewal be delegated authority to negotiate the legal agreement 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 matters:

Conditions

- 31) Time Limit (3 years)
- 32) Phasing programme details
- 33) Particular details of the development
 - External materials;
 - External plant equipment and any enclosures;
 - Hard and soft landscaping; and
 - External lighting and security measures
- 34) Full particulars of energy efficiency technologies required
- 35) Sustainable design and construction.
- 36) Hours of construction
- 37) Biodiversity Action Plan required
- 38) Demolition and Construction Management Plan required including feasibility study and details of moving freight by water during construction
- 39) Noise control limits
- 40) Land contamination assessment required
- 41) Groundwater quality assessment required
- 42) Long term groundwater quality monitoring and assessment plan required
- 43) No infiltration of surface water drainage into the ground
- 44) Express consent required for piling and other penetrative foundation designs
- 45) Details of additional cycle parking spaces
- 46) Green Travel Plan required
- 47) Programme of archaeological work required
- 48) Scheme of access to new flood defences required
- 49) Drainage strategy details required
- 50) Protection of public sewers
- 51) Impact study of the existing water supply infrastructure required

- 52) Control of development works (restricted hours of use for hammer driven piling or impact breaking)
- 53) Bellmouth Passage to be kept open during construction of Crossrail
- 54) Any other planning condition(s) considered necessary by the Corporate Director Development & Renewal.

Informatives

- 5) Section 106 agreement required
- 6) Contact Thames Water
- 7) Contact London City Airport regarding cranes and scaffolding
- 8) Contact LBTH Building Control
- 9) Contact British Waterways
- 10) Contact Environment Agency
- 11) Contact London Fire & Emergency Planning Authority
- 12) Any other informative(s) 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 11.30 a.m.

Chair, Councillor Shafiqul Haque
Strategic Development Committee