

STRATEGIC DEVELOPMENT COMMITTEE

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

DECISIONS ON PLANNING APPLICATIONS

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

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.

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- 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

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- 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.

6.2 St Georges Estate, Cable Street, London

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

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.

7.2 2 Gladstone Place, London

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.

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

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

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

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- 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.

Martin Smith
CHIEF EXECUTIVE

(Please note that the wording in this document may not reflect the final wording used in the minutes.)