



DEVELOPMENT COMMITTEE

8th October 2020

Report of the Corporate Director of Place

Classification: Unrestricted

Application for Planning Permission

[click here for case file](#)

Reference	PA/19/02608
Site	Brunton Wharf Estate, Salmon Lane, E14
Ward	St Dunstons
Proposal	Construction of a part-four and part-nine storey building comprising 32 x Class C3 residential dwellings, hard and soft landscaping works, security enhancements, and the re-opening of an existing undercroft parking structure.
Summary Recommendation	Grant planning permission, subject to conditions
Applicant	London Borough of Tower Hamlets
Architect/agent	Rivington Street Studio
Case Officer	Sally Fraser
Key dates	<ul style="list-style-type: none">- Application registered as valid on 05/12/2019- Letters sent to neighbours on 10/12/2019- Case deferred by the Development Committee on 17/09/2020- Members site visit on 28/09/2020

1. BACKGROUND

- 1.1 This application was considered by the Development Committee on 17th August 2020. At that meeting, Members listened to the officer's presentation and heard representations from an objector who spoke on behalf of the Brunton Wharf Estate Tenants Residents Association (hereafter the TRA). The discussion that followed, centred around the security gates which were removed from the scheme and in particular those to the food garden; the adequacy of the proposed CCTV and the acceptability of the altered refuse and recycling arrangements. Concern was also raised with regards to fire access to Caledonia House, with the development in place.
- 1.2 The application was deferred for a site visit, in order that Members could gain a full appreciation of the geography of the Brunton Wharf Estate and the impact of the proposed development on the existing residents.

2 UPDATED PLANNING ASSESSMENT

- 2.1 The Member site visit took place at 4pm on Monday 28th September 2020. This report specifically addresses concerns and queries raised at the previous committee meeting and at the subsequent site visit. This report should be read in conjunction with, and not in replacement of, the original report and the update report.

Security Gates

- 2.2 Security gates were originally proposed along the northern perimeter of the built form of the site and on the boundary of the food garden, which leads to the canal side garden. These gates were removed from the scheme on the request of officers. Whilst concerns regarding security and resident safety were recognised, the original report noted that policy does not support the creation of gated communities as a solution to antisocial behaviour. Instead, policy supports the provision of passive security measures to increase safety and the perception of safety.
- 2.3 Discussion at the previous committee meeting turned specifically to security for the Food Garden and canal side garden. Currently, this area is accessed via a locked gate and keys are distributed to residents on application to the TRA. Prior to the erection of the existing gate, residents had been disturbed by antisocial behaviour in that area. It was noted by officers at the meeting that this amenity area is located to the rear of the site and is not within sight of the public realm. Taking this into account and in response to residents concerns regarding antisocial behaviour and the importance of the Food Garden, it was suggested that, in this very specific instance, the gate and fencing on the perimeter of the Food Garden could be reinstated as part of the proposal, subject to a condition requiring submission of a Management Plan which would ensure that the amenity areas behind the gate would be accessible by all existing and future residents. Members were supportive of this suggestion.

Refuse and Recycling

- 2.4 Concern was raised at the committee meeting regarding the altered refuse and recycling arrangements for the existing residents with the development in place, and specifically the longer walking distance to reach the recycling bins.
- 2.5 To reconfirm the existing refuse arrangements - Caledonia House and Cambria House have refuse chutes within the individual flats. This 'chute refuse' is then collected by the caretaker and taken to the central open area where it is stored prior to collection. Flats at Anglia House also have refuse chutes. Their chute refuse is taken by the caretaker to an external storage area on the northern perimeter of the site, adjacent to the ramp to the undercroft.

- 2.6 Recycling bins for all residents are currently located in the central open area.
- 2.7 With the development in place, there would be no change to the way in which the existing residents of the Estate dispose of their non- recyclable rubbish, as the chutes within the individual flats would remain. At Anglia House, the caretaker would continue to take chute refuse to the existing store on the northern perimeter, adjacent to the ramp to the undercroft. At Cambria House and Caledonia House, the caretaker would take chute refuse to the new refuse facility, in the ground floor of the new building.
- 2.8 Recycling bins for all existing residents would move to the ground floor of the new building, with the development in place. Consequently, the walking distance for residents to reach the recycling bins, would increase.
- 2.9 The image below illustrates the existing and proposed walking distances to the recycling bins.
- 2.10 The blue rectangle denotes the location of the existing recycling bins, for the whole estate. The red line indicates the path that residents of Anglia House currently take, to reach the recycling bins.
- 2.11 The green line shows the additional distance that the residents will travel, with the development in place.

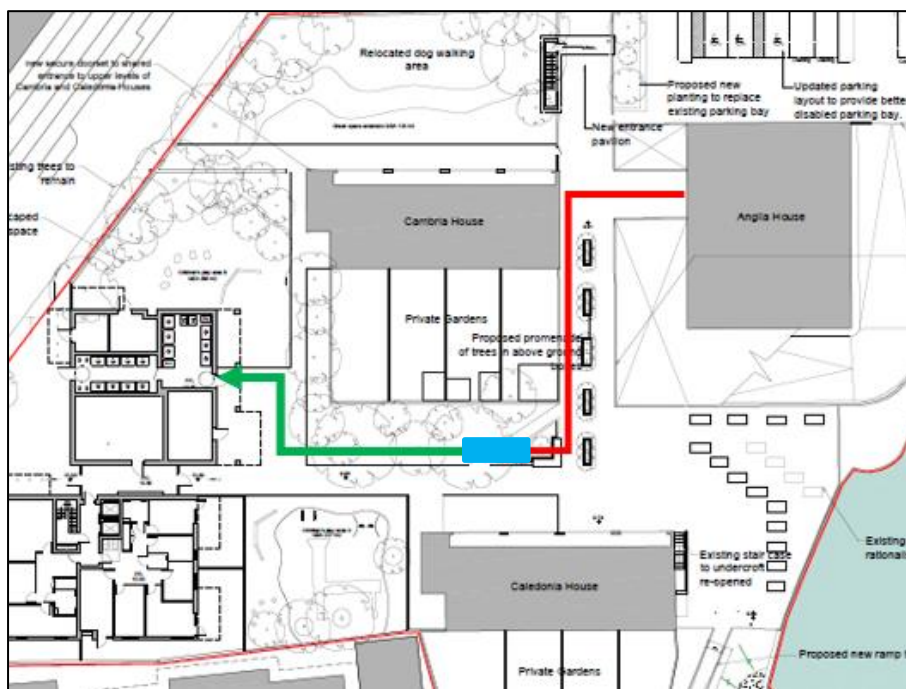


Figure 1 – Pathway to recycling bins, existing and proposed

- 2.12 Whilst it is acknowledged that residents will walk further to the recycling bins with the development in place, the additional distance is not excessive, and the new location remains within the Brunton Wharf site boundary. In addition, the existing residents will benefit from a newly landscaped and un- cluttered central area. The existing residents will also benefit from improved, secure recycling facilities. These factors, in addition to the wider public benefits of the scheme in providing 32 new affordable homes, weigh heavily in favour of the development and the proposal is considered to be acceptable in relation to its refuse and recycling provision, for both the existing and future residents of the estate.

CCTV

- 2.13 Site wide security enhancements are proposed, which have been developed in consultation with the Met Police. A condition would require the submission of details of all security measures, to ensure that the new building and the wider site meet Secure by Design Standards.
- 2.14 As part of the security measures, site wide CCTV is proposed. The specification of the system would be designed in consultation with the Designing out Crime officer. During discussion at Committee, it was suggested that the system should connect to the Borough wide CCTV system, for ease of access. The applicant agreed to this, and the existing condition relating to the submission of the site wide security measures, including the CCTV, would state that the proposed CCTV system shall connect to the Boroughs system. This will further enhance the safety and perception of safety of the existing and future residents of the Estate.

Fire Access

- 2.15 Concern was raised by Members on site with regards to access onto the site by emergency fire trucks, specifically in relation to Caledonia House, with the development in place.
- 2.16 As existing, there is a surface level car park on the south western corner of the site. This car park adjoins Caledonia House. The car park would be lost to the development and replaced by the proposed new building. Residents are concerned that the loss of this car park will impact the ability of the Fire Brigade to deal with an emergency at Caledonia House.
- 2.17 The scheme was developed at pre application stage in consultation with the London Fire Brigade. The London Fire Brigade was formally consulted upon submission of the formal application and they raised no objection to the scheme. Planning Officers have requested further explanation from Fire Brigade, in order to ascertain the reasoning that lead to that conclusion. Their response will be reported to Members at the committee meeting.

3 RECOMMENDATION

- 3.1 The issues raised at the previous committee meeting and the subsequent site visit have been considered and are addressed in this report. In light of our consideration, officers do not wish to change their original recommendation to GRANT planning permission, subject to the conditions outlined in the original report and subject to an additional condition requiring details and a Management Plan relating to the fencing and secure gate to the Food Garden.