**UPDATE REPORT, DEVELOPMENT COMMITTEE. 8th October 2020**

| Agenda item no | Reference no | Location | Proposal / Title |
|---|---|---|---|
| 6.1 | PA/19/02608 | Brunton Wharf Estate, Salmon Lane, E14 | 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 under croft parking structure. |

## 1 CORRECTIONS, ADDITIONS AND CLARIFICATIONS

1.1 To be inserted at paragraph 2.18, the following text:

> After the Site Visit, the London Fire Brigade were contacted and asked for further explanation of the reasons for their initial consultation response, in which they raised no objections. In response, the Fire Brigade raised objection to the scheme, in order that they be given more time to consider the application and the proposals in relation to appliance access to Caledonia House.
>
> The applicant has responded to the concerns raised by the Fire Brigade. They state that, in the event of a fire emergency at Caledonia House, the fire engine would be able to situate itself off Yorkshire Road in the new forecourt provided outside the proposed new building. There will then be a dry riser outlet installed at Caledonia for firefighters to use once they have passed through the proposed new build. This will ensure that fire hoses can be in close proximity to Caledonia and any other area within the site boundary, should there ever be a fire. The inclusion of the dry rise outlet will improve the fire fighting ability at Caledonia House.
>
> Officers consider that it would be reasonable and appropriate in this instance to address the issue of fire access to Caledonia House by planning condition, which would meet the tests for conditions set out in the NPPF. Conditions are used to make a scheme, which may otherwise be deemed to be unacceptable, to be acceptable.
>
> The wording of this condition would be agreed, prior to issue of the decision notice, in consultation with the Fire Brigade. The Local Planning Authority would consult the Fire Brigade again, upon the submission of the application pursuant to that condition. The condition would only be discharged with the Fire Brigades formal acceptance of the details submitted.

## 2.0 ADDITIONAL REPRESENTATIONS

2.1 Three additional letters of objection were received, post publication of the (deferred) report. The additional letters do not raise any additional issues, which have not already been reported in the previous reports, which remain relevant.

2.2 Given its content, one of these letters is included here, in full, at appendix 1 to this report.

## 3.0 RECOMMENDATION

3.1 Officer recommendation remains that planning permission should be GRANTED for the reasons set out in the main report and all conditions/obligations.

## Appendix A

Dear Ms Folley

I'm writing to you with some serious concerns reported to me over the process in determining this application, an application which aims to provide the homes that Tower Hamlets needs. The Development Committee meets tomorrow (Thursday) to consider this.

There are a number of serious failings that are in danger of blighting the whole scheme.

The plan that was consulted upon with residents included two important features which were withdrawn just before the Planning Committee on the 17th September. Namely:

- There was to be a security gate between Cambria House and Anglia House to protect the community assets in the plan. This has been an estate which has had a history of anti-social behaviour by non-residents including drug taking. The previous introduction of security gates have been seen as an important part of this community being, now, so harmonious.
- A number of visitor bays were promised which have now been removed. These were to have been ready prior to the start of works on the development. These spaces are vital for those with mobility issues and for health visitors. This promise has not been followed through in the report before the committee.

In addition to these failures of consultation there are a number of features of the application which have not been addressed.

- The Fire Inspectors assessment took place the day before the committee which leads one to ask how thorough that inspection was.
- Access to the existing refuse facilities will be reduced meaning the Paladin bins will have to be manoeuvred through the new development to the new central bin store yet the report had no comments from the recycling service as to whether or not this presents any issues for them.
- Whilst the plans indicate a small increase in community space, with the addition of the new homes there will be net reduction of this amenity per person by up to a third. This was not reported to the committee.

I am sure that the Council's efforts to provide the kind of homes that Tower Hamlets, and indeed London, needs they would want to secure residents buy-in. In order to do that permissions need to deliver what the consultation process promised.

A deferral and re-consultation would help to ensure that these promises are kept.

I would be grateful if you could report this letter to the Development Committee.

With regards

Chair of the Planning Committee
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