

**LONDON BOROUGH OF TOWER HAMLETS**

**MINUTES OF THE STRATEGIC DEVELOPMENT COMMITTEE**

**HELD AT 5.33 P.M. ON WEDNESDAY, 3 APRIL 2024**

**COUNCIL CHAMBER - TOWN HALL, WHITECHAPEL**

**Members Present:**

Councillor Amin Rahman (Chair)

Councillor Kamrul Hussain (Vice-Chair)

Councillor Saied Ahmed

Councillor Iqbal Hossain

Councillor Mufeedah Bustin

Councillor Nathalie Bienfait

Councillor Suluk Ahmed

**Councillors Present Virtually:**

Councillor Shahaveer Shubo Hussain

**Apologies:**

Councillor Gulam Kibria Choudhury

Councillor Asma Begum

**Officers Present:**

Jerry Bell – (Area Planning Manager (East),  
Planning and Building Control,)

Gareth Gwynne – (Area Planning Manager (West),  
Planning and Building Control,

Ian Austin – (Principal Lawyer for Planning)

Jane Jin – (Team Leader, Planning and  
Building Control)

Simon Westmorland – (West Area Team Leader,

	Planning)
Rikki Weir	– (Principal Planning Officer, Planning and Building Control)
Nelupa Malik	– (Principal Planner (East Area Team))
Justina Bridgeman	– Democratic Services Officer (Committee)

**1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS AND OTHER INTERESTS**

There were no declarations of pecuniary interests.

**2. MINUTES OF THE PREVIOUS MEETING(S)**

The minutes of the Sub Committee meeting held on 18 October 2023 were approved as a correct record of proceedings.

Amendment

Ian Austin, Principal Lawyer, Planning, Legal Services, Governance, requested the minutes reflect his physical attendance at the 18 October meeting.

**3. RECOMMENDATIONS AND PROCEDURE FOR HEARING OBJECTIONS AND MEETING GUIDANCE**

The Committee **RESOLVED** that:

1. In the event of changes being made to recommendations by the Committee, the task of formalising the wording of those changes is delegated to the Corporate Director of Housing and Regeneration along the broad lines indicated at the meeting; and
2. In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Corporate Director of Housing and Regeneration is delegated authority to do so, provided always that the Corporate Director does not exceed the substantive nature of the Committee's decision.
3. To note the procedure for hearing objections at meetings for the Strategic Development Committee.

#### **4. DEFERRED ITEMS**

There were no deferred items for consideration.

#### **5. PLANNING APPLICATIONS FOR DECISION**

##### **5.1 (PA/23/02079) Former News International Site, Buildings H & J, London Dock, 1 Virginia Street, London E98 1XY**

Update Report noted.

Gareth Gwynne introduced the application to grant planning permission for the redevelopment of the site comprising the erection of two buildings comprising residential use (Use Class C3), flexible commercial (Use Class E) and ancillary residential floorspace (Use Class C3), basement, disabled persons' car parking, cycle parking, new public realm, landscaping and play space, plant, refuse and associated works

Rikki Weir provided a presentation to accompany the application, which highlighted the proposal's site and surroundings. The details included the publicity and consultation, proposed height and scale, neighbouring sites, noise mitigation and planning history. The proposal would provide 227 affordable homes, 61 additional affordable homes than previously envisaged and 36 of them affordable rented. This is equal to 43% of affordable housing, which is below the 35% policy requirement.

Further to the presentation, the Committee asked questions to the Officers regarding the following issues;

- Confirmed that the water gardens and roof terraces are the only private areas in the scheme within buildings H and J. The quayside, promenade, garden square and play mews areas would be open to the public. A future route to the ornamental canal will also be available to public use.
- Noted that the quayside and promenade allow access to the wider London Dockside, as well as via Vaughan Way and Pennington Street respectively.
- Explained that there are plans to remove the inner Pennington Street gates, leaving the outer gates which would remain open. Additional details can be obtained as permitted development rights may be removed. This can be added as a condition if approval is given.
- Clarified that noise mitigation levels in regard to the E1 Nightclub have been addressed as the scheme proposes to include sufficient insulation, glazing and mechanical ventilation to ensure residents would be protected from noise.

- Confirmed that the Mayor of London CIL relates to Crossrail costs and that funding has been secured for access to a canal walkway. The developer has agreed to provide a scope of works for ramp and stair access and ongoing discussions with both the Parks and Highways teams are positive.
- Noted that consideration for resident consultations on play space will be given as well as the S106 wording in regard to what constitutes an event.
- Confirmed that affordable rented market home prices are set by the council and managed within the S106 obligation.
- Clarified that of the 1,527 notification letters sent to neighbouring properties in November 2023, 8 objection letters were received.

Upon a unanimous vote, the Officers recommendations as set out in the main report to grant full planning permission was agreed.

It was therefore **RESOLVED** that full planning permission is **GRANTED** at Former News International Site, Buildings H & J, London Dock, 1 Virginia Street, London E98 1XY:

- Redevelopment of the site comprising the erection of two buildings comprising residential use (Use Class C3), flexible commercial (Use Class E) and ancillary residential floorspace (Use Class C3), basement, disabled persons' car parking, cycle parking, new public realm, landscaping and play space, plant, refuse and associated works.

Subject to:

1. Subject any direction by the Mayor of London.
2. Section 106 agreement including obligations.
3. Conditions set out in the committee report and an additional condition added in relation to removing general permitted development rights in respect of boundary treatments and fences.
4. Written confirmation from HSE on fire tender access prior to GLA Stage 2 referral.

## 6. OTHER PLANNING MATTERS

### 6.1 (PF/23/00120) Orchard Wharf, Orchard Place, London, E14 0JY

Gareth Gwynne introduced a pre-application on a redevelopment proposal for a mixed use scheme that reactivates the Safeguarded Wharf, provides

purpose built Student Accommodation (PBSA) (Sui Generis) and Affordable Housing (Use Class C3).

William Poole from Howell Architects presented a presentation to accompany the pre-application, highlighting the proposed scheme, stakeholder engagement, heights, scales, landscape and character. The pre-application also included details on the mixed use, sustainable development with 1300 student housing and 208 affordable homes. The Wharf is intended to be a logistics hub, utilizing a river freight to a low-energy vehicles distributing goods throughout London, as well as the Thames Clipper bus route and the potential for technical rooms and storage spaces within the podium levels.

Further to the presentation, the Committee asked questions to William Poole and Will Edmonds regarding the following points;

- Confirmed that the 208 proposed homes are 100% affordable homes and 13, 165 student bedrooms.
- Explained that initial win testing feedback to establish potential issues that require mitigation have been positively received and landscape features on the podium will also be utilised.
- Observed that a proposed canopy will be extended beyond the residential buildings to address any noise from the unloading operations on the Wharf. Discussions have taken place with the Residents Association, to address noise level and congestion concerns within the Orchard Place access and a travel plan will be submitted at the planning application stage to look at the range of uses.
- Confirmed that Thames Clippers have been appointed as the operator with a 30-year lease.
- Anticipated that approximately 120 jobs will be created. This will come from Thames Clippers, available community spaces generated from the front of the properties and potentially around the East India Dock basin.
- Clarified that ongoing discussions with the Lee Valley Regional Park team are taking place in connection with the pedestrian route from East India Dock DLR to the proposed site. Further discussions will take place with the council, at planning application stage to enhance that particular area and utilise available transport links and increased bus routes.
- Confirmed that the water in the East India Dock Basin requires desilting and funding considerations are currently ongoing to complete this in a sensitive manner due to ecological concerns.

The Committee noted the presentation.

The meeting ended at 7.22 p.m.

Chair, Councillor Amin Rahman

Strategic Development Committee