

LONDON BOROUGH OF TOWER HAMLETS

MINUTES OF THE DEVELOPMENT COMMITTEE

HELD AT 18:30 ON THURSDAY, 30 NOVEMBER 2023

COUNCIL CHAMBER - TOWN HALL, WHITECHAPEL

Members Present:

Councillor Kamrul Hussain (Chair)

Councillor Amin Rahman
Councillor Gulam Kibria Choudhury
Councillor Abdul Mannan
Councillor Faroque Ahmed
Councillor Sabina Akhtar
Councillor Asma Islam

Officers Present:

Paul Buckenham	(Head of Development Management)
Diane Phillips	(Lawyer)
Jerry Bell	(Area Planning Manager)
Kirsty Gilmer	(Team Leader West)
Jane Jin	(Team Leader East)
Kevin Crilly	(Principal Planner East)
Oliver Cassidy-Butler	(Planning Officer)
Thomas French	(Democratic Services Officer (Committees))

1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS AND OTHER INTERESTS

There were no declarations of disclosable pecuniary interests.

Members of the committee stated that they had received emails from residents on both items.

2. MINUTES OF THE PREVIOUS MEETING(S)

That the unrestricted minutes of the meeting of the Committee held on 2 October 2023 be agreed as a correct record and signed by the Chair.

3. RECOMMENDATIONS AND PROCEDURE FOR HEARING OBJECTIONS AND MEETING GUIDANCE

The Committee **RESOLVED** that:

1. The procedure for hearing objections and meeting guidance be noted.

2. In the event of changes being made to recommendations by the Committee, the task of formalising the wording of those changes be delegated to the Corporate Director, Place along the broad lines indicated at the meeting; and
3. 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, Place be delegated authority to do so, provided always that the Corporate Director does not exceed the substantive nature of the Committee's decision

4. DEFERRED ITEMS

Nil items.

5. PLANNING APPLICATIONS FOR DECISION

5.1 34 Westferry Circus (PA/23/00513)

Paul Buckenham, Development Manager, introduced the application for alterations to the façade to include the addition of new bi-folding glass doors to the 3rd floor to provide an internal terrace, minor alterations to the glass façade including the addition of bi-folding doors to the 4th floor and proposed roof extension with the creation of an external terrace space with outdoor seating to existing restaurant and new plant.

Updated report was noted.

Oliver Cassidy-Butler provided a presentation on the application. The Officer's recommendation was to grant planning permission, with conditions.

At the invitation of the Chair, objections were raised to the committee, highlighting concerns about the damage the application will have on the fabric of the community, the impact of the late-night licences and how the application does not support the local area.

At the invitation of the Chair, the agent for the applicant highlighted the additional surveys and work that was carried out to better understand noise levels and the impact on the local area. A noise limit has been set and the applicant has been working with the council environmental health officers.

Further to questions from the Committee, officers, provided more details on the following elements of the application:

- Concerns have been raised about the impact this application will have on waste management, can officers state to the committee what impact will be on this service? Officers confirmed that the council has engaged

with the applicant and its happy with the proposed waste management proposals, as outlined in the conditions of the recommendation.

- How will the rooftop event space be managed to ensure that the 100-capacity venue does not impact on residents? The applicant detailed the potential plans for a venue on the rooftop, including the noise limitation that has been discussed with environmental health.
- How do residents feel about the outdoor venue detailed within the application? Objectors raised concerns about how the outdoor venue will be close to resident balcony's and will impact enjoyment in summer months. Officers stated that the council does have powers to act when noise limits are exceeded, and monitoring will be in place.
- Will the outdoor venue include music, live or background? Officers confirmed that any music will be subject to any noise limits that have been imposed within the application.
- Does this application fall within the local plan? Officers stated that they were satisfied that application works within the local plans and allows for the noise arrangements detailed within the application.

The Committee debated the application, highlighting concerns about the noise that will be made from the outdoor venue, from customers and music. Members noted that there has been consideration in the application for noise but wished to do more based on objector concerns.

Members proposed that no amplified music after 8pm and the roof terrace to be vacated by staff by 9pm. This was voted on and agreed.

Members proposed that a noise limiter installed. This was voted on and agreed.

On a vote of 5 in favour, 2 against and 0 abstentions the Committee, that planning permission is **GRANTED**.

Alterations to the façade to include the addition of new bi-folding glass doors to the 3rd floor to provide an internal terrace, minor alterations to the glass façade including the addition of bi-folding doors to the 4th floor and proposed roof extension with the creation of an external terrace space with outdoor seating to existing restaurant and new plant.

Grant planning permission with conditions outlined in the report and the following agreed by the committee:

- Roof terrace to be closed to the public by 8pm with no amplified music after this time and to be vacated by staff by 9pm
- A noise limiter installed.

5.2 Jamestown Way (PA/22/01979)

Paul Buckenham, Development Manager, introduced the application for demolition of the existing building and redevelopment of the site to provide commercial space (Class E) and residential accommodation (Class C3) with

associated infrastructure and works, including reconfiguration and upgrades to the adjoining public garden.

Updated report was noted.

Kevin Crilly, principal planner, provided a presentation on the application. The Officer's recommendation was to grant Planning Permission subject to conditions and planning obligations.

At the invitation of the Chair, objections were raised to the committee, highlighting concerns about the development not being within the character of the site, access to the local park, parking issues and anti-social behaviour.

At the invitation of the Chair, the agent for the applicant highlighted the increased accessibility to public areas, the increase in community space and green space with increased tree planting.

Further to questions from the Committee, officers, provided more details on the following elements of the application:

- Can officers outline the affordable housing within this application? Officers detailed the affordable housing with the application, noting that the applicant has provided more than the statutory obligation. The applicant detailed how affordable housing figure was generated, based on the limit of affordability and the space allowed for this type of housing.

The Committee debated the application before moving to the vote.

On a vote of 4 in favour, 3 against and 0 abstentions the Committee, that planning permission is **GRANTED**.

Demolition of the existing building and redevelopment of the site to provide commercial space (Class E) and residential accommodation (Class C3) with associated infrastructure and works, including reconfiguration and upgrades to the adjoining public garden.

Grant Planning Permission subject to conditions and planning obligations and an additional planning obligation agreed by Committee for an affordable housing review clause upon completion of the development.

6. OTHER PLANNING MATTERS

Nil items.

The meeting ended at 20:41

Chair, Councillor Kamrul Hussain
Development Committee