

**LONDON BOROUGH OF TOWER HAMLETS**

**MINUTES OF THE STRATEGIC DEVELOPMENT COMMITTEE**

**HELD AT 6.38 P.M. ON TUESDAY, 14 MAY 2024**

**COUNCIL CHAMBER - TOWN HALL, WHITECHAPEL**

**Members Present:**

Councillor Amin Rahman (Chair)

Councillor Gulam Kibria Choudhury

Councillor Iqbal Hossain

Councillor Kamrul Hussain

Councillor Asma Begum

Councillor Mufeedah Bustin

Councillor Shahaveer Shubo Hussain

Councillor Nathalie Bienfait

Councillor Suluk Ahmed

**Apologies:**

Councillor Saied Ahmed

**Officers Present:**

Paul Buckenham	– (Head of Development Management, Planning and Building Control, Place)
Jerry Bell	– (Area Planning Manager (East), Planning and Building Control, Place)
Gareth Gwynne	– (Area Planning Manager (West), Planning and Building Control, Place)
Rikki Weir	– (Principal Planning Officer, Planning and Building Control, Place)
Simon Westmorland	– (West Area Team Leader, Planning Services, Place)

Justina Bridgeman – (Democratic Services Officer  
(Committees))

Daniel Jefferies – (Principal Planning Officer)

**Officers Present Remotely:**

Oliver Cassidy-Bulter – (Principal Planning Officer)

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

There were no declarations of pecuniary interests, however; Councillor Asma Begum, Councillor Nathalie Bienfait and Councillor Shahaveer Hussain declared for transparency that they are Bow residents and the application for item 5.2 falls in both Councillor Begum and Councillor Bienfait's ward.

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

The minutes of the Sub Committee meeting held on 03 April 2024 were approved as a correct record of proceedings.

**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/23/01679): Land forming part of Ailsa Wharf, Lochnagar Street. E1 OLE**

Update Report noted.

Paul Buckenham introduced the application to grant planning permission with conditions for a new pedestrian and cycle bridge across the River Lea at Ailsa Wharf.

Oliver Cassidy-Butler provided a presentation to accompany the application, which highlighted the proposal's site and surroundings. The Committee were informed that as the proposed bridgeway would connect the London Borough Tower Hamlets and London Borough Newham, spanning the River Lea. The neighbouring borough intends to determine this application under delegated powers, following the outcome of this committee meeting.

Mr. Cassidy-Butler provided details on the consultation feedback, proposed design and dimensions and noted that if approved, an application to determine the materials will be submitted.

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

- Confirmed that the proposed head height clearance for the bridge from the two paths will be 2.2 metres, which is the recommended minimum safe height due to the sites limitations.
- Clarified that the Council will apply a condition for an operational management plan to raise and lower the bridge will be secured with the proposal. Comments from consultees will be appropriately written into the specific conditions, such as lighting not disrupting biodiversity and life rings being made available.
- Confirmed that conditions will also be applied to secure further details on traffic calming measures and the operation of the plinth, as well as lighting and 'secure by design' features for the demarcation area, which allows seating.
- Noted the traffic calming measures include coloured demarcation areas, extra signage and 'rumble strips' to slow down cyclists. These strips will not cause issues for wheelchair users. Additionally, consideration will be given to the use of removable bollards, although this may cause issues for residents with mobility issues.

- Explained that this proposal and site has been identified as a necessary requirement within the local plan, to provide the residential expansion of both Tower Hamlets and Newham boroughs.
- Confirmed that the bridge will be adopted as a highway and as such will be a publicly maintained National Highways.

Members requested a drainage strategy which optimises permeable paving materials be added as a condition around the tow path to mitigate flooding.

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

It was therefore **RESOLVED**;

1. That conditional planning permission be **GRANTED** at Land forming part of Ailsa Wharf, Lochnagar Street. E1 OLE for:
  - New pedestrian and cycle bridge across the River Lea at Alisa Wharf.

Subject to:

1. Any direction by the Mayor of London.
2. Section 106 agreement including obligations.
3. Conditions set out in the committee report.
4. A drainage strategy which optimises permeable materials.
5. A secure by design review for the seating area.

## **5.2 (PA/24/00164/A1): Caxton Hall Community Centre & Adjoining Land, Caxton Grove, E3 2EE**

Paul Buckenham introduced the application to grant planning permission for the demolition of existing building and ballcourt and construction of a part-7 and part-9 storey building, with part-basement, containing 36 in number dwellings (Class C3) and replacement community centre (Class E (e-f), Class F1 (e-f), Class F2 (b)) with associated amenity areas, accessible car parking, cycle parking, refuse/recycling stores and landscaping works, including formation of a raised crossover on Malmesbury Road/Caxton Grove intersection, associated public realm alterations, and alterations to retained public open space (Four Seasons Green).

Daniel Jeffries provided a presentation to accompany the application, which highlighted the proposal's site, height and surroundings. The details included the proposed sites proximity to the Four Seasons Green, the multi-unit games

area (MUGA) and proposed designs for the 36 self-contained residential units, which would be classified as affordable housing and social rent tenure.

The Chair invited the registered speakers to address the meeting.

Jack Dunmore, a resident of Morville Street, addressed the Committee and raised objections to the application, on behalf of himself and 32 neighbours;

- Residents provided consultation feedback on the scheme which was excluded from the final document.
- The applicant did not engage with residents of properties most affected by the proposed development.
- The proposal is located outside of the school building areas and causes harm to heritage areas and a negative impact to neighbouring properties.
- Further requests for information on the consultation were not made available to residents from Council Planning and Capital Delivery departments, which caused distrust around the process.
- Environmental considerations have not been adequately addressed, particularly the loss of daylight / sunlight for Morville Street properties and increased noise levels.

Jack Leaming, a resident of Fairfield Road, addressed the Committee and raised objections to the application;

- The 9 storey scheme is too high and not in keeping with the neighbourhood.
- The proposed development will cause loss of daylight / sunlight and privacy for neighbouring residents.
- The area is too small for a social housing scheme of this size.

Camilla Lecznar, a resident of Ambrose Walk, addressed the Committee and raised objections to the application;

- The proposed scheme does not comply with the Local Plan policy (reference: DHC 6).
- The Council's Urban Design and Conservation departments have expressed concerns regarding the proposed height which is out of proportion to the Four Seasons Green.
- Requested the applicant submit a revised proposal, more in keeping with the area.

Tim Waters, Stockwool Architects / RENEW Planning Limited, spoke in support of the scheme and highlighted the following;

- The proposal would provide 36 dwellings, all in the form of affordable housing and for social rent. This will comply with both the National and Local Planning policies objectives to utilise brownfield land and provide affordable homes in London.
- Council planning policy does not specify that tall buildings outside of the tall building zones should be considered unacceptable. The Mayor of London did not object to the proposal at stage one of the application and the 30 metre height accommodates a rooftop plant screen.
- The second ball court will be upgraded as part of the development to an improved facility for the local community.
- The building has been designed to ensure that there is no loss of daylight or sunlight concerns for neighbouring residents. The BRE assessment states that an overall compliance level of more than 75% for windows is either fully compliant or has minor impact. No windows in the scheme will overlook residents homes, ensuring no loss of privacy.
- The proposed development will provide 100% affordable housing and community infrastructure improvements to the area.

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

- Confirmed that daylight / sunlight impacts were evaluated using the 'Vertical Sky Component' and NSL measurements. These determined the visibility of the development observed through a window and the amount of daylight that was created within a room.
- Acknowledged that two of the 5 properties tested demonstrated minor to major adverse observable daylight impacts, from between 20% to 40% loss for neighbouring properties on Morville Street on the north of the proposal and Fairfield Road on the east.
- Explained that an initial public consultation for a 6 storey scheme was conducted, the building's height was then increased to 7 and 9 storeys and the revised scheme was not submitted for a second public consultation. All consultations stipulate that proposals may alter in dimensions and size and are subject to technical surveys, requirements or policy compliance concerns.
- Clarified that the proposal will improve the available child play space and enhance the Four Seasons Green.

- Confirmed that the proposal would demolish the existing Community Centre during the construction period, although Council departments are considering is the use of the land and are currently engaging with end users.
- Explained that the applicant undertook public consultations with residents groups, relating to a different proposal, which resulted in confusion with this scheme. The proposed development size was expanded to accommodate more social housing. Family sized units have increased to 14 units within the developments, approximately 40% of the total provision.
- Acknowledged that feedback from the Quality Review Panel (QRP) has not been included in the report, although those comments are in line with the Conservation and Design feedback obtained in relation to the height of the building. The proposal constitutes a tall building outside of the tall building zone and fulfil the demand for affordable housing in the borough. The QRP comments will be made available on the planning register.
- Explained that the initial pre application proposal was for a six storey development comprising three 3 bedroom properties and three four bedroom properties. The revised proposal submitted to the Committee is for a part-7 and part-9 storey building, which comprises 10 three bedroom properties and 4 four bedroom properties.
- Confirmed that a sum will be agreed for a scope of works to enhance the MUGA near Boundary Road and will be secured through the planning application.
- Clarified that the Statement of Community involvement was used to conduct a public consultation for the proposed development. 237 letters were sent out as well as a press release.
- Observed that Environmental Health officers examined noise levels from the railway and determined that occupiers would have sufficient noise mitigation.

Upon a vote of six in favour, one against and two abstentions, the Officers recommendations as set out in the main report to grant planning permission was agreed.

It was therefore **RESOLVED**;

1. That conditional planning permission be **GRANTED** at Caxton Hall Community Centre and Adjoining Land, Caxton Grove, E3 2EE for:

- Demolition of existing building and ballcourt and construction of a part-7 and part-9 storey building, with part-basement, containing 36 in number dwellings (Class C3) and replacement community centre (Class E (e-f), Class F1 (e-f), Class F2 (b)) with associated amenity areas, accessible car parking, cycle parking, refuse/recycling stores and landscaping works, including formation of a raised crossover on Malmesbury Road/Caxton Grove intersection, associated public realm alterations, and alterations to retained public open space (Four Seasons Green).

Subject to:

1. Subject any direction by the Mayor of London.
2. Section 106 agreement including obligations.

The Chair adjourned the meeting at 9.12pm and reconvened at 9.25pm. The Committee were asked to vote on hearing the remaining planning matters since the meeting had exceeded 3 hours. Members voted to continue.

## **6. OTHER PLANNING MATTERS**

### **6.1 Site at the former Bishopsgate Goods Yard, Braithwaite Street E1**

Paul Buckenham introduced a scheme which was initially granted hybrid planning permission and listed building consent by Sadiq Khan, the Mayor of London / Greater London Authority (GLA) on 25 March 2022 (PA/14/02011 and PA/14/02096).

Members were requested to agree that reports on Reserved Matters Applications for Bishopsgate Goods Yard be referred to Strategic Development Committee or Development Committee, to formalise Tower Hamlets observations to the Mayor of London, where the scale of the matters to be reported would fall within either Committee's terms of reference.

Ricky Weir presented a presentation to accompany the report.

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

- Clarified that reserved matters for this application relate to the proposals appearance, access, landscaping, layout and scale.
- Noted that Officers observations would take place during the summer and sent to the GLA. A response will be brought back to the Committee.

Upon a unanimous vote, the Officers recommendations as set out in the main report to agree that Reserved Matters Applications for Bishopsgate Goods



Yard will be referred to the Strategic Development Committee or the Development Committee for observation was **APPROVED**.

It was therefore **RESOLVED**;

1. That consideration of Tower Hamlets observations to the GLA for Reserved Matters Applications for Bishopsgate Goods Yard will be referred to the Strategic Development Committee or the Development Committee for observation was **APPROVED**

## 6.2 LLDC Interim Delegation Scheme

Paul Buckenham introduced a report which noted proposals for an interim scheme of delegation of certain planning functions from the London Legacy Development Corporation (LLDC). The Strategic Development Committee were requested to agree to determine applications under the interim delegation scheme (IDS) to be delegated to Tower Hamlets from 1 September 2024, until planning powers are formally transferred through legislation and request that the Council confirms the scheme.

Upon a unanimous vote, the Officers recommendations as set out in the main report were **APPROVED**.

It was therefore **RESOLVED**;

1. That proposals to establish an interim scheme of delegation (IDS) for applications submitted to LLDC to be delegated to Tower Hamlets from 1 September 2024, until planning powers are formally transferred through legislation were **NOTED**.
2. The agreement to determine applications referred to them under the IDS in accordance with the established terms of reference in the Council's constitution were **APPROVED**.
3. Request that the Council confirms the IDS at the meeting on 17 July (*moved from 31 July*) were **APPROVED**.

The meeting ended at 8.44 p.m.

Chair, Councillor Amin Rahman

Strategic Development Committee