

STRATEGIC DEVELOPMENT COMMITTEE

HELD AT 7.00 P.M. ON THURSDAY, 15 MARCH 2012

DECISIONS ON PLANNING APPLICATIONS

1. APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillor Carlo Gibbs, for whom Councillor Denise Jones deputised.

Change of Order of Business

The Chair indicated that the order of business on the agenda would be varied so as to consider item 6.1 first, in view of the large public attendance in connection with the application. However, for ease of reference, the decision list is shown in the original agenda order.

The Chair further commented that Councillor Judith Gardiner would not be eligible to vote on agenda item 5.1, as she had not been present at the meeting on 6th March 2012, when the item had been deferred.

2. DECLARATIONS OF INTEREST

Members declared interests in items on the agenda for the meeting as set out below:-

Councillor	Item(s)	Type of interest	Reason
Bill Turner	5.1, 6.1, 6.2	Personal	Had received emails and phone calls for and against the applications, some from persons known to him, but had not expressed an opinion.
Khales Uddin Ahmed	5.1, 6.1, 6.2	Personal	Had received emails and phone calls for and against the applications but had not expressed an opinion.
Dr Emma Jones	5.1, 6.1, 6.2	Personal	Had received emails and phone calls for and against the applications but had

			not expressed an opinion.
Denise Jones	5.1, 6.1, 6.2	Personal	Had received emails and phone calls for and against the applications but had not expressed an opinion.
Helal Abbas	5.1, 6.1, 6.2	Personal	Had received emails and phone calls for and against the applications but had not expressed an opinion.

3. **RECOMMENDATIONS**

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, Development and Renewal 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, Development and Renewal is delegated authority to do so, provided always that the Corporate Director does not exceed the substantive nature of the Committee's decision

4. **PROCEDURE FOR HEARING OBJECTIONS**

The Committee noted the procedure for hearing objections, together with details of persons who had registered for speaking rights at the meeting.

The Chair indicated that he had used his discretion to grant speaking rights to Councillor Peter Golds, who wished to speak in support of agenda item 6.1. He added that additional time would be consequently made available to the two objectors who had registered to speak on the item.

5. **DEFERRED ITEMS**

- 5.1 **Former Goodmans Fields, 74 Alie Street and Land North of Hooper Street and East of 99 Leman Street, Hooper Street, London E1(PA/11/03587)**

Update report tabled.

In considering the application, the Committee required that the following point be formally noted and recorded in the minutes:

- The Strategic Development Committee are to be kept informed of the progress in implementing the S106 agreement at the appropriate stages of the development.

On a vote of 4 for and 1 against, the Committee **RESOLVED**

(1) That planning permission be **GRANTED** for the hybrid planning application at Former Goodmans Fields, 74 Alie Street and Land North of Hooper Street and east of 99 Leman Street, Hooper Street, London, E1 for residential-led redevelopment of the site comprising:

(a) Outline Application - All matters reserved (except for access)

- § Development of North East (NE) and South East (SE) quadrants of the site to provide:
- § Podium blocks of between 7 - 10 storeys (max 46.075m AOD) with two towers on each podium block of between 19-23 storeys (max 85.425m AOD) and dwellings fronting Gower's Walk;
- § Up to 700 residential units (Use Class C3);
- § Up to 6,709 square metres (GIA) of flexible commercial and leisure floor space (Use Classes A1 - A5, B1a, D1 and D2) at ground floor level including a health centre (up to 1,581 square metres GIA);
- § Associated vehicular, pedestrian and cycle access;
- § At least 9,380 square metres of Public Open Space; and
- § Related infrastructure and engineering works.

(b) Full details

- § Development of the North West (NW) quadrant of the site to provide:
- § Podium block between 6-10 storeys (max 46.075 AOD) and two towers up to 19 Storeys (max 76.17m AOD) and 21 storeys (max 85.4m AOD);
- § 250 bedroom hotel (Use Class C1) including a restaurant (Use Class C3) at ground to sixth floor level;
- § 164 residential units (Use Class C3);
- § 841 square metre (GIA) ancillary gym and swimming pool at ground and first floor level for residents use;
- § 1,713 square metre (GIA) flexible commercial / leisure floorspace (Use Class A1 - A5, B1a and D2) at ground floor level;
- § 17, 778 square metre (GIA) basement level across the site to provide 253 car parking spaces, 35 motor cycle spaces, 50 electric car charge points, 1358 cycle parking spaces and ancillary facilities for storage, management facilities and plant;
- § Public Open Space to form part of the wider outline public open space strategy; and
- § Associated access, landscaping, surface car parking and cycle

parking and related infrastructure and engineering works.

- (2) That such planning permission be subject to any direction by the Mayor of London; the prior completion of a legal agreement to secure planning obligations and to the planning conditions and informatives as set out in the circulated report and amended by the update report **Tabled** at the meeting.
- (3) That the Corporate Director Development and Renewal be delegated power to negotiate the legal agreement indicated above.
- (4) That the Corporate Director Development & Renewal be delegated power to impose planning conditions and informatives on the planning permission to secure the matters listed in the circulated report.
- (5) That, if within three months of the date of this Committee the legal agreement indicated in resolution (2) above has not been completed, the Corporate Director Development & Renewal be delegated power to refuse planning permission.
- (6) That in the event of any responses being received relating to the outstanding Environmental Statement Consultation prior to the decision being issued, the Corporate Director Development and Renewal be delegated authority to assess if any such response raises issues which substantively exceed the nature of the Committee's decision, subject to this not being the case the Corporate Director Development & Renewal be delegated authority to issue the decision.

6. PLANNING APPLICATIONS FOR DECISION

6.1 The Robin Hood Gardens Estate together with land south of Poplar High Street and Naval Row, Woolmore School and land north of Woolmore Street bounded by Cotton Street, East India Dock Road and Bullivant Street (PA/12/00001 and PA/12/00002)

Update report tabled.

Councillor Denise Jones did not vote on this application as she had arrived at the meeting after commencement of consideration of the matter.

In considering the application, the Committee required that the following points be formally noted and recorded in the minutes:

- The Strategic Development Committee are to be kept informed of the progress in implementing the S106 agreement at the appropriate stages of the development.
- The replacement mosque building must be kept separate from the other community facilities proposed.
- Notwithstanding the comments of Officers, Members' strong sense of discomfort be noted regarding the reduction in the number of housing units arising from GLA comments.

Councillor Bill Turner **moved** and Councillor Khales Uddin Ahmed **seconded** an amendment which, on being put to the vote, was **agreed** 5 for and nil against, and is shown as resolution (3) below.

The substantive motion was put to the vote and, on a vote of 5 for and nil against, the Committee **RESOLVED**

- (1) That planning permission be **GRANTED** at the Robin Hood Gardens Estate, together with land south of Poplar High Street and Naval Row, Woolmore School and land north of Woolmore School bounded by Cotton Street, east India Dock Road and Bullivant Street, for:

PA/12/00001 (Outline Planning Permission)

Outline application for alterations to and demolition of existing buildings, site clearance and ground works and redevelopment to provide:

- Up to 1,575 residential units (up to 191,510 sq.m GEA - Use Class C3);
- Up to 1,710 sq.m (GEA) of retail floorspace (Use Class A1-A5);
- Up to 900 sq.m of office floorspace (Use Class B1);
- Up to 500 sq. m community floorspace (Use Class D1);
- Replacement school (up to 4,500 sq.m GEA - Use Class D1);
- Replacement faith building (up to 1,200 sq.m - Use Class D1)

The application also proposes an energy centre (up to 750 sq.m GEA); associated plant and servicing; provision of open space, landscaping works and ancillary drainage; car parking (up to 340 spaces in designated surface, podium, semi-basement and basement areas plus on-street); and alterations to and creation of new vehicular and pedestrian access routes.

All matters associated with details of appearance, landscaping, layout and scale and (save for the matters of detail submitted in respect of certain highway routes, works and/or improvements for the use by vehicles, cyclists and pedestrians as set out in the Development Specification and Details of Access Report) access are reserved for future determination and within the parameters set out in the Parameter Plans and Parameter Statements.

(a) Outline Application - All matters reserved (except for access)

- § Development of North East (NE) and South East (SE) quadrants of the site to provide:
- § Podium blocks of between 7 - 10 storeys (max 46.075m AOD) with two towers on each podium block of between 19-23 storeys (max 85.425m AOD) and dwellings fronting Gower's Walk;
- § Up to 700 residential units (Use Class C3);
- § Up to 6,709 square metres (GIA) of flexible commercial and leisure floor space (Use Classes A1 - A5, B1a, D1 and D2) at

ground floor level including a health centre (up to 1,581 square metres GIA);

- § Associated vehicular, pedestrian and cycle access;
- § At least 9,380 square metres of Public Open Space; and
- § Related infrastructure and engineering works.

(b) Full details

- § Development of the North West (NW) quadrant of the site to provide:
 - § Podium block between 6-10 storeys (max 46.075 AOD) and two towers up to 19 Storeys (max 76.17m AOD) and 21 storeys (max 85.4m AOD);
 - § 250 bedroom hotel (Use Class C1) including a restaurant (Use Class C3) at ground to sixth floor level;
 - § 164 residential units (Use Class C3);
 - § 841 square metre (GIA) ancillary gym and swimming pool at ground and first floor level for residents use;
 - § 1,713 square metre (GIA) flexible commercial / leisure floorspace (Use Class A1 - A5, B1a and D2) at ground floor level;
 - § 17, 778 square metre (GIA) basement level across the site to provide 253 car parking spaces, 35 motor cycle spaces, 50 electric car charge points, 1358 cycle parking spaces and ancillary facilities for storage, management facilities and plant;
 - § Public Open Space to form part of the wider outline public open space strategy; and
 - § Associated access, landscaping, surface car parking and cycle parking and related infrastructure and engineering works.
- (2) That such planning permission be subject to any direction by the Mayor of London; the prior completion of a legal agreement to secure planning obligations and to the planning conditions and informatives as set out in the circulated report and as amended and augmented by the update report **Tabled** at the meeting.
- (3) That a further condition be added: “That any proposal for demolition of Woolmore School be referred to the Strategic Development Committee.”
- (4) That the Corporate Director Development & Renewal be delegated power to engage with London Thames Gateway Development Corporation and the applicant to negotiate the legal agreement indicated in resolution (2) above acting within normal delegated authority.
- (5) That the Corporate Director Development & Renewal be delegated power to impose planning conditions and informatives on the planning permission to secure the matters listed in the circulated report, as amended by the update report **Tabled** at the meeting.
- (6) That the Corporate Director Development & Renewal be delegated power to impose such further conditions and informatives as may be considered necessary.

- (7) That the application for conservation area consent with regard to the demolition of building adjacent to and on east side of Steamship Public House, Naval Row, (PA/12/00002) be referred to the Secretary of State with the recommendation that the Council would be minded to grant conservation area consent, subject to the conditions and informatives as set out in the circulated report and to any other conditions or informatives considered necessary by the Corporate Director Development & Renewal.
- (8) That, if within three months of the date of this Committee the legal agreement indicated in resolution (2) above has not been completed, the Corporate Director Development & Renewal be delegated power to refuse planning permission.

6.2 Former Blessed John Roche Secondary School, Upper North Street, London E14 6ER (PA/11/3765)

On a vote of 5 for and nil against, the Committee **RESOLVED**

- (1) That planning permission be **GRANTED** at Former Blessed John Roche Secondary School, Upper North Street, London, E14 6ER, (PA/11/3765) for construction of 239 dwellings within two buildings extending to between five and ten storeys with landscaping and 92 car parking spaces, being a revision of Blocks C and D as approved within planning permission dated 21st September 2010 (PA/10/161) and comprising an additional 12 residential units upon the 27 previously approved within these blocks.
- (2) That such planning permission be subject to the prior completion of a legal agreement to secure the additional planning obligations and to the planning conditions and informatives as set out in the circulated report.
- (3) That the Corporate Director Development & Renewal be delegated authority to negotiate the legal agreement indicated above.
- (4) That the Corporate Director Development & Renewal be delegated power to impose planning conditions and informatives on the planning permission to secure the matters listed in the circulated report.
- (5) That, if within three months of the date of this Committee meeting the legal agreement has not been completed to the satisfaction of the Chief Legal Officer, the Head of development Decisions be delegated power to refuse the planning permission.

Aman Dalvi
INTERIM CHIEF EXECUTIVE

(Please note that the wording in this document may not reflect the final wording used in the minutes.)