LEE VALLEY REGIONAL PARK AUTHORITY

REGENERATION & PLANNING COMMITTEE MINUTES 27 APRIL 2023

Members Present:	David Andrews (Chris Kennedy (\ John Bevan Calvin Horner	,	Heather Johnson Graham McAndrew Gordon Nicholson Mary Sartin	
Apologies Received From: David Gardner, Paul Osborn, John Wyllie				
In Attendance:	Suzanne Rutland-Bars	Suzanne Rutland-Barsby		
Officers Present:	Claire Martin Beryl Foster Lindsey Johnson	- Head of Planning - Deputy Chief Execu - Committee Services		

Part I

182 DECLARATIONS OF INTEREST

There were no declarations of interest.

183 MINUTES OF LAST MEETING

THAT the Minutes of the Regeneration & Planning Committee meeting held on 23 March 2023 be approved and signed.

184 PUBLIC SPEAKING

No requests from the public to speak or present petitions had been received for this meeting.

 185
 PLANNING CONSULTATION BY LONDON BOROUGH OF
 Paper RP/71/23

 TOWER HAMLETS
 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
 SITE AT NORTH EAST OF ATLANTIC COURT, JAMESTOWN
 WAY, LONDON

The report was introduced by the Head of Planning who explained to Members that the Authority has a right of access via a legal easement of 6m in width to allow access to East India Dock Basin either with or without vehicles in order to allow us to maintain the site. The Rotunda building was erected without our knowledge which has blocked any vehicular access. We did try to initiate a process to rectify this matter, but the relevant party was non-responsive and it would have resulted in costly litigation given the building was already in

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place. This planning application seeks to demolish the Rotunda building and erect a new building on the site. Whilst this is for information and not a planning consideration for us, it is unclear if the applicant is aware of the easement. This is, however, now a further opportunity to try and resolve this access issue.

The Head of Planning went on to inform Members that the main issue with this planning application is the visual impact of the development from East India Dock Basin from the south and suggested a reduction in the number of storeys.

The Chairman expressed concern over mentioning the easement in our objection due to the easement being a legal rather than planning issue and suggested that it be taken out of the objection and added as a separate informative paragraph. He also suggested that we include the date the easement was granted along with its title in order to make it easier for the applicant to find it.

A Member commented that should planning permission be granted, we should consider what action we might like to take once the Rotunda building is demolished, such as an injunction to halt further building works whilst discussions on finding a resolution are underway.

A Member suggested that we should also object on the appearance of the building as it is uninspiring, especially as it is a gateway into East India Dock Basin and the Regional Park as a whole. The Chairman agreed that the building design is stark and jarring in the curving landscape of the river setting. Another Member added that both the London Plan and London Borough of Waltham Forest's Local Plan call for new buildings to be of high design standards and respond well to local contexts.

(1)that the London Borough of Tower Hamlets be informed that whilst the Authority accepts the principle of redeveloping the application site for a mixed residential and commercial use it objects to the current proposal on two grounds:

- a) the height of the proposed development is too tall in the context of the lower residential blocks adjoining the riverside entrance point into East India Dock Basin and views into and out from the Basin in the south;
- b) the proposed development would act as a 'gateway' into the Regional Park at East India Dock Basin and, as such the proposed design is both unimaginative and stark and should be redesigned to be more in keeping within this context; and
- (2) the Authority considers the above objection be resolved through an amended scheme and would wish to enter into discussions with the Council and the applicant to achieve this outcome was approved.

INFORMATIVE:

It should be noted that the layout and design of the proposed development makes no allowance for the Authority's 6m access route through to East India Dock Basin as provided for under the current Legal Deed of Easement (dated 13 April 1995 granted by Brunswick Wharf Ltd to the London Docklands

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Development Corporation, as varied by a Deed of Variation of Deed of Easement, Transfer and Deed of Release, dated 20 March 1998 made between the London Docklands Development Corporation, Brunswick Wharf Limited and Barratt Homes Limited). This Legal Easement was granted in order to allow access including vehicular access to East India Dock Basin which would allow the Authority to, in particular, carry out maintenance and repair of the river sea wall in the most cost effective way. Whilst the Authority recognises that the Easement is not a planning matter, it should be acknowledged that the Authority will be seeking to resolve this matter separately.

Chairman

Date

The meeting started at 12pm and ended at 12.35pm