

STRATEGIC DEVELOPMENT COMMITTEE

HELD AT 7.00 P.M. ON THURSDAY, 27 OCTOBER 2011

DECISIONS ON PLANNING APPLICATIONS

1. APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillor Dr Emma Jones, for whom Councillor Peter Golds deputised.

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
Peter Golds	6.1	Personal	He had received a number of communications about the application but had not taken them into consideration.
Khales Uddin Ahmed	6.1, 7.1	Personal	Had received many representations from interested parties for and against the applications.
Carlo Gibbs	6.1	Personal	Had received representations from interested parties for and against the application.
Bill Turner	6.1	Personal	Had received representations from interested parties for and against the application.
Helal Uddin	6.1	Personal	Had received representations

			from interested parties for and against the application.
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3. UNRESTRICTED MINUTES

Councillor Judith Gardiner pointed out that she had submitted apologies for non-attendance at the meeting as she had been out of the country and it was agreed that her name be added in the apologies for absence.

Councillor Bill Turner referred to the minutes of the meeting of 4th August 2011 and it was agreed that these be amended to include the statement made by Borough Planning Officer presenting the application concerning the redundant railway viaduct north of Pooley House, Westfield Way, London (PA/10/01458) that the Network Rail Officer had put forward inaccurate information in his submission.

The Committee **RESOLVED**

That the unrestricted minutes of the meeting of the Committee held on 15th September 2011 be agreed as a correct record and signed by the Chair.

4. 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

5. PROCEDURE FOR HEARING OBJECTIONS

The Committee noted the procedure for hearing objections.

6. DEFERRED ITEMS

6.1 Tower House, 38-40 Trinity Square, London, EC3N 4DJ

Update report tabled.

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

That the Officer recommendation to grant planning permission at Tower House, 38-40 Trinity Square, London, EC3N 4DJ (PA/11/00163) be **NOT ACCEPTED**.

The voting Member indicated that he was minded to refuse the planning application because of concerns raised in connection with:

- Inappropriate and excessive height, scale, bulk and elevations of the proposed development.
- Inappropriate design of the proposed development resulting in detrimental effects on neighbouring Conservation Areas, listed buildings and local views.
- Inadequate servicing provisions for the proposed development which were considered likely to result in unacceptable pedestrian/vehicular conflicts.

NOTE: As there was no subsequent formal motion to refuse the application on these grounds, the application was effectively **DEFERRED**. Accordingly, Officers will prepare a supplementary report setting out the implications of the decision, for consideration at the next appropriate meeting of the Committee.

7. PLANNING APPLICATIONS FOR DECISION

7.1 134 to 140 Pennington Street & 130, 136 & 154 to 162 The Highway

Update report tabled.

On a unanimous vote, the Committee **RESOLVED**

- (1) That planning permission be **GRANTED** at 134 to 140 Pennington Street and 130, 136 & 154 to 162 The Highway (PA/11/01278) for the redevelopment of the vacant site to provide a 242-room hotel (Class C1), 63 serviced apartments (sui-generis) and retail (Class A1) building with publicly accessible courtyard together with provision of pedestrian access, subject to 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, **but further:**
- (2) That the terms of head (f) of the S106 agreement be amended to reallocate the sum of £223,000, currently intended for the TfL Cycle Hire Scheme, to local community and infrastructure projects in the Wapping area in consultation with Members of the Strategic Development Committee and elected Councillors for Wapping Ward.

In the event of the S106 agreement being unable to be finalised with the developer, a further report to be submitted to the Committee in due course.

- (3) That the Corporate Director Development & 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 after 20 days following GLA's Stage II response, the legal agreement has not been completed, the Corporate Director Development & Renewal be delegated power to refuse planning permission.

Kevan Collins
CHIEF EXECUTIVE

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