

STRATEGIC DEVELOPMENT COMMITTEE

HELD AT 7.00 P.M. ON THURSDAY, 1 MARCH 2012

DECISIONS ON PLANNING APPLICATIONS

1. APOLOGIES FOR ABSENCE

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

Apologies for lateness were received on behalf of Councillor Judith Gardiner.

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 |
|--------------------|----------------|-------------------------|--|
| Helal Abbas | 7.2 | Personal | Had received many correspondence from interested parties but had not read them. |
| Khales Uddin Ahmed | 7.1 7.2 | Personal | Had received many representations from interested parties both for and against the application. |
| Bill Turner | 7.1 | Personal | Had received many representations from interested parties regarding the application. |
| Peter Golds | 7.1, 7.2 | Personal | Had been approached by interested parties and had received representations both for and against the application. |
| | 7.2 | Personal | Attended an exhibition on the application as an observer. |

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|-------------|-----|--|---|
| Carlo Gibbs | 7.1 | | Had received many correspondence from interested parties. |
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3. UNRESTRICTED MINUTES

The minutes of the meeting held on 19th January 2012 be agreed and approved as a correct record.

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, together with details of persons who had registered for speaking rights at the meeting.

6. DEFERRED ITEMS

Nil items.

7. PLANNING APPLICATIONS FOR DECISION

7.1 Tower House, 38-40 Trinity Square, London EC3N 4DJ (PA/11/00163)

Update Report Tabled.

On a vote of 0 for and 4 against, with 1 abstention, the Committee resolved that the Officers recommendation to grant planning permission PA/11/00163 at Tower House, 38-40 Trinity Square, London not be accepted.

Accordingly Councillor Bill Turner moved a motion to refuse the application for the reasons set out below seconded by Councillor Khaled Uddin Ahmed.

On a vote of 4 for and 0 against, with 1 abstention, the Committee **RESOLVED** –

That planning permission PA/11/00163 be **REFUSED** at Tower House, 38-40 Trinity Square, London EC3N 4DJ for the following reasons:

1. The proposal, in terms of its height, scale, bulk, design and elevational treatment represents an inappropriate form of development and fails to preserve or enhance the character, appearance and setting of the Tower of London World Heritage Site, the Tower Conservation Area and surrounding conservation areas, adjacent listed buildings and the adjacent Scheduled Ancient Monument. As such, the proposal fails to accord with Planning Policy Statement 5 (2010), policies 7.6, 7.7, 7.8, 7.9 and 7.10 of the London Plan (2011), policies SP10 and SP12 of the Core Strategy Development Plan Document (2010), saved policy DEV1 of the Unitary Development Plan (1998), policies DEV2, CON1, CON2 and CFR18 of the Interim Planning Guidance (2007), which seek to protect the character, appearance and setting of heritage assets. The proposal also fails to accord with the aims and objectives of Tower of London World Heritage Site Management Plan (Historic Royal Palaces, 2007)
2. The proposal will have a detrimental impact upon protected views as detailed within the London Plan London Views Management Framework Revised Supplementary Planning Guidance (July 2010) and would fail to maintain local or long distance views in accordance policies 7.11 and 7.12 of the London Plan (2011) and policy SP10 of the Core Strategy Development Plan Document (2010) which seek to ensure large scale buildings are appropriately located and of a high design standard, whilst also seeking to protect and enhance regional and locally important views
3. The proposal will provide inadequate arrangements for site servicing and coach drop off which will result in unacceptable vehicular and pedestrian conflict within the immediate locality to the detriment of highway safety, contrary to policy 6.7 of the London Plan (2011), policy SP09 of the Core Strategy Local Development Framework (2010), saved policies T16 and T19 of the Council's Unitary Development Plan (1998) and policy DEV17 of the Council's Interim Planning Guidance (October 2007)

7.2 Poplar Business Park, 10 Prestons Road, London E14 9RL (PA/11/03375)

Update Report Tabled.

Councillor Judith Gardiner entered the meeting at 8:05 pm for the consideration of this item.

On a vote of 0 for and 4 against, with 2 abstentions, the Committee **RESOLVED** –

That the Officer recommendation to grant planning permission PA/11/03375 at Poplar Business Park, 10 Prestons Road, London E14 9RL be NOT ACCEPTED.

Councillor Bill Turner moved a motion to refuse the application seconded by Councillor Khales Uddin Ahmed for the reasons set out below.

On a vote of 4 for and 0 against, with 2 abstentions, the Committee **RESOLVED** –

That planning permission (PA/11/03375) be **REFUSED** at Poplar Business Park, 10 Prestons Road, London E14 9R on the grounds of

- Lack of sufficient affordable housing
- Overdevelopment of the site.
- Impact on local services in terms of limited capacity to accommodate the development.

It was noted that Officers would bring a further report to the Committee setting out the detailed reasons for approval by the Committee.

Aman Dalvi
INTERIM CHIEF EXECUTIVE

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