

DEVELOPMENT COMMITTEE**HELD AT 7.00 P.M. ON WEDNESDAY, 27 JULY 2011****DECISIONS ON PLANNING APPLICATIONS****1. APOLOGIES FOR ABSENCE**

Apologies for absence were submitted on behalf of Councillor Kosru Uddin for whom Councillor Anwar Khan was deputising and Councillor Helal Uddin.

2. DECLARATIONS OF INTEREST

Councillor	Item(s)	Type of interest	Reason
Marc Francis	7.3	Personal	Had received representations from interested parties.
Anwar Khan	7.2	Personal	Lived in ward concerned.
	7.3	Personal	Had received correspondence from interested parties.
Shiria Khatun	7.4	Personal	Had received representations from interested parties.
	7.5		
	8.1		
Craig Aston	7.2	Personal	Had received representations from interested parties.
Helal Abbas	7.1	Personal	Had received representations from interested parties.
	7.5		
	7.2	Personal	Had received representations from interested parties.
			Ward Councillor for Spitalfields and Banglatown.

			<p>School used as Polling Station at local elections.</p> <p>Had visited the site but had not expressed an opinion.</p>
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3. UNRESTRICTED MINUTES

The Committee **RESOLVED**

That the unrestricted minutes of the meeting of the Committee held on 29th June 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, together with details of persons who had registered to speak at the meeting.

6. DEFERRED ITEMS

Nil items.

7. PLANNING APPLICATIONS FOR DECISION

7.1 Ground floor, 248 Westferry Road, London, E14 3AG (PA/11/00546)

Update Report tabled.

On a vote of 4 in favour and 0 against and 1 abstention, the Committee **RESOLVED**

1. That planning permission for the variation of condition 1 (hours of operation) – 08:00am to 22:45pm Mondays to Saturdays (inclusive) and not on Sundays or Bank Holidays, of planning permission T/96/00369, with proposed new hours of operation: 08:00am – 22:45pm Monday to Sunday; together with 04:00am – 08:00am (for a maximum of 10 worshippers) Monday to Sunday be **GRANTED** subject to conditions set out in the circulated report.
2. That the Corporate Director Development & Renewal be delegated power to impose conditions and informatives on the planning permission to secure the matters listed in the circulated report.

7.2 Christchurch Primary School, 47A Brick Lane, London, E1 6PU (PA/11/733 and PA/11/715)

Update Report Tabled.

On a vote of 4 in favour and 0 against and 1 abstention, the Committee **RESOLVED**

1. That planning permission and conservation area consent for the demolition of the existing youth centre and the building of a new nursery and community building in its place, along with a new primary school boundary wall and landscape works to the community gardens and school playgrounds be **GRANTED**.
2. That the Corporate Director Development & Renewal is delegated power to impose conditions [and informatives] on the planning permission to secure the matters listed in the circulated report.

7.3 Site at 58-64 Three Colts Lane and 191-205 (PA/11/00885)

Update Report Tabled.

Councillor Marc Francis proposed an amendment seconded by Councillor Shiria Khatun, “That the car free agreement (condition g) in the legal agreement be deleted”. On a vote of 3 in favour 0 against and 2 abstentions this amendment was **AGREED**.

Accordingly on unanimous vote, the Committee **RESOLVED**

1. That planning permission for the demolition of existing buildings and erection of two blocks comprising a part 6, part 7 storey buildings plus basement for plant; to provide 1,762 sq.m of commercial floor space (Use Classes A1-A4 & B1) and 141 dwellings; provision of 9 on site parking

spaces to side of service road and creation of access onto Buckhurst Street and Coventry Road be **GRANTED** subject to:

2. The prior completion of a legal agreement as set out in the circulated report subject to the removal of condition (g) car free Agreement.
3. Any other planning obligation(s) considered necessary by the Corporate Director Development and Renewal.
4. The full planning permission conditions and informatives as set out in the circulated report.
5. That if within 1 month of the date of this Committee the legal agreement has not been completed the Corporate Director Development & Renewal is delegated power to refuse planning permission.

7.4 Greenheath Business Centre, 31 Three Colts Lane, London (PA/11/00829)

Update Report Tabled.

On a vote of 3 in favour and 2 against, the Committee **RESOLVED**

1. That planning permission for the redevelopment to provide a building of seven storeys comprising 67 dwellings (26 x 1 bed, 22 x 2 bed and 19 x 3 bed) with associated landscaping, cycle storage and car parking be **GRANTED** subject to
2. The prior completion of a legal agreement to secure the planning obligations, as set out in the circulated report.
3. That the Corporate Director Development & Renewal is delegated authority to negotiate the legal agreement as set out in the circulated report.
4. That the Corporate Director Development & Renewal is delegated power to impose conditions and informatives on the planning permission to secure the matters as set out in the circulated report.
5. That, if the legal agreement referred to in resolution 2 above has not been completed by the 1st of August 2011, the Corporate Director Development & Renewal is delegated the power to refuse planning permission.

7.5 Wood Wharf, Preston's Road E14 (PA/11/01000)

Councillor Marc Francis left the meeting at 9:30pm prior to the start of this item.

Update Report Tabled.

Councillor Anwar Khan proposed an amendment seconded by Councillor Craig Aston requiring "That events at all plots close at 11pm". On a vote of 3 in favour 0 against and 1 abstention, this amendment was **AGREED**.

Accordingly on a unanimous vote the Committee **RESOLVED**

That planning permission for temporary change of use to Class D1 (non-residential institution) and D2 (assembly and leisure), up to 2400 sq.m. of Class A3 (restaurants and cafès) and A4 (drinking establishments) floorspace and sui generis (theatre, outdoor exhibition uses [falling outside Class D1]) and ancillary uses to comprise no more than 14,999 sq.m. of enclosed floorspace; erection of a temporary bridge; erection of temporary structures; works of hard and soft landscaping, parking and other works incidental to the application for a period of two years be **GRANTED** subject to the conditions, informatives and S106 obligations set out in the circulated report, the amendments in the Update report and the additional condition agreed at the meeting requiring all events to close at 11pm.

8. OTHER PLANNING MATTERS

8.1 58 - 64 Three Colt Lane (PA/10/01757)

Update Report Tabled

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

That the reasons to refuse the planning permission for the demolition of existing buildings and erection of two part 6, part 7 storey building plus basement to provide 1690sq.m of commercial floor space (Use Classes A1-A4 & B1) and 142 dwellings; provision of 26 on-site parking spaces within the basement and creation of access onto Buckhurst Street be **ENDORSED** had the Committee had jurisdiction to do so, for the reasons set out in the circulated report.

8.2 Appeal Report

RESOLVED

That that details and outcomes of the appeals as set out in the report be noted.

Kevan Collins
CHIEF EXECUTIVE

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