

DEVELOPMENT COMMITTEE

HELD AT 7.00 P.M. ON THURSDAY, 10 MAY 2012

DECISIONS ON PLANNING APPLICATIONS

1. APOLOGIES FOR ABSENCE

Apologies for lateness were submitted on behalf of Councillor Shiria Khatun. It was also reported that Councillor Peter Golds would be substituting for Councillor Craig Aston (except for items 7.6 and 8.2 for which Councillor Aston would be sitting on the Committee).

2. DECLARATIONS OF INTEREST

Councillor	Item(s)	Type of interest	Reason
Marc Francis (Left meeting after item 7.1)	7.1 & 7.5	Personal	Had received representations concerning the applications.
Md. Maium Miah	7.6	Personal	Had attended a consultation event at the site.
Peter Golds	7.1& 7.2	Personal	Had received emails concerning the applications but had not read them.
	7.6	Personal Prejudicial	Former resident of Wood Wharf, the application site.
Helal Uddin	7.5	Personal Prejudicial	Close working relationship with Poplar HARCA
Kosru Uddin	7.2	Personal	Lived in ward concerned. Had received representations concerning the application.
	7.5	Personal Prejudicial	Member of Poplar HARCA Board.

Helal Abbas	7.3`	Personal	Ward Member
Shiria Khatun (declared following arrival at the meeting at the start of item 7.2)	7.5	Personal Prejudicial	Member of Poplar HARCA Board.

3. UNRESTRICTED MINUTES

The Committee **RESOLVED**

That the unrestricted minutes of the meeting of the Committee held on 5th April 2012 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

7.1 136-140 Wapping High Street, London, E1W 3PA (PA/12/00051 & PA/12/00052)

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

Update Report Tabled.

On a vote of 4 in favour and 2 against the Committee **RESOLVED**

1. That planning permission (PA/12/00051) be **GRANTED** at 136-140 Wapping High Street, London, E1W 3PA subject to:

The prior completion of a **legal agreement** to secure the planning obligations set out in the report:

2. That the Corporate Director Development & Renewal is delegated power to negotiate the legal agreement indicated above.
3. That the Corporate Director Development & Renewal is delegated power to impose conditions and informatives on the planning permission to secure the matters set out in the report.
4. That, if within 3-months 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.
5. That conservation area consent (PA/12/00052) be **GRANTED** at 136-140 Wapping High Street, London, E1W 3PA subject to the conditions set out in the report.

Note: Councillor Marc Francis left the meeting following the consideration of this item.

7.2 Site at land adjacent to railway viaduct, Gill Street, E14 (PA/10/01826)

Update Report Tabled.

Councillor Md Maium Miah proposed an amendment to condition 14 of the application seconded by Councillor Kosru Uddin that the closing hours during the Ramadan period be extended from 23:30 to 00:30. On a vote of 5 in favour, 0 against, and 1 abstention, this was Agreed.

On a vote of 5 in favour and 1 against the Committee **RESOLVED**

1. That planning permission (PA/10/01826) be **GRANTED** at Site at land adjacent to railway viaduct, Gill Street, E14.
2. That the Corporate Director Development and Renewal is delegated power to impose conditions and informatives on the planning permission to secure the matters set out in the report subject to the amendment agreed by the Committee to condition 14 that the closing hours during the Ramadan period be extended from 23:30 to 00:30.

Councillor Golds requested that his vote against the application be recorded. His reasons being that he did not believe that the proposal adequately addressed the issues around community cohesion.

7.3 4 Wilkes Street, London E1 1QF (PA/11/02495)

Update Report Tabled.

On a vote of 2 in favour 0 against and 4 abstentions the Committee **RESOLVED**:

That the Officer recommendation to grant planning permission at 4 Wilkes Street, London E1 1QF (PA/11/02495) be **NOT ACCEPTED**.

The Committee indicated that they were minded to refuse the planning permission because of Members' concerns over

- Loss of light to the surrounding neighbours (In particularly 6-10 Princelet Street and the garden of 6 Wilkes Street).
- The cumulative impact on residents in terms of overlooking and the lack of environmental benefits.

In accordance with Development Procedural Rules, the application was **DEFERRED** to enable Officers to prepare a supplementary report to a future meeting of the Committee setting out proposed detailed reasons for refusal and the implications of the decision.

CHANGE IN ORDER OF BUSINESS.

The Chair moved and it was unanimously agreed that Agenda item 8.1 (Legacy Community Scheme Outline Planning Application (PA/11/03186)) be the next item of business.

8.1 Legacy Community Scheme Outline Planning Application (PA/11/03186)

On a unanimous vote the Committee **RESOLVED**

1. That the officers views on the outline planning application be **AGREED** based on the recommendations set out in the report.
2. That the ODA Planning Decisions Team should also consider the views, issues and further recommendations of the London Borough of Tower Hamlets as set out in the report.
2. That the Corporate Director of Development and Renewal be given delegated powers to make further observations and/or recommendations to the ODA.

(The agenda order subsequently reverted to the order on the agenda)

7.4 254 Hackney Road, London, E2 7SJ (PA/12/00072)

On a unanimous vote the Committee **RESOLVED**

That planning permission (PA/12/00072) be **REFUSED** at 254 Hackney Road, London, E2 7SJ for the reasons cited in paragraphs 2.2 and 2.3 of the report.

7.5 Brownfield Estate, Infill Sites 1 and 2 located on Brownfield Street and Infill Site 3 located at the junction of Lodore Street and Adderley Street (PA/11/02257)

Update Report Tabled.

Councillors Shiria Khatun, Kosru Uddin and Helal Uddin left the meeting for the consideration of this item in accordance with their declarations of interest.

Extension to time

At this stage of the meeting (9:55 p.m.) the Chair Councillor Helal Abbas proposed and it was

RESOLVED that, in accordance with Procedural Rule 9.1, the meeting be extended for one hour to enable consideration of the remaining business on the agenda.

On a unanimous vote the Committee **RESOLVED**

1. That planning permission (PA/11/02257) be **GRANTED** at Brownfield Estate, Infill Sites 1 and 2 located on Brownfield Street and Infill Site 3 located at the junction of Lodore Street and Adderley Street subject to:

The prior completion of a **legal agreement** to secure the planning obligations set out in the report.
2. That the Corporate Director Development & Renewal is delegated power to negotiate the legal agreement indicated above.
3. That the Corporate Director Development & Renewal is delegated power to impose conditions and informatives on the planning permission to secure the matters set out in the report:
4. That, if six weeks from the date of the committee meeting, the legal agreement has not been completed, the Corporate Director Development & Renewal is delegated power to refuse planning permission.

7.6 Wood Wharf, Preston's Road E14 (PA/12/00430)

Update report tabled.

Councillor Peter Golds left the meeting for the remaining items of business.

Councillor Craig Aston subsequently replaced Councillor Golds for the consideration and voting on the remaining items.(Items 7.6 and 8.2)

On a unanimous vote the Committee **RESOLVED**

1. That planning permission (PA/12/00430) be **GRANTED** at Wood Wharf, Preston's Road E14 subject to the prior completion of a legal agreement to secure the obligations at paragraph 3.4 and the conditions and informatives and S106 obligations set out in the report.
2. That the Corporate Director of Development & Renewal is delegated power to negotiate the legal agreement indicated above.

8. OTHER PLANNING MATTERS

8.2 Planning Appeals Report

On a unanimous vote the Committee **RESOLVED**

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

Aman Dalvi
INTERIM CHIEF EXECUTIVE

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