

**STRATEGIC DEVELOPMENT COMMITTEE**

**HELD AT 7.30 P.M. ON THURSDAY, 13 DECEMBER 2012**

**DECISIONS ON PLANNING APPLICATIONS**

**1. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Bill Turner.

**2. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS**

No declarations of disclosable pecuniary interests (DPIs) were made.

However non DPIs on items were declared as follows:

Councillor Helal Abbas declared an interest in agenda item 7.2. (Fakruddin Street and Pedley Street, London E1) (PA/12/02228) and 7.3 (47 Repton Street, London E14 7BF) (PA/12/02131). This was on the basis that he was a Council appointed Board Member of Tower Hamlets Community Housing. He had also received briefings and representations on these items from interested parties but had not expressed an opinion.

Councillor Carlo Gibbs declared an interest in agenda item 7.2. (Fakruddin Street and Pedley Street, London E1) (PA/12/02228) and 7.3 (47 Repton Street, London E14 7BF) (PA/12/02131). This was on the basis that he was a Council appointed Board Member of Tower Hamlets Community Housing. He had also been contacted by interested parties on agenda item 7.2.

Councillor Helal Uddin declared an interest in agenda item 7.2. (Fakruddin Street and Pedley Street, London E1) (PA/12/02228) and 7.3 (47 Repton Street, London E14 7BF) (PA/12/02131). This was on the basis that he was a Council appointed Board Member of the Tower Hamlets Community Housing.

**3. UNRESTRICTED MINUTES**

The Committee **RESOLVED**

That the unrestricted minutes of the meeting of the Committee held on 8<sup>th</sup> November 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

With the agreement of the Committee, the order of business was varied as set out below

### 7.2 Fakruddin Street and Pedley Street, London E1 (PA/12/02228)

Update Report Tabled

On a vote of 5 in favour, 1 against and 2 abstentions, the Committee RESOLVED:

1. That planning permission Fakruddin Street and Pedley Street, London E1 (PA/12/02228) be **GRANTED** for the redevelopment of site (including land at Fakruddin Street) to provide a 63(100% affordable housing) units within three blocks measuring between two and seven storeys including associated shared and private amenity space, landscaping, disabled parking, cycle parking, child play area and community centre (273sqm) subject to:
  2. The prior completion of a legal agreement to secure the obligations set out in the report.
  3. The conditions and informatives set out in the report

### 7.3 47 Repton Street, London E14 7BF (PA/12/02131)

Update Report

On a vote of 6 in favour and 1 against, the Committee RESOLVED:

1. That planning permission 47 Repton Street, London E14 7BF (PA/12/02131) be **GRANTED** for the redevelopment of the site by the erection of a seven storey residential building comprising 60 (100%) affordable housing units including associated shared and private amenity space, landscaping, disabled parking, cycle parking and use of viaduct arches to provide ancillary plant room, residential storage area, waste storage and ancillary residential facilities subject to
2. The prior completion of a s106 legal agreement to secure the obligations set out in the report.
3. The conditions and informtaives set out in the report
4. That, if by the 28<sup>th</sup> February 2013, the legal agreement has not been completed, the Corporate Director Development & Renewal is delegated power to refuse planning permission.

Councillors Judith Gardiner and Helal Uddin left the meeting at this point (9:40 pm)

#### **7.1 Car Park at South East Junction of Preston's Road and Yabsley Street, Preston's Road, London, E14 (PA/12/02107)**

Update report tabled.

On a vote of 0 in favour of the Officer recommendation, 5 against, with 1 abstention, the Committee **RESOLVED**

That the Officer recommendation to grant planning permission at Car Park at South East Junction of Preston's Road and Yabsley Street, Preston's Road, London, E14 (PA/12/02107) be **NOT ACCEPTED** for full planning application for the erection of two buildings of 7 & 26 storeys comprising 190 residential units (78 x 1 bed; 58 x 2 bed; 50 x 3 bed; 2 x 4 bed; 2 x 5 beds), 134sq.m of gym space at upper ground level, 42 car parking spaces and 244 cycling spaces at basement level, communal open space and associated works, due to Members' concerns over:

- The lack of child play space
- The density range in relation to the London Plan 2011
- The impact on infrastructure, particularly transport and the adequacy of the s106 to address this.

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, along with the implications of the decision.

(The Members that voted on this item were Councillors Helal Abbas, Zara Davis, Carlo Gibbs, Emma Jones, Stephanie Eaton and Shahed Ali)

## **INTERIM HEAD OF PAID SERVICES**

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