

DEVELOPMENT COMMITTEE

HELD AT 7.00 P.M. ON WEDNESDAY, 10 OCTOBER 2012

DECISIONS ON PLANNING APPLICATIONS

1. APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillors Anwar Khan

2. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS

No declarations of disclosable pecuniary interests were made.

3. UNRESTRICTED MINUTES

The Committee **RESOLVED**

That the unrestricted minutes of the meeting of the Committee held on 12th September 2012 be agreed as a correct record and signed by the Chair subject to

- item 7.3 (313 Cambridge Heath Road London E2 9LQ) being amended to record that the Committee were satisfied with the scale and bulk of the scheme.
- The removal of Councillor Tim Archer in the list of attendees.

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

6.1 Land at Commercial Road, Basin Approach, London. (PA/12/00925)

On a unanimous vote, the Committee RESOLVED:

1. That planning permission (PA/12/00925) at Land at Commercial Road, Basin Approach, London be **GRANTED** for erection of buildings between 3 and 9 storeys in height to provide 48 dwellings, including affordable housing, together with the provision of landscaping works, disabled parking and infrastructure works subject to:
2. The prior completion of a legal agreement to secure the planning obligations set out in the report.
3. That the Corporate Director Development & Renewal is delegated authority to negotiate the legal agreement indicated above.
4. 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.
5. That if, within three months of the date of this committee the legal agreement has not been completed, the Corporate Director of Development & Renewal is delegated power to refuse planning permission.

Note: Councillor Md. Maium Miah did not vote on this item having not been present at the 22nd August 2012 meeting of the Development Committee where it was previously considered.

7. PLANNING APPLICATIONS FOR DECISION

7.1 153-157 Commercial Road, London, E1 2DA (PA/12/01133)

Update Report tabled.

On a vote of 4 in favour and 1 against, the Committee RESOLVED:

1. That planning permission (PA/12/01133) at 153-157 Commercial Road, London, E1 2DA be **GRANTED** for the change of use of an office block to a secondary school (Use Class D1) subject to:
2. The prior completion of a legal agreement to secure the planning obligations set out in the report.
3. That the Corporate Director Development & Renewal is delegated authority to negotiate the legal agreement indicated above.

4. That the Corporate Director Development & Renewal is delegated authority to recommend conditions and informatives in relation to the matters set out in the report.
5. That if, within three months of the date of this committee the legal agreement has not been completed, the Corporate Director of Development & Renewal is delegated power to refuse planning permission.

7.2 Bow Cross Phase 11, Bow Cross Estate, Rainhill Way, London (PA/12/01019)

Councillor Maium Miah left the meeting at this point (8:15pm)

On a vote of 3 for, 0 against and 1 abstention the Committee RESOLVED:

1. That planning permission (PA/12/01019) at Bow Cross Phase 11, Bow Cross Estate, Rainhill Way, London be **GRANTED** for Construction of 18 residential units comprising of 7 x 1 bed, 7 x 2 bed and 4 x 3 bed properties arranged over 2, 3 and 4 storey blocks (affordable housing) subject to:
 2. The prior completion of a legal agreement to secure the planning obligations set out in the report
 3. That the Corporate Director Development & Renewal is delegated power to negotiate the legal agreement indicated above.
 4. 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.
 5. 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.

7.3 83 New Road, London, E1 1HH (PA/12/00605)

On a vote of 1 for the officer's recommendation, 2 against the officer's recommendation and 1 abstention the Committee RESOLVED:

That planning permission (PA/12/00605) at 83 New Road, London, E1 1HH (PA/12/00605) London be **NOT GRANTED** for Change of use from (A1) retail to mixed use coffee shop and restaurant (A1/A3) with no primary hot food cooking facilities, no associated extract flue system and seating area limited to ground floor only; including retention of No.4 AC units and alterations to shop front including new access door.

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

- The impact on residents, particularly from increased noise and nuisance from the proposal arising as a result of the general comings and goings of patrons;
- Overconcentration of A3 uses in the area.

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.

(The Members that voted on this item were Councillors Helal Abbas, Shiria Khatun, Craig Aston, Kosru Uddin)

7.4 Land within former Truman's Brewery Site, on corner of Spital Street and Buxton Street (PA/12/00090 and PA/12/00091)

On a unanimous vote, the Committee RESOLVED:

1. That planning permission and Conservation Area Consent (PA/12/00090 and PA/12/00091) at Land within former Truman's Brewery Site, on corner of Spital Street and Buxton Street be **GRANTED** for

PA/12/00090 – application for Full Planning Permission Demolition of the existing store building, substation, workshops and boundary wall to Buxton Street and Spital Street up to Cooperage Building and erection of a 3 storey high data centre with basement accommodation (Use Class B8) and new substation, including provision of Use Class B1 enterprise / D1 training floor space, provision of rooftop satellite dishes, roof mounted mechanical plant, security fencing, cycle parking and provision of car parking spaces and associated works;

PA/12/00091 – application for Conservation Area Consent Demolition of the existing store building, substation, workshops and the boundary wall to Buxton Street and Spital Street to the Cooperage Building

SUBJECT to:

2. The prior completion of a legal agreement to secure the planning obligations set out in the report;
3. That the Corporate Director Development & Renewal is delegated power to negotiate the legal agreement indicated above;
4. 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.
5. 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.

7.5 First Floor, 100 Brick Lane, London, E1 6RL (PA/12/01868)

On a unanimous vote, the Committee RESOLVED:

1. That planning permission (PA/12/01868) at First Floor, 100 Brick Lane, London, E1 6RL be **GRANTED** for Change of use from Travel Agency (Class A1 Use) to mini-cab office use (Sui-Generis) subject to conditions.
2. That the Corporate Director Development & Renewal is delegated power to impose conditions on the planning permission to secure the matters set out in the report

7.6 Capital Wharf, 50 Wapping High Street, London E1W (PA12/01850)

Update Report tabled

On a vote of 3 for, 0 against and 1 abstention, the Committee RESOLVED:

That planning permission (PA12/01850) at Capital Wharf, 50 Wapping High Street, London E1W be **GRANTED** subject to the conditions set out in the report.

8. OTHER PLANNING MATTERS

8.1 Phoenix School, 49 Bow Road, London, E3 2AD (PA/12/02086)

Update Report tabled

On a unanimous vote the Committee **RESOLVED**

That the application Phoenix School, 49 Bow Road, London, E3 2AD (PA/12/02086) for Alterations in connection with erection of two structures (including canopy and greenhouse) and formation of a new external access into an existing teaching room be referred to the Government Office for West Midlands with the recommendation that the Council would be minded to grant Listed Building Consent subject to conditions set out in the report.

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.

INTERIM HEAD OF PAID SERVICES

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