

STRATEGIC DEVELOPMENT COMMITTEE

HELD AT 5.30 P.M. ON THURSDAY, 18 JULY 2013

DECISIONS ON PLANNING APPLICATIONS

The order of business was changed at the meeting so that items 7.1, 7.2 were considered before item 6.1. However, for ease of reference the items are set out in agenda order in this decision sheet.

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Denise Jones, Carli Harper-Penman for whom Councillor Carlo Gibbs was deputising.

Apologies for lateness were received from Councillor Zara Davis.

2. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS

No declarations of disclosable pecuniary interests were made.

Councillor Carlo Gibbs declared an interest in agenda item 7.2, Aldgate Place Land Bounded By Whitechapel High Street, Lemman Street, Buckle Street & Commercial Rd, London, E1 (PA/13/00218 AND PA/13/00219). This was on the basis that he had received correspondence from interested parties

3. UNRESTRICTED MINUTES

The Committee **RESOLVED**

That the unrestricted minutes of the meeting of the Committee held on 13th June 2013 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

6.1 City Pride Public House, 15 Westferry Road, London, E14 8JH AND Island Point, Site At 443 To 451, Westferry Road, London (PA/12/03248 & PA/12/03247)

Update Report Tabled

- **City Pride Public House, 15 Westferry Road, London, E14 8JH PA/12/03248**

On a vote of 3 in favour of the Officer recommendation, 3 against and with the Chair using his casting vote in favour of approval, the Committee **RESOLVED:**

1. That planning permission (PA/12/03248) at City Pride Public House, 15 Westferry Road, London, E14 8JH be **GRANTED** for the erection of residential (Class C3) led mixed use 75 storey tower (239m AOD) comprising 822 residential units and 162 serviced apartments (Class C1), and associated amenity floors, roof terrace, basement car parking, cycle storage and plant, together with an amenity pavilion including retail (Class A1-A4) and open space SUBJECT to:
2. Any direction by The London Mayor
3. The prior completion of a legal agreement to secure the planning obligations set out in the committee report of 13th June 2013.
4. That the Corporate Director Development & Renewal is delegated power to negotiate the legal agreement indicated above acting within normal delegated authority.
5. That the Corporate Director Development & Renewal is delegated power to impose condition(s) and informative(s) on the planning permission to secure the matters set out in the committee report of 13th June 2013.
6. Any other conditions(s) and informative(s) considered necessary by the Corporate Director Development & Renewal
7. 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.

- **Island Point, Site At 443 to 451, Westferry Road, London PA/12/03247**

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

1. That planning permission (PA/12/03247) at Island Point, Site at 443 to 451, Westferry Road, London be **GRANTED** for the erection of buildings ranging in height from 3 to 5 storeys with rooftop pavillions rising to 6 storeys, providing 173 residential units (Use Class C3) with underground parking, open space, plant and associated community building (Class D1) SUBJECT to:
2. Any direction by The London Mayor
3. The prior completion of a legal agreement to secure the planning obligations set out in the committee report of 13th June 2013.
4. That the Corporate Director Development & Renewal is delegated power to negotiate the legal agreement indicated above acting within normal delegated authority.
5. That the Corporate Director Development & Renewal is delegated power to impose condition(s) and informative(s) on the planning permission to secure the matters set out in the committee report of 13th June 2013.
6. Any other conditions(s) and informative(s) considered necessary by the Corporate Director Development & Renewal
7. 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.

The Members that voted on this item were Councillors Helal Abbas, Zara Davis, Dr Emma Jones, Marc Francis, Md. Miah Maium and Kabir Ahmed.

Councillor Carlo Gibbs left the meeting for the consideration of these items (6.1, City Pride and Island Point) as he had not been present at the previous meeting of the Committee on 13th June 2013 where the applications were initially considered.

7. PLANNING APPLICATIONS FOR DECISION

7.1 Leopold Estate Phase 2 Land Bounded By Bow Common Lane, St Pauls Way And Ackroyd Drive, London (PA/12/02332)

Update Report tabled.

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

1. That planning permission (PA/12/02332) at Leopold Estate Phase 2 Land Bounded By Bow Common Lane, St Pauls Way and Ackroyd Drive, London be **GRANTED** for the demolition of 152 residential units and replacement with 364 new dwellings; new landscaped public open space and public realm, surface vehicle and cycle parking; access and associated ancillary development SUBJECT to
 - (a) Any direction by The London Mayor
 - (b) Any direction by the Health and Safety Executive
 - (b) The prior completion of a legal agreement to secure the planning obligations set out in the committee report.
2. That the Corporate Director Development & Renewal is delegated power to negotiate the legal agreement indicated above acting within normal delegated authority
3. That the Corporate Director Development & Renewal is delegated power to impose condition(s) and informative(s) on the planning permission to secure the matters set out in the committee report.
4. Any other conditions(s)/informative(s) considered necessary by the Corporate Director Development & Renewal
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.

Councillor Zara Davis could not vote on this item as she had not been present from the start of the item.

7.2 Aldgate Place Land Bounded By Whitechapel High Street, Lemman Street, Buckle Street & Commercial Rd, London, E1 (PA/13/00218 AND PA/13/00219)

Update Report tabled.

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

1. That planning permission (PA/13/00218) at Aldgate Place Land Bounded By Whitechapel High Street, Lemman Street, Buckle Street & Commercial Rd, London, E1 be **GRANTED** for the demolition of existing buildings and creation of a mixed use development, comprising three towers of 22, 25 and 26 storeys and a series of lower buildings ranging from 6 to 9 storeys. Provision of 463 private and affordable residential dwellings (use class C3), together with office (use class B1), hotel (use class C1), retail including restaurants, cafes and drinking establishments (use classes A1-A4) and leisure (use class D2) uses;

creation of new pedestrianised street, public open spaces, children's play spaces and associated car and cycle parking together with associated highways works and landscaping SUBJECT to

- A Any direction by The London Mayor
 - B The prior completion of a legal agreement to secure the planning obligations set out in the committee report and the update report.
2. That the Corporate Director Development & Renewal and the Assistant Chief Executive (Legal Services) are delegated power to negotiate and complete the legal agreement indicated above acting within normal delegated authority.
 3. That the Corporate Director Development & Renewal is delegated power to impose condition(s) and informative(s) on the planning permission to secure matters set out in the committee report.
 4. Any other conditions(s)/informative(s) considered necessary by the Corporate Director Development & Renewal
 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.
 6. That Conservation Area Consent (PA/13/00219) be **GRANTED** for demolition of building at 35 Whitechapel High Street in connection with the comprehensive redevelopment of entire site (address as described above) to create a mixed use development subject to the conditions set out in the committee report.

HEAD OF PAID SERVICE AND CORPORATE DIRECTOR – COMMUNITIES, LOCALITIES AND CULTURE.

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