

STRATEGIC DEVELOPMENT COMMITTEE

HELD AT 7.30 P.M. ON WEDNESDAY, 6 MARCH 2013

DECISIONS ON PLANNING APPLICATIONS

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Zara Davis for which Councillor Peter Golds was deputising for items 7.1 and 7.2 only.

2. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS

Councillor Stephanie Eaton declared a disclosable pecuniary interest in agenda item 6.1 (Skylines Village, Limeharbour, London (PA/11/3617))
The declaration was made on the basis that she had a beneficial interest in land close to the application site that had been recorded in the register of Members interests. She indicated that she would leave the meeting room for the consideration of this item.

Councillor Peter Golds left the meeting for item 6.1(Skylines Village, Limeharbour, London (PA/11/3617)) as he had spoken against the item at the last meeting on 24th January 2013 when it was considered.

3. UNRESTRICTED MINUTES

The Committee **RESOLVED**

That the unrestricted minutes of the meeting of the Committee held on 24th January 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 Skylines Village, Limeharbour, London (PA/11/3617)

Update report tabled.

Councillors Stephanie Eaton and Peter Golds left the meeting for the consideration of this item only.

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

That planning permission (PA/11/3617) at Skylines Village, Limeharbour, London be **REFUSED** for proposed demolition of all existing buildings within Skylines Village and the erection of buildings with heights varying from 2 to 50 storeys for the reasons set out in the paragraph 7.4 and 7.6 of the committee report detailed below.

Reason 1

The proposal represents an overdevelopment of the site, in excess of the density ranges outlined by Policy 3.4 of the London Plan (July 2011) and the associated Supplementary Planning Guidance "Housing" and results in a scale, form and height of development which fails to adequately deal with the transition in built character between the Canary Wharf tall buildings cluster and the lower density development that lies outside the Canary Wharf Activity Area, fails to provide adequate play space for all age groups and leads to a material loss of daylight to neighbouring residential occupiers, contrary to Policies 3.4, 3.6, 7.1, 7.4 and 7.7 of the London Plan (July 2011), saved Policy DEV1 of the adopted Unitary Development Plan (1998), Policies SP02 and SP10 of the Core Strategy (2010), Policies DM4, DM24 and DM25 of the Managing Development DPD (Submission Version May 2012) with modifications and Policies DEV1, DEV2, HSG1 and DEV27 of the Interim Planning Guidance (2007) and as a result, it is not considered to provide a sustainable form of development in accordance with the National Planning Policy Framework.

Reason 2

The proposed redevelopment of the existing Skylines Village will lead to a net loss of B1 (Business) floorspace, contrary to Site Allocation 20 "Marsh Wall East" as identified in the Managing Development DPD (Submission Version May 2012) with modifications which states that development should re-provide and intensify existing employment floorspace, saved Policies EMP1

and EMP3 of the Unitary Development Plan (1998), Policy SP06 of the Core Strategy 2010, Policy Ee2 of the Interim Planning Guidance (2007 and Policy DM15 of the Managing Development DPD (Submission Version May 2012) with modifications and as a result, it is not considered to provide a sustainable form of development in accordance with the National Planning Policy Framework.

Councillor Helal Uddin did not vote on this item as he was not present at the last Committee meeting where it was last considered.

Councillor Judith Gardiner left the meeting after the consideration of this item (8.20pm).

7. PLANNING APPLICATIONS FOR DECISION

7.1 The Robin Hood Gardens Estate together with land south of Poplar High Street and Naval Row, Woolmore School and land north of Woolmore Street bounded by Cotton Street, East India Dock Road and Bullivant Street (PA/12/03318)

Update report tabled.

On a vote of 3 in favour and 4 against the Officer recommendation, the Committee **RESOLVED**:

1. That the Officer recommendation to grant reserved matters consent (PA/12/03318) at The Robin Hood Gardens Estate together with land south of Poplar High Street and Naval Row, Woolmore School and land north of Woolmore Street bounded by Cotton Street, East India Dock Road and Bullivant Street be **NOT ACCEPTED** for submission of reserved matters for Woolmore School (Development Zone 1, Building Parcel R) relating to access, appearance, landscaping, layout and scale of replacement school following outline planning permission dated 30th March 2012, reference PA/12/00001.

The Committee were minded to refuse the application due to concerns over the loss of heritage value of the existing school building.

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, Bill Turner, Carlo Gibbs, Stephanie Eaton, Peter Golds, Dr Emma Jones and Helal Uddin)

7.2 Land adjacent to Langdon Park Station, corner of Cording Street and Chrisp Street, 134-156 Chrisp Street, London E14 (PA/12/00637)

Update Report Tabled.

On a vote of 0 in favour and 5 against the officer recommendation and 2 abstentions, the Committee **RESOLVED**:

That the Officer recommendation to grant planning permission (PA/12/00637) at Land adjacent to Langdon Park Station, corner of Cording Street and Chrisp Street, 134-156 Chrisp Street, London E14 be **NOT ACCEPTED** for redevelopment of the site to provide a residential led mixed use development, comprising the erection of part 6 to 22 storey buildings to provide 223 dwellings and 129sqm of new commercial floorspace falling within use classes A1, A2, A3, A4, B1, D1 and/or D2, plus car parking spaces, cycle parking, refuse/recycling facilities and access together with landscaping including public, communal and private amenity space.

The Committee were minded to refuse the application due to concerns over:

- Height, design in relation to its lack of coherence with the surrounding area, bulk and scale of the scheme.
- Housing mix in relation to the high number of 1-2 bed and studio units.
- Lack of affordable housing particularly social housing.
- Overdevelopment.
- Size of the shop unit.
- Relationship/ lack of cohesion with the adjoining Langdon Park Conservation Area.

Concern were also expressed about use of the commercial floor space given the large range of potential uses.

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, Bill Turner, Carlo Gibbs, Stephanie Eaton, Peter Golds Dr Emma Jones and Helal Uddin)

Stephen Halsey
Interim Head of Paid Services

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