

DEVELOPMENT COMMITTEE

HELD AT 7.00 P.M. ON WEDNESDAY, 10 MAY 2017

DECISIONS ON PLANNING APPLICATIONS

1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS

No declarations of disclosable pecuniary interests were made.

2. MINUTES OF THE PREVIOUS MEETING(S)

The Committee **RESOLVED**

That the minutes of the meeting of the Committee held on 8 February 2017 be agreed as a correct record and signed by the Chair.

3. RECOMMENDATIONS AND PROCEDURE FOR HEARING OBJECTIONS AND MEETING GUIDANCE

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, Place 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, Place is delegated authority to do so, provided always that the Corporate Director does not exceed the substantive nature of the Committee's decision
- 3) To note the procedure for hearing objections at meetings of the Development Committee and the meeting guidance.

4. DEFERRED ITEMS

4.1 Balmoral House, 12 Lanark Square, London E14 9QD (PA/16/1081)

Update report tabled.

On a vote of 0 in favour of the Officer recommendation to grant planning permission, 5 against and 0 abstentions, the Committee did not agree the Officer recommendation to grant planning permission.

Accordingly, Councillor Marc Francis proposed a motion that the planning permission be refused for the reasons set out in the Committee report dated 10 May 2017 and on a vote of 5 in favour, 0 against and 0 abstentions, the Committee **RESOLVED**:

That planning permission be **REFUSED** at Balmoral House, 12 Lanark Square, London E14 9QD for the erection of three additional storeys to building to create nine new residential units (4 x 1 bed, 3 x 2 bed and 2 x 3 bed) plus external amenity space, associated refuse storage and secure cycle storage provision(PA/16/1081) for the following reasons as set out in the Committee report, dated 10 May 2017:

1. The proposed development will result in unacceptable level of overlooking to the habitable rooms on the northern elevation of Aegon House, due to the proximity of the blocks. The proposal will therefore be contrary to policy SP10 of Tower Hamlets Core Strategy (2010) and Policy DM25 of the Managing Development Document 2013.
2. The proposal extension of the building would have detrimental impact in terms of noise and nuisance from the construction noise to the existing residents within the building and nearby, and therefore the proposal would fail to safeguard existing residential amenity, contrary to Policy DM25 of the Managing Development Document 2013.

5. PLANNING APPLICATIONS FOR DECISION

5.1 106 Commercial Street, (PA/16/03535)

Update report tabled.

On a vote of 0 in favour of the Officer recommendation to grant planning permission and 7 against, the Committee did not agree the Officer recommendation to grant planning permission.

Accordingly, Councillor Marc Francis proposed a motion that the officer recommendation to grant planning permission be not accepted (for the reasons set out below) and on a vote of 7 in favour and 0 against, the Committee **RESOLVED**:

That the Officer recommendation to grant planning permission at 106 Commercial Street, be **NOT ACCEPTED** for the conversion of building (class B1/B8) to fine dining food market (Class A3) (PA/16/03535).

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

- Impact from the use itself.
- Impact on the setting of the Conservation Area
- Impact on the external appearance of the building, particularly the roof.

- The access arrangements given the level of anti-social behaviour in the area
- Overcrowding in the area and safety implications of this
- Noise disturbance.
- Increased congestion in Commercial Street
- The servicing arrangements.

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.

5.2 Millwall Outer Dock Moorings, Selsdon Way, London (PA/16/01798)

Update Report tabled.

On a vote of 0 in favour of the Officer recommendation to grant planning permission and 7 against, the Committee did not agree the Officer recommendation to grant planning permission.

Accordingly, Councillor Marc Francis proposed a motion that the officers recommendation to grant planning permission be not accepted (for the reasons set out below) and on a vote of 7 in favour and 0 against, the Committee **RESOLVED**:

That the Officer recommendation to grant planning permission at Millwall Outer Dock Moorings, Selsdon Way, London be **NOT ACCEPTED** for the erection of a 16 berth residential mooring, including the installation of mooring pontoons and associated site infrastructure(PA/16/01798).

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

- Loss of open water space
- Impact on the sailing activities in the Millwall Outer Dock given the risk of collisions with moored vessels.
- Vehicle access arrangements.

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.

6. OTHER PLANNING MATTERS

6.1 Proposed Revised Planning Code of Conduct

The Committee were invited to submit comments on the revised Code of Conduct either at the meeting or afterwards so that these comments could be reflected prior to the revised Code being put forward for adoption. In response, it was requested that the revised code should include a section on the need for imagery in Committee reports.

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

1. That the revised Planning Code of Conduct in Appendix 1 of the report be noted;
2. That it be noted that pursuant to Part 1 Paragraph 4.02 of the Constitution the adoption and amendment of the revised Planning Code of Conduct is a matter for Council; and
3. That's the Committee comments on the revised code of conduct be reflected prior to the revised Code being put forward for adoption.

WILL TUCKLEY, CHIEF EXECUTIVE

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