

STRATEGIC DEVELOPMENT COMMITTEE

HELD AT 7.00 P.M. ON THURSDAY, 16 FEBRUARY 2017

DECISIONS ON PLANNING APPLICATIONS

1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS

No declarations of interests were made.

2. MINUTES OF THE PREVIOUS MEETING(S)

The Committee **RESOLVED**

That the minutes of the meeting of the Committee held on 19th January 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, 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
- 3) To note the procedure for hearing objections at meetings of the Development Committee and the meeting guidance.

4. DEFERRED ITEMS

None.

5. PLANNING APPLICATIONS FOR DECISION

5.1 562 Mile End Road & 1a, 1b, 1c Burdett Road (PA/16/00943)

Update report tabled.

On a vote of 0 in favour of the Officer recommendation to grant planning permission and 6 against, the Committee did not agree the Officer recommendation to grant planning permission.

Accordingly, Councillor Marc Francis proposed a motion that the planning permission be not accepted (for the reasons set out below) and on a vote of 6 in favour and 0 against the Committee **RESOLVED**:

That the Officer recommendation to grant planning permission be **NOT ACCEPTED** at 562 Mile End Road & 1a, 1b, 1c Burdett Road for the demolition of existing buildings and construction of a mixed use development comprising part 3-storey, part 8-storey and part 15-storey building, 52 residential units, 760sqm (GIA) commercial floorspace (A1, A2 & B1), landscaping, public realm improvements, access and servicing (including 1 disabled car parking space; 107 cycle parking spaces; and associated highway works) and other associated infrastructure (PA/16/00943)

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

- Height, bulk and massing and the impact on the townscape.
- Density and overdevelopment of the site.
- The servicing provision.
- Loss of the community facility.
- Design of the proposal.
- Air quality issues.

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

Councillor Gulam Robbani could not vote on this application having not been present from the beginning of the Committee's consideration of the application.

5.2 10 Whitechapel High Street, E1 8DX (PA/16/02250)

Update report tabled.

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

1. That planning permission be **GRANTED** at 10 Whitechapel High Street, E1 8DX for

Change of use of part of ground floor, part first floor, Basement 1 and Basement 2 from B1 (including ancillary floorspace), and Professional driver training / testing facility for a vehicle hire company use (D1) to a Sui Generis cultural facility including exhibition space, event space, office, retail and restaurant uses

Alterations and extension to the existing lean-to element that forms part of the west elevation of the building and works to realign and resurface the existing ramp and stairs in connection with improvements to the access of the basement and all ancillary and associated works.

Minor alterations to north and south elevations of the building including a new access ramp(PA/16/02250).

2. Subject to the prior completion of a S106 legal agreement to secure the planning obligations in the Committee report.
3. That the Corporate Director of Place is delegated power to negotiate the legal agreement indicated above acting within normal delegated authority.
4. That the Corporate Director of Place is delegated authority to issue the planning permission and impose conditions and informatives to secure the matters set out in the Committee report.

WILL TUCKLEY, CHIEF EXECUTIVE

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