

**STRATEGIC DEVELOPMENT COMMITTEE**

**HELD AT 7.00 P.M. ON WEDNESDAY, 24 AUGUST 2016**

**DECISIONS ON PLANNING APPLICATIONS**

**1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS**

No declarations of interest were made.

**2. 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

**3. PROCEDURE FOR HEARING OBJECTIONS AND MEETING GUIDANCE**

The Committee noted the procedure for hearing objections and meeting guidance.

**4. DEFERRED ITEMS**

None.

**5. PLANNING APPLICATIONS FOR DECISION**

**5.1 Site Bound by Raven Row, Stepney Way Sidney Street, London E1 (PA/15/01789)**

Update report tabled.

On a vote of 7 in favour and 1 against, the Committee **RESOLVED**

1. That the planning permission be **GRANTED** at Site Bound by Raven Row, Stepney Way Sidney Street, London E1 for the demolition of existing buildings and erection of three blocks ranging from 4 to 25 storeys in height comprising 564 residential units, commercial floorspace, 70 off-street car parking spaces, communal courtyards,

associated landscaping and associated ancillary works (PA/15/01789) subject to:

2. The prior completion of a legal agreement to secure the planning obligations set out in the Committee report.
3. That the Corporate Director Development & Renewal is delegated power to negotiate the legal agreement indicated above acting within normal delegated authority.
4. That the Corporate Director Development & Renewal is delegated authority to recommend the conditions and informatives in relation to the matters set out in the Committee report
5. Any other conditions(s) considered necessary by the Corporate Director Development & Renewal.
6. 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 consent.

## **5.2 Redundant Railing Viaduct North of Pooley House, Westfield Way, London (PA/16/00425)**

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

1. That planning permission be **GRANTED** at Redundant Railing Viaduct North of Pooley House, Westfield Way, London for

The erection of two separate four storey podium blocks of Student Apartments – the easterly block flanked by two eight storey towers rising from the podium level and the western block by an eight storey block and a ten storey tower at the western end terminating the view along the Campus Access Road to the south. 412 student rooms are proposed which include 344 en suite single rooms, 32 self-contained studios, 36 rooms designed for students with disabilities, 67 kitchen/diners and communal facilities on the site of a redundant railway viaduct running along the northern boundary of the Queen Mary College Campus in Mile End, London

Application for variation of Condition 2 (approved plans) of planning permission reference APP/E5900/A/12/2173692, dated 26/03/2013, for a minor material amendment to the approved scheme including;

- Amended unit type and room design – changed from 332 en-suite and 80 studios to 334 cluster rooms and 78 studios;
- Amended internal layouts to improve the entrance / security arrangements and communal facilities;
- Provision of roof top plant (within the envelope of the approved scheme); and

- Elevational changes to reflect the internal arrangements and Scape's design aspirations, including a reduction, in part, in the overall massing of the building. (PA/16/00425)

Subject to:

2. A deed of variation to link the current S.73 application to the previous S.106 agreement dated 26<sup>th</sup> June 2012 (as amended by a deed of variation dated 14<sup>th</sup> February 2013).
3. That the Corporate Director of Development & Renewal is delegated authority to recommend the following conditions and informatives in relation to the matters set out in the Committee report

### 5.3 99 Mansell Street & 31-33 Prescott Street, London E1 (PA/16/00757)

Update report tabled.

On a vote of 1 in favour of the Officer recommendation, 5 against and 2 abstentions, the Committee did not agree the Officer recommendation to grant planning permission.

Accordingly, Councillor Marc Francis proposed a motion that the recommendation to grant planning permission be not accepted (for the reasons set out below) and on a vote of 6 in favour, 1 against and 1 abstention, it was **RESOLVED**:

That the Officer recommendation to grant planning permission be **NOT ACCEPTED** at 99 Mansell Street & 31-33 Prescott Street, London E1 for mixed-use development in a part 6, part 8 and part 11 storeys block with lower ground floor comprising 67 serviced apartments (Use Class C1) on the upper floors and 1,115sqm of office floorspace (Use Class B1) at basement, ground and first floor and a 103 sqm of flexible retail/financial services/restaurant/cafe/drinking establishment floorspace (Use Class A1, A2, A3, A4 and A5) at ground floor level. (PA/16/00757)

The Committee were minded to refuse the proposal due to concerns over the following matters:

- Adverse impact on the setting of the grade II listed Roman Catholic Church and 30 Prescott Street
- Adverse impact on the residents of Londinium Tower particularly in terms of access to sunlight and daylight.
- Insufficient evidence to demonstrate that the proposed serviced apartment use would assist in meeting the targets in the London Plan and LBTH Core Strategy.

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**

None.

**WILL TUCKLEY, CHIEF EXECUTIVE**

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