

STRATEGIC DEVELOPMENT COMMITTEE

HELD AT 7.00 P.M. ON THURSDAY, 30 NOVEMBER 2017

DECISIONS ON PLANNING APPLICATIONS

1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS

Councillor David Edgar declared a personal interest in agenda item 5.1 Ailsa Wharf, Ailsa Street, London (PA/16/02692). This on the grounds that as Cabinet Member for Resources he was the Lead Cabinet Member for a Cabinet report relating to the sale of the land determined by the Mayor in Cabinet earlier in the week. He stated that he would leave the meeting for the consideration of this application.

2. MINUTES OF THE PREVIOUS MEETING(S)

The Committee **RESOLVED**

That the minutes of the meeting of the Committee held on 26th October 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 49-59 Millharbour, 2-4 Muirfield Crescent And 23-39 Pepper Street, London, E14 (PA/16/03518)

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 accept the recommendation.

Councillor Marc Francis moved that the application be refused for the reason set out in the 30th November 2017 Committee report and the additional reason in the update report.

On a vote of 5 in favour, 0 against and 0 abstentions, it was **RESOLVED**:

That planning permission be **REFUSED** at 49-59 Millharbour, 2-4 Muirfield Crescent And 23-39 Pepper Street, London, E14 for the demolition of existing buildings at 49-59 Millharbour, 2-4 Muirfield Crescent and 23-39 Pepper Street and the comprehensive mixed use redevelopment including two buildings ranging from 26 storeys (90.05m AOD) to 30 storeys (102.3m AOD) in height, comprising 319 residential units (Class C3), 2,034sqm (GIA) of flexible non-residential floor space (Classes A1, A3, A4 and D1), private and communal open spaces, car and cycle parking and associated landscaping and public realm works (PA/16/03518) for the following reasons as set out in the 30th November Committee report 2017 and the update report

- (1) The excessive scale and height of the proposed development within its local context would not be proportionate to the site's position outside of the Canary Wharf major centre and would not maintain the transition in height between Canary Wharf and the lower rise buildings to the south. The proposed scale, height and massing would result in a development that is overbearing, is unduly prominent in local views and detracts from the low-rise character of the area to the south. The proposed development therefore fails to respect the features that contribute to the area's character and local distinctiveness and demonstrates clear symptoms of over development and excessive density. This is contrary to Strategic Objectives SO22 & SO23 and Strategic Policies SP10 and SP12 of the Core Strategy (2010), Policies DM24 and DM26 of the Managing Development Document (2013) and Policies 3.4, 7.4, 7.6 and 7.7 of the London Plan (2016).
- (2) In the absence of a legal agreement to secure agreed policy and compliant financial and non - financial contributions including for affordable housing, employment, skills, training and enterprise, carbon offsetting and transport matters the development fails to mitigate its impact on local services amenities and infrastructure. The above would be contrary to the requirements of Policies SP20 and SP13 of the LBTH Core Strategy, Policies 8.2 of the London Plan (2016) and Planning Obligations SPD (2016)

5. PLANNING APPLICATIONS FOR DECISION

5.1 Ailsa Wharf, Ailsa Street, London (PA/16/02692)

Update report tabled.

On a vote of 6 in favour 0 against and 0 abstentions, the Committee **RESOLVED:**

1. That subject to any direction by the London Mayor planning permission be **GRANTED** at Ailsa Wharf, Ailsa Street, London for the demolition of existing structures/buildings and the redevelopment of the site for a mixed use scheme providing 785 residential units (C3) and 2,954 sqm GIA commercial floorspace (A1/A3/B1/D2) within a series of thirteen building blocks varying between 3 and 17 storeys (Maximum AOD height of 59.88m); the creation of a new access road and the realignment of Ailsa Street; the provision of safeguarded land for a bridge landing; the provision of cycle and car parking spaces; and associated site-wide landscaping and public realm works(PA/16/02692): 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 for Place is delegated power to negotiate the legal agreement indicated above acting within delegated authority. If within three months of the resolution the legal agreement has not been completed, the Corporate Director for Place is delegated power to refuse planning permission.
4. That the Corporate Director for Place is delegated power to impose conditions and informatives on the planning permission to secure the matters in the Committee report

5.2 Land bound by the East India Dock Basin to the west and Orchard Place to the East (PA/16/02249)

Update report tabled.

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

1. That planning permission be **GRANTED** at Land bound by the East India Dock Basin to the west and Orchard Place to the East for the Temporary permission (3 years) for the erection of a 3 storey building comprising of a B1(a) (site office) in conjunction with the construction of the London City Island development, along with various enhancements to East India Dock Basin (PA/16/02249) subject to:

2. The prior completion of a legal agreement to secure the planning obligations set out in the Committee report.
3. The Corporate Director of Place is delegated authority to recommend the conditions and informatives in relation to the matters set out in the Committee report.

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.)