

DEVELOPMENT COMMITTEE

HELD AT 6.30 P.M. ON THURSDAY, 24 JANUARY 2019

DECISIONS ON PLANNING APPLICATIONS

1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS

Councillor Salva- Macallan declared a non-disclosable non-pecuniary interest in respect of agenda item 5.2 in that she had attended a Christmas party at which this application had been spoken of. Notwithstanding, she had not formed a view on the matter.

2. UNRESTRICTED MINUTES OF THE PREVIOUS MEETING

The unrestricted minutes of the meeting held on 20 December 2018 were deferred to the following meeting.

3. RECOMMENDATIONS AND PROCEDURE FOR HEARING OBJECTIONS AND MEETING GUIDANCE

The Committee **RESOLVED** that:

1. The procedure for hearing objections be varied. Accordingly officers and registered speakers engaged in the order outlined.
 - I. The Development Manager introduced the application and then the Planning Case Officer presented his report.
 - II. Following this, registered speakers made their submissions in the following order; objectors, Ward Councillors and applicants/agents.
 - III. Members then questioned the parties on the information submitted
2. That the meeting guidance be noted.
3. In the event of changes being made to recommendations by the Committee, the task of formalising the wording of those changes be delegated to the Corporate Director, Place along the broad lines indicated at the meeting.
4. 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 be delegated authority to do so, provided always that the Corporate Director does not exceed the substantive nature of the Committee's decision.

4. DEFERRED ITEMS

4.1 Limehouse Marina, Limehouse Basin, The Highway, London, E14 8BT (PA/17/03268)

An update report was tabled.

The Committee indicated that it was minded not to support the recommendation because of concerns around:

- Navigation – although tests had been undertaken, the Committee was concerned that a separate verification had not been undertaken by the Council. Additionally since the pontoons would be for leisure use, they would be used by inexperienced persons and the reduced navigation space was a concern.
- Substantial harm to the marina from the additional use that the pontoons would generate.
- Over capacity of mooring.
- Loss of open water and open character.
- Pollution of the environment from the additional boats.

The Committee were of a view that these factors would constitute substantial harm.

The Vice-Chair indicated that the Committee was minded to refuse the application; the proposal was seconded by Councillor Salva-Macallan and on a vote of 5 in favour and 1 abstention, the Committee

RESOLVED

That the application to construct five pontoons to provide leisure moorings at Limehouse Marina, Limehouse Basin, The Highway, London, E14 8BT be **REFUSED**.

5. PLANNING APPLICATIONS FOR DECISION

5.1 767- 785 Commercial Rd E14 7HG (PA/16/03657 & PA/16/03658)

An update report was tabled.

An additional affordable housing unit was offered by the Applicant as a contribution bringing the total to 4 units of the 9 Class C3 units specified in the scheme. The applicant advised the authority could determine which to choose.

The Vice-Chair proposed and the Chair seconded, and on a vote of 3 in favour, 2 against and 1 abstention the Committee

RESOLVED

That

1. The application for the demolition of 767 and 785 Commercial Road (behind retained facade). Mixed-use redevelopment to provide 558 m² of class B1(a) offices within 777 - 783 Commercial Road; 134 rooms of communal living accommodation and associated facilities (sui generis) at 769 - 775 and 785 Commercial Road; and 252 m² of class B1(a) offices and 9 x self-contained class C3 residential flats at 767 Commercial Road **BE GRANTED** subject to completion of a legal agreement to the satisfaction of the Chief Legal Officer and subject to delivery of 4 x affordable housing units within the 9 Class C3 dwellings at 767 Commercial Road - the composition of these to be determined by Tower Hamlets Council and subject to conditions and informatives.
2. The application for listed building consent for works to 777 - 783 Commercial Road, Grande II, **BE GRANTED**.

At 9:15pm the Chair moved, the Vice-Chair seconded, and the Committee

RESOLVED

That the guillotine be suspended and the meeting extended 30 minutes beyond the permitted time to enable the Committee to conclude its consideration of the applications listed for determination.

SUSPENSION OF STANDING ORDERS - THE GUILLOTINE

At 9:15pm the Chair moved, the Vice-Chair seconded, and the Committee

RESOLVED

That the guillotine be suspended and the meeting extended 30 minutes beyond the permitted time to enable the Committee to conclude its consideration of the applications listed for determination.

5.2 Stepney Library, Lindley Street, London, E1 3AX (PA/18/02821)

Councillor Bustin proposed, the Vice-Chair seconded, and on a vote of 5 in favour and 1 against, the Committee

RESOLVED

That the application to demolish the Former Library/community centre (D1) and general landscaping including parking and construction of 3 x three storey three bedroom houses and 2 x two storey three bedroom wheelchair accessible houses and revised parking/landscaping **be GRANTED** subject to conditions and informatives

5.3 Regents Wharf, Wharf Place, London E2 (PA/18/01676)

The Committee noted that daylight/sunlight assessments had not been provided.

Councillor Salva-Macallan moved a proposal that the application be deferred pending a daylight and sunlight assessments this was seconded by Councillor Bustin and on a vote of 5 in favour and 1 abstention the Committee

RESOLVED

That the application **BE DEFERRED** pending provision of:

1. daylight/sunlight assessments and
2. a briefing detailing build management, in the context of the historic issues around delivery of previous enhancements; what the Developer could offer to mitigate, how it will function and whether it can be enforced

6. OTHER PLANNING MATTERS

6.1 PLANNING APPEALS REPORT

This report was **DEFERRED**. Since the meeting had reached the guillotine, Members were unable to consider the report.

WILL TUCKLEY, CHIEF EXECUTIVE

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