

STRATEGIC DEVELOPMENT COMMITTEE

HELD AT 6.30 P.M. ON THURSDAY, 25 OCTOBER 2018

DECISIONS ON PLANNING APPLICATIONS

1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS

Councillor Marc Francis declared a non disclosable personal interest in agenda item 82 West India Dock Road, E14 8DJ (PA/18/01203). This was on the basis that he had sat on the Committee on two previous occasions (13th July 2017 and 2nd February 2010 meetings) where proposals for the site were considered. Councillor Francis also reported that whilst he had not received representations, there was extensive lobbying on the 2017 application and, representations were made by a person who became a donor for the Labour Party in the local election.

2. MINUTES OF THE PREVIOUS MEETING(S)

Update report tabled for this item

The Committee **RESOLVED**

1. That the minutes of the meeting of the Strategic Development Committee held on 20th September 2018 be agreed as a correct record and signed by the Chair subject to the following amendment to minute item 5.1 Former London Chest Hospital, Bonner Road, London, E2 9JX (PA/16/03342 and PA/16/03343) as in bold below:

Questions to Officers (paragraph 3)

It was also clarified that the new policies in **paragraph 175** of the NPPF relating to the loss of **veteran** trees would not wholly apply to this application, given the tree would not be lost as a result of the proposed development, but would be **re-located under a very detailed and carefully considered technical re-location strategy**. Officers also considered that the public benefits of the application would warrant the relocation. Therefore, Officers considered that the proposals complied with the requirements in the NPPF with regard to the protection of trees. It was also pointed out that retaining the tree in its current location would require substantial changes to the application and would impact on the viability of the scheme.

It was also explained that there were special circumstances to allow the consideration of the re-location of the mulberry tree, because if left in its current location, that would have a fundamental impact on the redevelopment of the northern part of the site.

2. That the Strategic Development Committee notes the content of the update report regarding ward Councillors representations in respect of the London Chest Hospital application and, confirms that there is no requirement to revisit the Committee's resolution of 20 September

2018 and that the contents of the update report for this item be recorded appended to the minutes.

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**

There were no deferred items.

5. **PLANNING APPLICATIONS FOR DECISION**

5.1 **82 West India Dock Road, E14 8DJ (PA/18/01203)**

Update report tabled.

On a vote of 5 in favour, 2 against and 0 abstentions, the Committee **RESOLVED:**

1. That subject to any direction by the London Mayor, Planning permission is **GRANTED** at 82 West India Dock Road, E14 8DJ for the erection of a part 7-storey, part 28-storey and part 30-storey building comprising 15,639 sq.m (GIA) hotel (Use Class C1) floorspace (consisting of 400 bedrooms), 8,537 sq.m (GIA) residential (Use Class C3) floorspace (consisting of a total of 66 homes; comprising 30 x 1 bed, 28 x 2 bed and 8 x 3 bed homes) and 71 sq.m (GIA) flexible retail and community floorspace (Use Class A1/D1), creation of a new 'left turn only' vehicular access from West India Dock Road, hard and soft landscape improvements to the adjacent areas of highway and public realm and other associated works (PA/18/01203)SUBJECT to
2. The prior completion of a legal agreement to secure the planning obligations set out in the Committee report, subject to the changes to

the planning obligations set out in paragraphs 1.1 and 1.2 of the update 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 set out in the Committee report subject to the changes to the conditions set out in paragraphs 1.3 of the update report.

WILL TUCKLEY, CHIEF EXECUTIVE

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