

STRATEGIC DEVELOPMENT COMMITTEE

HELD AT 6.30 P.M. ON THURSDAY, 21 JULY 2022

RESOLUTIONS ON PLANNING APPLICATIONS

1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS AND OTHER INTERESTS

None were reported

2. MINUTES OF THE PREVIOUS MEETING(S)

RESOLVED:

1. That the minutes of the meeting of the Strategic Development Committee held on 8th June 2022 be agreed as a correct record

3. RECOMMENDATIONS AND PROCEDURE FOR HEARING OBJECTIONS AND MEETING GUIDANCE

To RESOLVE 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 Strategic Development Committee

4. DEFERRED ITEMS

4.1 15-27 Byng Street (odd), 29 Byng Street (Flats 1-6 Dowlen Court) and 1-12 Bellamy Close, London, E14 (PA/21/02776/A1)

Update report published

On a vote of 5 in favour and 3 against the Committee **RESOLVED:**

1. That subject to any direction by the Mayor of London planning permission is **GRANTED** at 15-27 Byng Street (odd), 29 Byng Street

(Flats 1-6 Dowlen Court) and 1-12 Bellamy Close, London, E14 for the following development

- Demolition of the existing buildings and structures and construction of residential dwellings (use class C3), public realm works, landscaping, access, servicing, parking and associated works.

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 of Place is delegated the power to negotiate the legal agreement. 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 of Place is delegated the power to impose conditions and informatives to address the matters set out in the Committee report.

5. PLANNING APPLICATIONS FOR DECISION

5.1 Innovation Centre, 225 Marsh Wall, London, E14 9FW (PA/21/00900)

Update report published

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

That subject to any direction by the Mayor of London, planning permission is **REFUSED** at Innovation Centre, 225 Marsh Wall, London, E14 9FW (PA/21/00900) for the following development

- Erection of a ground plus 55-storey residential building (Use Class C3), ground floor flexible commercial space (Use Class E), basement cycle storage, resident amenities, public realm improvements and other associated works.

For the following reasons:

1. The proposed development, by virtue of its height and scale within its context and relationship to the height and scale of nearby tall buildings, would fail to provide a step down approach towards the edge of the Canary Wharf Tall Building Zone nor provide any substantial variation of heights in this part of cluster. The proposal would harm the character and distinctiveness of the Canary Wharf townscape and would cause harm to the designated Canary Wharf Skyline of Strategic Importance. The proposal is therefore contrary to policy D3 and D9 of the London Plan, policies S.DH1, S.DH3, D.DH4 and D.DH6 of the Tower Hamlets Local Plan 2031, and the Isle of Dogs and South Poplar Opportunity Area Planning Framework (2019). The public benefits of the

development, including the provision of housing and affordable housing would not be sufficient to warrant a departure from the Development Plan policies for managing height and scale within the Tall Building Zone.

2. In the absence of a legal agreement to secure policy compliant financial and non-financial contributions including for affordable housing, employment, skills, training and enterprise, transport matters, public realm improvements including contributions towards active travel zone, and carbon offsetting contribution, the development fails to mitigate its impact on local services, amenities, infrastructure and environment. This is contrary to the requirement of policy DF1 of the London Plan, policy D.SG5 of the Tower Hamlets Local Plan 2031, and Planning Obligations Supplementary Planning Document (2021).

WILL TUCKLEY, CHIEF EXECUTIVE

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