

**STRATEGIC DEVELOPMENT COMMITTEE**

**HELD AT 6.30 P.M. ON THURSDAY, 23 FEBRUARY 2023**

**DECISIONS ON PLANNING APPLICATIONS**

**1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS AND OTHER INTERESTS**

No one was there.

**2. MINUTES OF THE PREVIOUS MEETING(S)**

That the minutes of the meeting of the Strategic Development Committee held on 10 January 2023 be agreed as a correct record.

**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 for the Strategic Development Committee.

**4. DEFERRED ITEMS**

There were none.

**5. PLANNING APPLICATIONS FOR DECISION**

**5.1 PA/21/02377 ABERFELDY ESTATE COMMITTEE REPORT**

Update report published

On a vote of 8 in favour, 0 against with 1 abstention, the Officers recommendation to **GRANT** planning permission was not agreed.

No committee members wished to **defer** the application for consideration and the proposal was **not** put to a vote.

Councillor Abdul Wahid **moved** and Councillor Shubo Hussain seconded to **REFUSE** the application. On a vote of 8 in favour, 0 against with 1 abstention, it was **RESOLVED** that the planning permission be **REFUSED** at Aberfeldy Estate, Phase A, Land to the north of East India Dock Road (A13), east of the Blackwall Tunnel Northern Approach Road (A12) and to the south west of Abbott Road for the following development:

- A hybrid planning application, part detailed for Phase A, part outline for Phase B-D. Demolition of all existing structures and redevelopment to include a number of buildings for mixed uses. This includes; Residential (Class C3), retail, workspace, food and drink uses (Class E), car and cycle parking, landscaping, including open spaces, public realm and a new means of access, associated infrastructure and highway works.

The reasons for the resolution to refuse are as follows:

- The underpass revisions did not justify a tall building outside the tall buildings zone.
- Inadequate affordable housing provision.
- Traffic distribution will adversely impact the locality.
- Adverse daylight and sunlight impacts.
- The density of the scheme in relation to the provision of open space and play space.

## **STEPHEN HALSEY INTERIM CHIEF EXECUTIVE**

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