

**DEVELOPMENT COMMITTEE**

**HELD AT 7.30 P.M. ON WEDNESDAY, 4 JUNE 2008**

**DECISIONS ON PLANNING APPLICATIONS**

**1. ELECTION OF VICE-CHAIR**

The Committee RESOLVED that Councillor Denise Jones be elected Vice-Chair of the Development Committee for the 2008/09 municipal year.

**2. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Shahed Ali, Fazlul Haque and Ahmed Omer. Councillor Helal Abbas deputised for Councillor Fazlul Haque and Councillor Harun Miah deputised for Councillor Shahed Ali.

**3. DECLARATIONS OF INTEREST**

Councillors made declarations of interest in the items included on the agenda as follows:

<b>Councillor</b>	<b>Item</b>	<b>Type of interest</b>	<b>Reason</b>
Helal Abbas, Alex Heslop, Denise Jones, Tim O'Flaherty, Shafiqul Haque and Harun Miah	8.1	Personal	Received a letter from cite of London College endorsing the scheme proposed.
Helal Abbas	8.1	Personal	Relative lives in the vicinity of the site
Shafiqul Haque	8.1	Personal	Owns a property approx 500-600 yards from the application site
Denise Jones	8.1	Personal	Non-Executive Member of the PCT (a consultee on the application)

**4. UNRESTRICTED MINUTES**

The minutes of the meeting held on 7<sup>th</sup> May 2008 were agreed as a correct record.

**5. RECOMMENDATIONS**

The Committee RESOLVED that, in the event of amendments to recommendations being made by the Committee, the task of formalising the

wording of any amendments be delegated to the Corporate Director of Development and Renewal along the broad lines indicated at the meeting.

## **6. PROCEDURE FOR HEARING OBJECTIONS**

The Committee noted the procedure and those who had registered to speak.

## **7. DEFERRED ITEMS**

The Committee noted that there were no deferred items.

## **8. PLANNING APPLICATIONS FOR DECISION**

### **8.1 80 Back Church Lane, London E1 1LX**

On a vote of 4 for, 1 against and 1 abstention, the Committee RESOLVED that planning permission for the demolition of existing three-storey educational building comprising educational use (Use Class D1) at basement level and part ground floor level, with 59 residential units (27no. one-bedroom, 23no. two-bedroom, 8no. three-bedroom and 1no. four-bedroom) at ground to fifth floor level at 80 Backchurch Lane, London E1 1LX be GRANTED subject to

- A Any direction by The London Mayor.
- B The prior completion of a legal agreement to secure the following planning obligations:
  - a) Affordable housing contribution of 37.8%
  - b) Education contribution - £86, 394
  - c) Health care contribution - £76,076  
(Total financial contribution of £162,470)
  - d) Other obligations comprising a car-free agreement and a commitment to use Local Labour in Construction
  - e) Any other planning obligation(s) considered necessary by the Corporate Director Development & Renewal
- C That the Corporate Director, Development & Renewal be delegated authority to negotiate the legal agreement as indicated above.
- D That the Corporate Director Development & Renewal be delegated authority to impose conditions and informatives on the planning permission to secure the following:

#### Conditions

- 1) Permission valid for 3 years
- 2) Hours of Construction (8.00am to 6.00pm Monday to Friday; 8.00am to 13.00pm on Saturdays and not at all on Sunday or Bank Holidays)

- 3) Power/hammer driven piling/breaking (10am – 4pm Monday – Friday)
- 4) Submission of samples/details/full particulars of materials, landscaping & external lighting
- 5) Details of refuse and recycling facilities and servicing required
- 6) Submission of desktop study report for land contamination
- 7) Construction management plan to be submitted and agreed
- 8) Details of sound insulation measures to be submitted and agreed
- 9) Provision of 59 cycle parking spaces for the residential occupiers of the scheme, plus cycle parking for educational floorspace
- 10) Site surface drainage to be drained within site and not onto the public highway. Details to be submitted and approved.
- 11) No doors at ground floor level to open outwards onto public highway
- 12) Air Quality Assessment required to be submitted and agreed
- 13) All residential accommodation to be built to Lifetime Homes standard, including at least 10% of all housing being wheelchair accessible
- 14) Energy efficiency measures to be submitted and agreed
- 15) Sustainability Strategy to be submitted and agreed
- 16) Details of any plant and machinery to be submitted and agreed in writing
- 17) Any other planning conditions considered necessary by the Corporate Director Development & Renewal

#### Informatives

- 1) Section 106 of the Town and Country Planning Act 1990
  - 2) Contact Environmental Health regarding contamination and sound insulation
  - 3) Section 278 (Highways) Agreement required
  - 4) Contact Highways Act 1980, due to balconies overhanging public highway
  - 5) During construction consideration must be made to other developments within the area and the impact on traffic movements on Back Church Lane and Boyd Street
  - 6) Applicant to include in the Construction Management Plan details of a contact for residents during construction.
  - 7) Any other informatives considered necessary by the Corporate Director Development & Renewal
- E That if within 3 months of the date of this Committee the legal agreement has not been completed, the Corporate Director Development & Renewal be delegated authority to refuse planning permission.

**Martin Smith**  
**CHIEF EXECUTIVE**

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