

DEVELOPMENT COMMITTEE

HELD AT 7.30 P.M. ON WEDNESDAY, 30 JULY 2008

DECISIONS ON PLANNING APPLICATIONS

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Ahmed Omer.

The Committee noted that Councillor Harun Miah had replaced Councillor Shahed Ali as the Respect Group nominee to the Development Committee.

2. DECLARATIONS OF INTEREST

Councillor Fazlul Haque declared a personal interest in item 7.1 as a ward member for Weavers Ward.

Councillor Denise Jones declared a personal interest in item 7.1 as she had received e-mails regarding the application from residents and one of the objectors, Ms Kathy Darby, was known to her.

Councillor Timothy O'Flaherty declared a personal interest in item 7.1 as a ward member for Weavers Ward.

3. UNRESTRICTED MINUTES

The minutes of the meeting held on 2nd July 2008 were agreed as a correct record.

4. RECOMMENDATIONS

The Committee RESOLVED that:

- 1) 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 Development and Renewal along the broad lines indicated at the meeting; and
- 2) in the event of any minor changes being needed to the wording of the Committee's decision (such as to vary or add conditions or reasons for refusal) prior to the decision being issued, authority is delegated to the Corporate Director Development and Renewal to do so, provided always that the Corporate Director must not exceed the substantive nature of the Committee's decision.

5. PROCEDURE FOR HEARING OBJECTIONS

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

6. DEFERRED ITEMS

There were no deferred items.

7. PLANNING APPLICATIONS FOR DECISION

7.1 151-157 Gosset Street, London E2 6NR

On a vote of 3 against and 1 abstention, the Committee indicated that it did not support the officer's recommendation to grant planning permission for the demolition of existing buildings and construction of 51 residential units within buildings rising from 2 to 6 storeys together with associated cycle parking and accessible landscaped roof garden at 151-157 Gosset Street, London E2 6NR.

The Service Head, Development Decisions advised the Committee that the application would therefore be deferred and the subject of a further report to the next meeting, which would address potential grounds for refusal. Members indicated that they were concerned about the following matters:

- a) the percentage of family-sized homes included in the market element of the proposed development is insufficient; and
- b) the proposed building would give rise to adverse overshadowing implications for the neighbouring residential properties.

7.2 Land at rear of 106-128 Aylward Street, London

On a vote of 5 for and 1 abstention the Committee RESOLVED that planning permission for the erection of an end of terrace 2 storey 3 bedroom dwelling house with wheelchair access to first and second floor levels and accommodation in the roof including a rear dormer be GRANTED subject to:

That the Corporate Director Development and Renewal be delegated authority to impose conditions and informatives on the planning permission to secure the following matters:

Conditions

1. Permission valid for 3 years.
2. Details and samples of materials for all external elevations of the building
3. Archaeological investigation.
4. Investigation and remediation measures for land contamination (including water pollution potential).
5. Limit hours of construction to between 8.00 Hours to 18.00 Hours, Monday to Friday and 8.00 Hours to 13.00 Hours on Saturdays.

6. Hours of power/hammer driven piling/breaking out to between 10.00 Hours to 16.00 Hours, Monday to Friday.
7. Details of refuse arrangements to show storage to the front of the property
8. Removal of Permitted Development Rights
9. Any other planning condition(s) considered necessary by the Corporate Director Development & Renewal

Informatives

1. Section 278 (Highways) agreement required.
2. Any other informative(s) considered necessary by the Corporate Director Development & Renewal.

Martin Smith
CHIEF EXECUTIVE

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