

DEVELOPMENT COMMITTEE

HELD AT 7.30 P.M. ON WEDNESDAY, 27 AUGUST 2008

DECISIONS ON PLANNING APPLICATIONS

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Denise Jones and Alexander Heslop.

2. DECLARATIONS OF INTEREST

Councillor Fazlul Haque declared personal interests in items 7.1, 7.2 and 7.3 as a ward member for Weavers Ward.

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 30th 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,
- 3) 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

6.1 151-157 Gosset Street, London, E2 6NR

On a vote of 2 for, 1 against and 1 abstention, the Committee RESOLVED that 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 be GRANTED subject to:

- A. Any **direction** by **The Mayor**
- B. The prior completion of a **legal agreement**, to the satisfaction of the Chief Legal Officer, to secure the following:
 1. Affordable housing provision of 35% of the proposed habitable rooms with an 80/20 split between rented/ shared ownership to be provided on site
 2. A contribution of £51,000 to mitigate the demand of the additional population on health care facilities.
 3. A contribution of £98,736 to mitigate the demand of the additional population on education facilities.
 4. Provide £50,000 towards open space improvements at Warner Green to relieve the pressure that may arise from the new dwellings.
 5. A total contribution of £61,619 towards upgrading part of Durant Street adjacent to the development site, including:
 - the relocation of bollards and construction of shared surface on the south of Durant Street to permit vehicular turning;
 - the repaving/upgrade of the pavement on the east side of Durant Street; and
 - carriageway resurfacing and public realm improvement on Durant Street.
 6. Completion of a car free agreement to restrict occupants applying for residential parking permits, apart from disabled users.
 7. TV reception monitoring and mitigation;
 8. Commitment towards utilising employment initiatives in order to maximise the employment of local residents.

That the Head of Development Decisions is delegated power to impose conditions on the planning permission to secure the following:

Conditions

1. Permission valid for 3 years
2. Details of the following are required:
 - Samples of materials for external fascia of building;
 - A 1:20 scale north elevation that includes all specifications, fencing, rainwater pipes, external details (including samples);
 - 1:10 typical details for windows, balcony, and elevation bay where interface

- between timber panels and brickwork is visible (including samples);
 - 1:5 details for roof railing, top storey metal cladding detail (including samples); and
 - Detailed landscape plan for roof-top amenity space (including samples).
3. Landscape Maintenance and Management Plan. Native species should be implemented
 4. Parking – 0 car parking spaces and a minimum of 66 cycle spaces
 5. Archaeological investigation
 6. Investigation and remediation measures for land contamination (including water pollution potential)
 7. Full particulars of the following:
 - Surface/ foul water drainage plans/ works; and
 - Surface water control measures.
 8. Details of the site foundations works
 9. Construction Environmental Management Plan, including an Air Quality measures
 10. Sustainable design measures and construction materials, including of energy efficiency and renewable measures.
 11. 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. No work on Sundays or public holidays.
 12. Limit hours of power/hammer driven piling/breaking out to between 10.00 Hours to 16.00 Hours, Monday to Friday.
 13. All residential accommodation to be built to Lifetime Homes standard, including at least 10% of all housing being wheelchair accessible.
 14. Preparation of a Travel Plan
 15. Details of Refuse Management Plan
 16. Highway works surrounding the site to be submitted to and approved by the Council.
 17. Any other condition(s) considered necessary by the Head of Development Decisions

Informatives

1. Section 106 agreement required.
2. Section 278 (Highways) agreement required.
3. Site notice specifying the details of the contractor required.
4. Construction Environmental Management Plan Advice.
6. Environment Agency Advice.
7. Environmental Health Department Advice.
8. Metropolitan Police Advice.
9. Thames Water Advice.
10. Highways Department Advice.
11. Advertising signs and/or hoardings consent.

That, if by 27th November 2008 the legal agreement has not been completed to the satisfaction of the Chief Legal Officer, the Head of Development Decisions is delegated power to refuse planning permission.

7. PLANNING APPLICATIONS FOR DECISION

7.1 94 Fairfield Road, London, E3 2QP

On a unanimous vote the Committee RESOLVED that **(1)** planning permission for the demolition of existing structures and the erection of 86 new dwellings, including affordable housing in a building extending between 2 and 9 storeys in height be GRANTED subject to:

A The prior completion of a **legal agreement** to secure the following planning obligations:

- A contribution of **£132,762** to mitigate the demand of the additional population on education facilities;
- A contribution of **£119,603** to mitigate the demand of the additional population on health care facilities;
- Affordable Housing provision at **35%** of habitable rooms with a 75/25 split between affordable rented/shared ownership to be provided on site;
- A contribution of **£54,044** to mitigate the demand of the additional population on open space facilities;
- Completion of a 'Car Free' agreement to restrict occupants applying for residential parking permits;
- The submission and approval of a Travel Plan, to promote sustainable means of transport;
- Commitment towards utilising employment initiatives in order to maximise the employment of local residents in and post construction phase;
- The provision and maintenance of a Car Club space within the development;
- Developer to adhere to the code of construction practise.

B. That the Corporate Director Development & Renewal has delegated power to negotiate the legal agreement indicated above.

C. That the Corporate Director Development & Renewal has delegated power to impose conditions and informatives on the planning permission to secure the following matters:

Conditions:

- 1) Time limit for Full Planning Permission
- 2) Submission of material samples
- 3) Details of lighting within the site
- 4) Detailed Landscape plan
- 5) Hours of construction limits
- 6) Piling hours of operation limits
- 7) Renewables

- 8) Contaminated Land
- 9) Archaeological programme
- 10) Refuse and recycling
- 11) Construction management plan
- 12) Lifetime homes and 10% wheelchair accessible
- 13) Electric car charging point
- 14) Code for sustainable homes
- 15) Details of insulation of the ventilation system and any associated plant required
- 16) Air quality management
- 17) Secure by Design
- 18) Highway works
- 19) Any other condition(s) considered necessary by the Head of Development Decisions

Informatives

- 1) Subject to S106 agreement
- 2) Contact Highways Department
- 3) 278 works surrounding the site
- 4) Wheel-washing facilities
- 5) Section 72 works
- 6) To be read in conjunction with PA/08/1090 and PA/08/1089

That, if by 29 August 2008 the legal agreement has not been completed to the satisfaction of the Chief Legal Officer, the Head of Development Decisions is delegated power to refuse planning permission.

(2) That the Committee resolved that Conservation Area Consent be **GRANTED** subject to:

Conditions:

- 1) Time Limit
- 2) Works in accordance with approved plans
- 3) Hours of demolition

Informative:

- 1) To be read in conjunction with PA/08/1088 and PA/08/1089

(3) That the Committee resolved that Listed Building Consent BE **GRANTED** subject to:

Conditions:

- 1) Time Limit
- 2) Submission of detailed drawings
- 3) Submission of samples

Informative:

1) To be read in conjunction with PA/08/1090 and PA/08/1088

7.2 Jubilee Place, Heron Quay, London, E14 4JB

On a unanimous vote the Committee RESOLVED that planning permission for the change of use of existing floor space and removal of existing car park to form Class A floor space with ancillary service area, storage and mall circulation area be GRANTED subject to:

- A. The prior completion of a **legal agreement** to secure the following planning obligations:
 - a) Access to Employment Initiatives
 - b) Local labour in Construction
 - c) Any other planning obligation(s) considered necessary by the Corporate Director Development & Renewal

That the Corporate Director Development & Renewal is delegated authority to negotiate the legal agreement indicated above.

That the Corporate Director Development & Renewal is delegated authority to issue the planning permission and impose conditions and informative(s) to secure the following matters:

Conditions

- 1. Standard time limit
- 2. Construction method statement
- 3. Service Management Plan
- 4. Energy condition
- 5. Any other planning condition(s) considered necessary by the Corporate Director Development & Renewal

Informatives

- 1. Environment Agency Informative
- 2. Any other informative(s) considered necessary by the Corporate Director Development & Renewal

- 3.2 That, if within 3-months of the date of this committee decision the legal agreement has not been completed, the Corporate Director Development & Renewal is delegated authority to refuse planning permission.

7.3 West India Dock Pier, Cuba Street, London, E14

On a unanimous vote the Committee RESOLVED that temporary planning permission for the change of use from disused passenger pier to a residential mooring be GRANTED subject to:

That the Corporate Director, Development and Renewal has delegated power to impose conditions and informatives on the planning permission to secure the following matters:

Conditions

1. Limit time period for 1 year
2. Only one vessel to be moored at the site at any one time
3. The vessel shall not be used for temporary sleeping accommodation or for holiday lets
4. No discharge of sewage into the river
5. Limit works to the vessel at the application site to minor maintenance only
6. Grampian condition to prevent residents from applying for parking permits
7. Any other informative(s) considered necessary by the Corporate Director, Development & Renewal

Informatives

1. Works to pier may require planning permission
2. River works license required from PLA
3. 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.)

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