

STRATEGIC DEVELOPMENT COMMITTEE

HELD AT 5.30 P.M. ON THURSDAY, 4 MARCH 2010

DECISIONS ON PLANNING APPLICATIONS

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Rupert Eckhardt, for whom Councillor Peter Golds deputised, and Councillor Dulal Uddin.

2. DECLARATIONS OF INTEREST

Members declared interests in items on the agenda for the meeting as set out below:-

Councillor	Item(s)	Type of Interest	Reason
Stephanie Eaton	6.1, 6.2	Personal	Correspondence received from concerned parties.
Shafiqul Haque	6.1, 6.2	Personal	Correspondence received from concerned parties.
Shiria Khatun	6.1, 6.2	Personal	Correspondence and phone calls received from concerned parties.
Rania Khan	6.1, 6.2	Personal	Correspondence received from concerned parties.
Alibor Choudhury	6.1, 6.2	Personal	Correspondence received from concerned parties and Ward Councillor for both applications.
Marc Francis	6.1, 6.2	Personal	Correspondence received from concerned parties
Peter Golds	6.1, 6.2	Personal	Correspondence received from concerned parties
Shahed Ali	6.1, 6.2	Personal	Correspondence received from concerned parties

3. RECOMMENDATIONS

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 Development and Renewal 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 Development and Renewal is delegated authority to do so, provided always that the Corporate Director does not exceed the substantive nature of the Committee's decision.

4. PROCEDURE FOR HEARING OBJECTIONS

The Committee noted the procedure for hearing objections and those who had registered to speak at the meeting.

5. DEFERRED ITEMS

There were no deferred items for consideration.

6. PLANNING APPLICATIONS FOR DECISION

6.1 Ocean Estate and LIFRA Hall Site, London, (PA/09/02584)

Councillor Alibor Choudhury proposed an amendment to add conditions to the legal agreement which, on being put to the vote was declared carried six for and two against. On a vote of six for and two against on the substantive motion, it was –

RESOLVED

- (1) That outline planning permission be **GRANTED** as set out hereunder for a total of 819 residential dwellings (Class C3) and up to 1300 sq.m of built floorspace for flexible non residential uses (Classes A1, A2, A3 & D1) at the Ocean Estate and LIFRA Hall site, London, including the five following development sites:
 - Land bound by Shandy Street, White Horse Lane, Trafalgar Gardens, Masters Street and Duckett Street, Ocean Estate, London (Site E)
 - Land bound by Dongola Road, Duckett Street, Ben Jonson Road and Harford Street, Ocean Estate, London (Site F)
 - Land at Essian Street, Ocean Estate, London (Feeder Site 2)

- LIFRA Hall site at the junction with Ben Jonson Road and Carr Street, London (Feeder Site 3)
- Land at 85 Harford Street, Ocean Estate, London (Feeder Site 4)

Such planning permission to be as shown on the plans and subject to the prior completion of a legal agreement and to the conditions and informatives set out in the report (as amended by the supplemental report tabled at the meeting), comprising:

- Site E – The demolition of existing buildings and redevelopment, involving the erection of buildings up to 9 storeys in height, to provide for up to 462 residential dwellings (Class C3) with associated car parking, central heating plant, private and communal amenity spaces, alterations to the existing highway network and landscaping works in connection with the regeneration of the Ocean Estate.
- Site F – The demolition of existing buildings and redevelopment, involving the erection of buildings up to 7 storeys, to provide for up to 240 residential dwellings (Class C3) and up to 1300 sq.m of built floorspace for flexible non-residential uses (Classes A1, A2, A3 and D1) with associated car parking, central heating plant, private and communal amenity spaces, alterations to the existing highway networks and landscaping works in connection with the regeneration of the Ocean Estate.
- Feeder Site 2 – The demolition of existing buildings and redevelopment, involving the erection of a building up to 7 storeys, to provide for up to 24 residential dwellings (Class C3), with associated car parking, private and communal amenity spaces and landscaping works in connection with the regeneration of the Ocean Estate.
- Feeder Site 3 – The demolition of existing buildings and redevelopment, involving the erection of buildings up to 10 storeys, to provide for up to 70 residential dwellings (Class C3), with associated car parking, private and communal amenity spaces and landscaping works in connection with the regeneration of the Ocean Estate.
- Feeder Site 4 – The demolition of two existing buildings and the conversion of one building for the redevelopment, involving the erection of buildings up to 3 storeys, to provide for up to 23 residential dwellings (Class C3), with associated car parking, private and communal amenity areas and landscaping works in connection with the regeneration of the Ocean Estate.

(2) That the following conditions be added to the legal agreement:

- Officers will work to ensure that the reprovision of community services at the new centre on Harford Street is achieved within a reasonable timeframe so as to avoid CPO action and takes into account the service providers' requirements in terms of tenure, affordability and space.
- Officers will immediately work to support directly affected businesses through a proper consultation with options that include relocation, compensation and the right to return.

(3) That power be delegated to the Head of Planning and Building Control to impose the conditions and informatives.

(4) That, if by 21st of March 2010 the legal agreement has not been completed to the satisfaction of the Chief Legal Officer, power be delegated to the Head of Planning and Building Control to refuse planning permission.

6.2 Land Bound by Shandy Street, White Horse Lane, Trafalgar Gardens, Masters Street and Duckett Street, Ocean Estate, London (Site E) (PA/09/02585)

On a vote of five for and three against, it was –

RESOLVED

(1) That full planning permission be **GRANTED** as set out hereunder for the following sites:

- Land bound by Shandy Street, White Horse Lane, Trafalgar Gardens, Masters Street and Duckett Street, Ocean Estate, London (Site E),
- Land bound by Dongola Road, Duckett Street, Ben Jonson Road and Harford Street, Ocean Estate, London (Site F).

Such planning permission to be as shown on the plans and subject to the prior completion of a legal agreement and to the conditions and informatives set out in the report (as amended by the supplemental report tabled at the meeting), comprising:

Site E – The demolition of existing buildings and redevelopment, involving the erection of buildings up to 9 storeys, to provide for 462 residential dwellings (Class C3) with associated car parking, central heating plant, private and communal amenity spaces, alterations to the existing highway network and landscaping works in connection with the regeneration of the Ocean Estate.

Site F – The demolition of existing buildings and redevelopment, involving the erection of buildings up to 7 storeys, to provide for 240 residential dwellings (Class C3) and 1300 sq.m of built floorspace for flexible non-residential uses (Classes A1, A2, A3 and D1), with associated car parking, central heating plant, private and communal amenity spaces, alterations to the existing highway network and landscaping works in connection with the regeneration of the Ocean Estate.

- (2) That power be delegated to the Head of Planning and Building Control to impose the conditions and informatives.
- (3) That, if by 21st of March 2010 the legal agreement has not been completed to the satisfaction of the Chief Legal Officer, power be delegated to the Head of Planning and Building Control to refuse the planning permission.

Kevan Collins
CHIEF EXECUTIVE

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