

DEVELOPMENT COMMITTEE

HELD AT 5.30 P.M. ON WEDNESDAY, 18 AUGUST 2010

DECISIONS ON PLANNING APPLICATIONS

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Shelina Aktar and from Councillor Peter Golds, for whom Councillor Gloria Thienel deputised.

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
Carli Harper-Penman	7.4	Prejudicial	She was the owner-occupier of a property in Bow Quarter which was adjacent to the site of the application. She had promoted the regeneration of Victoria Park during her election campaign.
	8.1	Prejudicial	
Mohammed Abdul Mukit MBE	7.1	Personal	Ward Member for the area of the application.

3. UNRESTRICTED MINUTES

The Committee **RESOLVED**

That the unrestricted minutes of the meeting of the Committee held on 13 July 2010 be agreed as a correct record and signed by the Chair.

4. 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.

5. PROCEDURE FOR HEARING OBJECTIONS

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

6. DEFERRED ITEMS

There were no deferred items.

7. PLANNING APPLICATIONS FOR DECISION

7.1 Rochelle School, Arnold Circus, London, E2 7ES (PA/10/0037)

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

RESOLVED

That the Officer recommendation to grant planning permission for continued use of Rochelle Canteen (Use Class A3), independent of the Rochelle Centre with ancillary off-site catering operation be NOT ACCEPTED.

The Committee indicated that they were minded to refuse the planning application because of concerns over:

- The potential overlooking of residential properties.
- The impact on local residents arising from the noise and other operational disturbances from the canteen.
- The impact on street car parking spaces due to traffic arising from deliveries to the canteen and from its clients.

In accordance with Development Procedural Rules, the application was DEFERRED to enable Officers to prepare a supplementary report to a future meeting of the Committee setting out proposed detailed reasons for refusal and the implications of the decision.

7.2 Site at 1-3 Muirfield Crescent and 47 Milharbour, London (PA/10/01177)

On a unanimous vote, the Committee

RESOLVED

- (1) That planning permission be **GRANTED** for the site at 1-3 Muirfield Crescent and 47 Millharbour, London, to replace extant planning permission in order to extend the time limit for implementation of Planning Permission ref: PA/06/893 (outline permission to provide 143 residential units in buildings up to 10 storeys in height with an A1 and A3 use at ground level with reconfiguration of existing basement car parking, associated servicing and landscaping), subject to the prior completion of a Deed of Variation and legal agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) to the satisfaction of the Assistant Chief Executive (Legal Services) and to conditions and informatives as set out in the report and the tabled update report.
- (2) That the Corporate Director Development & Renewal be delegated power to negotiate the legal agreement indicated above.
- (3) That the Head of Development Decisions be delegated power to impose conditions and informatives on the planning permission.
- (4) That should the Section 106 agreement not be completed by 3 September 2010, the Head of Development Decisions may refuse planning permission on the grounds that in the absence of a legal agreement, the proposal fails to secure appropriate planning obligations to mitigate its potential impacts.

7.3 Radford House, St Leonards Road, London (PA/10/00774)

On a unanimous vote on the proposed amendment, the Committee

RESOLVED

That the conditions on the planning permission include the requirement that construction work at Radford House, St Leonards Road, London, shall not commence before 09.00 hours on any morning.

On a unanimous vote on the substantive motion, the Committee

RESOLVED

- (1) That planning permission be **GRANTED** at Radford House, St Leonards Road, London, for the erection of a mansard roof extension to the existing building to provide three flats comprising one x one bedroom and two x two bedroom flats, subject to the conditions (as amended above) and informatives as set out in the report.
- (2) That the Corporate Director Development & Renewal be delegated power to impose conditions (as amended) and informatives on the planning permission to secure the matters listed in the report.

7.4 71A Fairfield Road, London (PA/10/00742)

On a vote of nil for and one against, with three abstentions, it was –

RESOLVED

That the Officer recommendation to grant planning permission for retention and alteration of existing part 3 part 5 storey building at 71A Fairfield Road, London, be NOT ACCEPTED.

The Committee was minded to refuse the planning application because of concerns over:

- The inappropriate bulk and scale of the development.
- The unacceptable impact on other residential properties arising from sense of enclosure, outlook, privacy and overlooking.

In accordance with Development Procedural Rules, the application was DEFERRED to enable Officers to prepare a supplementary report to a future meeting of the Committee setting out proposed detailed reasons for refusal and the implications of the decision.

8. OTHER PLANNING MATTERS

8.1 Stone Alcoves to West of Cadogan Gate Entrance, Victoria Park, Bow, London (PA/10/00719)

On a unanimous vote, the Committee **RESOLVED**

- (1) That the application for Listed Building Consent relating to Stone Alcoves to west of Cadogan Gate Entrance, Victoria Park, Bow, for the cleaning and re-pointing of two stone alcoves; lifting and re-laying of paving; replacement of timber seating and treatment of stonework with anti-graffiti coating be **APPROVED** and referred to the Secretary of State with the recommendation that were it within its authority to do so, this Council would be minded to grant Listed Building Consent, subject to the conditions set out in the report.
- (2) That the Head of Planning and Building Control be delegated power to recommend to the Secretary of State conditions to secure the matters listed in the report.

Kevan Collins
CHIEF EXECUTIVE

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