

DEVELOPMENT COMMITTEE

HELD AT 7.00 P.M. ON TUESDAY, 14 SEPTEMBER 2010

DECISIONS ON PLANNING APPLICATIONS

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Judith Gardiner.

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	6. 2	Prejudicial	She was the owner-occupier of a property in Bow Quarter which was adjacent to the site of the application.
Mohammed Abdul Mukit	6.1	Personal	Ward Councillor.
Peter Golds	6.1	Personal	Had received correspondence from local residents.
Ann Jackson	6.1	Personal	Had received correspondence from local residents.
Stephanie Eaton	7.1	Personal	Related to a property in her ward.

3. UNRESTRICTED MINUTES

The Committee **RESOLVED**

That the unrestricted minutes of the meeting of the Committee held on 18 August 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

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

6.1 Rochelle School, Arnold Circus, London, E2 7ES (PA/10/00037)

Update report tabled.

The Chair pointed out that Councillors Shelina Aktar, Peter Golds and Ann Jackson and were ineligible to vote as they had not been in attendance when the application had been previously considered by the Committee.

On a vote of 3 for 0 against the Committee **RESOLVED**

That consideration of the planning permission at Rochelle School, Arnold Circus, London for continued use of Rochelle Canteen (use class A3), independent of the Rochelle Centre with ancillary off - site catering operation be **DEFERRED** for a site visit and further clarification of the proximity of the proposal to the nearest residential dwellings .

The Committee also **RESOLVED** that this application be brought back to the Committee afresh 'under Planning Matters for consideration' to trigger speaking rights in view of the length of time taken to consider the application.

6.2 71A Fairfield Road, London (PA/10/00742)

Councillor Carli Harper – Penman vacated the chair and left the room for the consideration of this item. The time being 7:50pm.

Councillor Ann Jackson in the Chair

Update report tabled.

The Chair pointed out that Councillors Shelina Aktar and Peter Golds were ineligible to vote as they had not been in attendance when the application had been previously considered by the Committee.

On a vote of 3 for and 0 against the Committee **RESOLVED**

1. That the consideration of the planning permission at 71A Fairfield Road, London for retention and alteration of existing part 3 part 5 storey building which contains 8 residential units be **REFUSED** for the following reasons.
- 2) The proposal would result in overdevelopment of the site and this is identified by the following:
 - a) The proposed development, by virtue of its increased height and excess bulk and mass at third and fourth floor level, would appear out of character with the surrounding area and the host building. The proposed building fails to relate to the scale of the adjacent building to the east at 71 and 73 Fairfield Road. The proposal is therefore contrary to saved policy DEV1 of the adopted Unitary Development Plan (1998), SP10 of the Core Strategy Submission Version December 2009 and policy DEV2 of the Interim Planning Guidance (2007). These policies seek to ensure appropriate design of buildings within the Borough that respect local context.
 - b) The proposed development, by virtue of its proximity to the adjacent properties to the east at 71 and 73 Fairfield Road, would result in an unacceptable outlook, increased sense of enclosure and loss of privacy for existing residents. This is compounded by the height of the proposed development and its higher gradient which looks down on to and into these properties. The proposal is therefore contrary to saved policy DEV2 of the adopted Unitary Development Plan (1998), policy DEV1 of the Interim Planning Guidance (2007) and policy SP10 of the Core Strategy Submission Version December 2009. These policies seek to protect the amenity of residents of the Borough.
 - c) The proposal would result in a poor standard of accommodation for future occupants, by virtue of its small internal floor areas (Flat 1, 6, 7 & 8), poor outlook (Flat 4, 6 & 8) and lack of external amenity space (Flats 3, 4, 5, 6, 7 & 8). The proposal is therefore contrary to saved policies DEV2, HSG13 and HSG16 of the adopted UDP (1998) and Policy HSG7 of the Interim Planning Guidance (2007). These policies seek to ensure developments provide sufficient amenity, internal space standards, and high quality useable amenity space for future residential occupiers.

7. PLANNING APPLICATIONS FOR DECISION

7.1 47a St Peters Close, London, E2 7AE (PA/10/00893)

Councillor Carli Harper Penman returned to the meeting for the remaining item of business. The time being 8.00pm.

Councillor Carli Harper – Penman in the Chair.

The Chair proposed a number of amendments to the conditions, which were seconded by Councillor Mohammed Abdul Mukit to ensure

- That the hours of construction be restricted to minimise noise disturbance
- Submission of a satisfactory noise assessment including pre-completion testing prior to occupation
- That officers explore with the applicant the need to raise the height of the 1.4m fence to protect privacy, and to report back to the Committee if necessary.

These proposals were carried.

On a vote of 5 for and 1 against, the Committee **RESOLVED**

1. That the planning permission be **GRANTED** at 47a St Peters Close, London for conversion and extension of the Pram store facility into a two bedroom ground floor flat with associated private amenity space subject to conditions.
2. That the Corporate Director of Development & Renewal is delegated power to impose conditions and informative on the planning permission to secure the following matters:
3. Conditions
 1. Implementation within 3 years.
 2. Development completed in accordance with approved plans
 3. Details and samples of all external facing materials used on proposed dwelling and boundary treatment.
 4. Details of cycle parking.
 5. Details of compliance with life times homes standards.
 6. Car Free.
 7. Submission of satisfactory noise assessment including pre-completion testing prior to occupation
 8. Details of revised fence.
 9. Hours of construction: Restricted in accordance with standard hours
4. Any other planning condition(s) considered necessary by the Corporate Director Development & Renewal
5. **Informative:**
 1. Any informative considered necessary by the Corporate Director Development & Renewal

8. OTHER PLANNING MATTERS

There were no items for consideration

Kevan Collins
CHIEF EXECUTIVE

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