

DEVELOPMENT COMMITTEE

HELD AT 7.00 P.M. ON WEDNESDAY, 10 NOVEMBER 2010

DECISIONS ON PLANNING APPLICATIONS

Please note that the order of business was varied by resolution of the Development Committee, however for ease of reference the decisions taken are set out below in the order detailed in the agenda.

COUNCILLOR CARLI HARPER – PENMAN (CHAIR) IN THE CHAIR

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	7.1	Personal	Ward Councillor.
	7.2, 7.3	Personal	Had received representations from interested parties but had not reviewed them.
Mohammed Abdul Mukit	7.4	Personal	Ward Councillor
Ann Jackson	7.1	Personal	Resident of Ward concerned (Bow East)
	7.2, 7.3	Personal	Had received representations from interested parties but had not reviewed them.
Peter Golds	7.1,7.2, 7.3, 7.4 7.5.	Personal	Had received representations from interested parties.
Kosru Uddin	7.4	Personal	Had received

			representations from interested parties
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3. UNRESTRICTED MINUTES

The Committee **RESOLVED**

That the unrestricted minutes of the meeting of the Committee held on 13 October 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

Nil items.

7. PLANNING APPLICATIONS FOR DECISION

7.1 Old Ford Methodist Church, 522 Old Ford Road, London, E3 2LY

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

That planning permission for demolition of existing building and redevelopment of site to provide 8 flats, 1 house, community areas and an office suite be **GRANTED** subject to:

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

- a) Affordable Housing (7 x 1 bedroom units and 1 x 3 bedroom units)

- b) 100% Car Free Development
- c) Any other planning obligation(s) considered necessary by the Corporate Director Development & Renewal

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

3 That the Corporate Director Development & Renewal is granted delegated power to impose conditions and informatives on the planning permission to secure the following matters:

Conditions

- 1 Full planning permission – 3 year time limit
- 2 Drawings – to be built in accordance with the approved drawings
- 3 Approval of samples/details/particulars prior to commencement of works
 - All facing materials
 - Detailed sections of roof storey, clock tower and overhang
- 4 Hours of operation of Community Use (D1):-
 - 08.00 to 21:00 Monday – Friday, and;
 - 09.00 to 21.00 on Saturdays and Sunday.
- 5 Details of cycle parking to be provided prior to occupation and it will be secured in perpetuity.
- 6 Energy report to be provided prior to commencement of works and complied with.
- 7 Code for Sustainable Homes details to be provided prior to commencement of works and secured in perpetuity.
- 8 Retention of obscure glazing and screening to outdoor terraces and window in communal hallway in perpetuity.
- 9 Archaeology Report prior to commencement of works
- 10 Hours of Construction 8-5 Monday to Friday and 9-1 Saturday and no work on Sunday or public holidays
- 11 Refuse secured in perpetuity
- 12 Management Plan - details to be submitted prior to the occupation of the building
- 13 *Any other planning condition(s) considered necessary by the Corporate Director Development & Renewal*

Informatives

- 1 Associated S106 agreement
- 2 Guidance on cycle parking design
- 3 *Any other planning informatives(s) considered necessary by the Corporate Director Development & Renewal*

3.4 That, if by 22nd December 2010 the legal agreement has not been completed, the Corporate Director Development & Renewal is granted delegated power to refuse planning permission.

7.2 Land between 32-34 Repton Street, Limehouse, London, E14

On a vote of 1 for 0 against and 4 abstentions, the Committee **RESOLVED**

1. That planning permission for construction of a new build residential block of three storeys on existing car park site to provide 3 x three bedroom flats with associated amenity space be **GRANTED** subject to the

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

1. Secure the development as car-free
2. That the Corporate Director Development & Renewal is delegated power to negotiate the legal agreement indicated above.
3. That the Corporate Director Development & Renewal is delegated power to impose conditions and informatives on the planning permission to secure the following matters:

Conditions

1. Permission valid for 3 years.
2. Development carried out in accordance with the approved plans.
3. Details and samples of materials for all external elevations of the building.
4. Landscaping and boundary treatments including gates and fencing.
5. Highways agreement
6. Cycle parking
7. Parking layout (to include disabled spaces and charging points)
8. Contamination
9. Refuse provision
10. Any other planning condition(s) considered necessary by the Corporate Director Development & Renewal

Informatives:

1. This scheme is subject to a legal agreement.
2. Section 278 (Highways) agreement required under condition 6.
3. Any other informative(s) considered necessary by the Corporate Director Development & Renewal

7.3 Cutty Sark House, Undine Road, London

Update report Tabled.

On a vote of 3 for 1 against and 1 abstention, the Committee **RESOLVED**

1. That the planning permission for the demolition of existing building and erection of two buildings (1 x 4-storey and 1 x 5-storey) to provide 26 residential units and associated landscaping be **GRANTED** subject to:-

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

- a) Twenty-six units (100% of the development) is secured as affordable housing, with a tenure split of 63% social rent to 37% intermediate in terms of habitable rooms.
- b) A contribution of £148,300 towards mitigating the demand for local primary school places.
- c) A contribution of £ 6,136 towards library facilities in the borough.
- d) A contribution of £27,622 towards leisure facilities in the borough.
- e) A contribution of £47,342 towards mitigating the demand for local open space.
- f) 100% of development to be car free.
- g) Any other planning obligation(s) considered necessary by the Corporate Director of Development & Renewal.

2 That the Corporate Director Development & Renewal is delegated power to negotiate the legal agreement indicated above and that, if within 6-weeks of the date of this committee (22nd December 2010) the legal agreement has not been completed, the Corporate Director Development & Renewal is delegated power to refuse planning permission.

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

4 **Conditions**

1. Three year time limit
2. Consent granted in accordance with Schedule of Drawings
3. Samples / pallet board of all external facing materials (including reveals and timber cladding) and typical details to be approved prior to commencement of works
4. Obscure glazing to all windows proposed within east flank elevation of western block.
5. Detail of landscaping scheme to include hard and soft landscaping, child play space, any gates, walls, fences and a Landscape Maintenance and Management Plan to be submitted, approved and implemented prior to occupation
6. Green and brown roofs to be implemented in accordance with plans

7. Details of cycle parking.
8. Construction Management Plan to be submitted, approved by the LPA and implemented prior to commencement
9. All residential accommodation to be completed to lifetimes homes standards plus at least 10% wheelchair accessible
10. Disabled parking bay to be designed and constructed in accordance with the standards described in the Department for Transport 'Inclusive Mobility' guidance.
11. All units shall have heat and domestic hot water supplied by Air Source Pumps.
12. Renewables shall be implemented in line with the Sustainability Report
13. Development shall achieve level 4 of the Code for Sustainable Homes
14. Development to be completed in accordance with submitted Flood Risk Assessment
15. Site investigation shall be carried out prior to commencement of development
16. If contamination is encountered at the site, development must cease and the contamination dealt with
17. Piling or other penetrative foundation designs must be approved by the LPA prior to commencement of development
18. Bat survey to be carried out prior to commencement of development and any re-siting of bat nest to take prior to commencement?
19. Hours of construction (08.00 until 17.00 Monday to Friday; 09.00 until 13:00 Saturday. No work on Sundays or Bank Holidays)
20. Schedule of Highway Works to be completed prior to occupation
21. Details of noise transmission/attenuation measures prior to commencement
22. Any other planning condition(s) considered necessary by the Corporate Director Development & Renewal

5 **Informatives**

1. Section 106 required
2. Section 278 required
3. Wheel cleaning facilities during construction
4. Any other informative(s) considered necessary by the Corporate Director Development & Renewal

Note: Councillor Peter Golds voted against the recommendations.

7.4 **Site at 60-61 Squirries Street & 52 Florida Street, London, E2 6AJ**

Update Report Tabled.

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

That the Officer recommendation to grant planning permission for the erection of 2 x 2 bed duplex residential units on the roof space of the existing four-storey flatted building be NOT ACCEPTED.

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

- Overdevelopment of site.
- Impossibility of enforcing the Car Free Agreement.
- Overlooking of nearby residential properties.
- Loss of daylight

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.

7.5 Christchurch Primary School, 47A Brick Lane, London, E1 6PU

Update Report Tabled.

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

1. That planning permission and listed building consent for remodelling, restoration and extension to existing primary school including the provision of 6 classrooms, a full size main hall, full service kitchen, group rooms, meeting rooms, staff rooms and storage be **GRANTED**.

2 That the Corporate Director Development & Renewal is delegated power to impose conditions [and informatives] on the planning permission to secure the following matters:

3 Conditions for full planning application

1. Time Limit – three years
2. Development to be carried out in accordance with the approved plans
3. Ventilation details/ extraction system details/location of the flue
4. Contaminated Land
5. Archaeological watching brief on the development when all excavation of footings or other below ground works take place
6. No construction or storing of materials within the root protection area of the trees.
7. Construction management plan
8. Construction Hours (8am – 6pm Monday to Friday, 9am – 1pm Saturday only)

4 Informatives

1. This planning application should be read in conjunction with listed building consent PA/10/01684

5 Conditions for listed building consent

1. Time limit
2. Development to be carried out in accordance with the approved drawings

3. Materials to be submitted

6 Informatives

1. This Listed Building Consent should be read in conjunction with planning application PA/10/01683

Kevan Collins
CHIEF EXECUTIVE

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