

**DEVELOPMENT COMMITTEE**

**HELD AT 7.00 P.M. ON WEDNESDAY, 15 DECEMBER 2010**

**DECISIONS ON PLANNING APPLICATIONS**

**COUNCILLOR JUDITH GARDINER IN THE CHAIR**

**1. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Carli Harper – Penman and Peter Golds .

**2. DECLARATIONS OF INTEREST**

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

<b>Councillor</b>	<b>Item(s)</b>	<b>Type of interest</b>	<b>Reason</b>
Mohammed Abdul Mukit	6.1	Personal	Ward Member
Ann Jackson	7.1	Personal	Had received representations from interested parties

**3. UNRESTRICTED MINUTES**

The Committee **RESOLVED**

That the unrestricted minutes of the meeting of the Committee held on 10 November 2010 be agreed as a correct record and signed by the Chair subject to the following action -

Item 7.3 Cutty Sark House, Urdine Road, London.

Democratic Services to confirm whether Councillor Oliur Rahman requested to speak on this item or another item.

**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**

### **6.1 Site at 60 to 61 Squirres Street & 52 Florida Street, E2 6AJ**

It was noted that Councillors Judith Gardiner and Stephanie Eaton were not able to vote on this item 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**

That 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 **REFUSED** for the following reasons:

1. The proposal by virtue of its height, scale and bulk would result in overdevelopment of the site and any of the problems that are typically associated with overdevelopment. As such, the proposal is therefore contrary to policies 3A.3 of the London Plan (2008); policies SP02 & SP10 of the adopted Core Strategy (2010); 'saved' policy DEV1 of the Council's Unitary Development Plan (1998) and policies DEV2 & HSG1 of the Council's Interim Planning Guidance (2007) which seeks to ensure developments are suitably located and provide an acceptable standard of accommodation.
2. The proposed development would result in unacceptable loss of daylight and sunlight to nearby residential properties and as such is contrary to policy SP10 of the adopted Core Strategy (2010); 'saved' policy DEV2 of the adopted Tower Hamlets Unitary Development Plan 1998 and policy DEV1 of Council's Interim Planning Guidance which seek to ensure that development does not have an adverse impact upon the amenity value to neighbouring properties.
3. The proposed development would result in undue overlooking and loss of privacy to nearby residential properties and as such is contrary to policy SP10 of

the adopted Core Strategy (2010); 'saved' policy DEV2 of the adopted Tower Hamlets Unitary Development Plan 1998 and policy DEV1 of Council's Interim Planning Guidance which seek to ensure that development does not have an adverse impact upon the amenity value to neighbouring properties.

## 7. PLANNING APPLICATIONS FOR DECISION

### 7.1 Cutty Sark House, Undine Road, London

Update report tabled.

On a unanimous vote the Committee **RESOLVED**

1. That planning permission for the demolition of existing building and erection of two buildings (1 x 4-storey and 1 x 5-storey) to provide 25 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-five units (100% of the development) is secured as affordable housing, with a tenure split of 64% social rent to 36% 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 (26<sup>th</sup> January 2011) 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 be the Corporate Director Development & Renewal

**Kevan Collins**  
**CHIEF EXECUTIVE**

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