

**STRATEGIC DEVELOPMENT COMMITTEE**

**HELD AT 7.00 P.M. ON THURSDAY, 15 SEPTEMBER 2011**

**DECISIONS ON PLANNING APPLICATIONS**

**1. APOLOGIES FOR ABSENCE**

Apologies for absence were received on behalf of Councillor Dr Emma Jones, for whom Councillor Peter Golds was deputising.

**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>
Khales Uddin Ahmed	7.2	Personal	He was a member of Poplar HARCA Board.
Bill Turner	7.1	Personal	Had received representations from interested parties for and against the application.
Helal Abbas	7.1	Personal	Had received representations from interested parties for and against the application.
Carlo Gibbs	7.1/7.2	Personal	Had received representations from interested parties for and against the applications.
Peter Golds	7.1	Personal	Had received representations from interested parties for and against the applications.

### 3. UNRESTRICTED MINUTES

Councillor Bill Turner asked that it be noted that the Planning Officer had made the point that there had been inaccurate information put forward in the National Rail statement regarding the application concerning the redundant railway viaduct north of Pooley House, Westfield Way, London (PA/10/01458).

The Committee **RESOLVED**

That the unrestricted minutes of the meeting of the Committee held on 4<sup>th</sup> August 2011 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, together with details of persons who had registered to speak at the meeting.

### 6. DEFERRED ITEMS

#### 6.1 PA/10/01458 – Redundant Railway viaduct, North of Pooley House, Westfield Way

On a unanimous vote the Committee **RESOLVED**

That the application for planning permission at the redundant railway viaduct north of Pooley House, Westfield Way, London (PA/10/01458) for the erection of two separate four storey podium blocks of Student Apartments be **REFUSED**, subject to any direction by the Mayor of London, for the following reasons:

1. The scheme would result in an overconcentration of student housing within the area and fail to provide an appropriate mixed and balance of housing, including a failure to provide family housing. As such the scheme is contrary to policies 3.9 and 7.1 of the adopted London Plan 2011 and policies SP02 and SP12 of the Core Strategy Development Plan Document 2010, which seek to ensure places have a range and mix of dwelling types and tenures to promote balanced and socially mixed communities.
2. The scheme would have a detrimental impact on the amenity of the residents of the surrounding area due to the increased potential of late night disturbance from the occupation of the student housing. As such the scheme is contrary to policies SP02 and SP10 of the Core Strategy Development Plan Document 2010, saved policies DEV2 of the adopted Unitary Development Plan 1998 and policies DEV1 of the Council's Interim Planning Guidance 2007, which seek to protect the amenity of occupants and the surrounding area.
3. The proposal would represent an over-development of this restricted site, resulting in a built form of excessive scale, bulk and inappropriate design, leading to an overbearing form of development and an unacceptable loss of daylight, outlook and increased enclosure with inadequate opportunities for meaningful landscaping, contrary to policies 3.4, 7.1, 7.4 and 7.5 of the adopted London Plan 2011, policy SP10 of the Council's Core Strategy Development Plan Document 2010 and saved policies DEV1, DEV 2 and DEV 12 of the adopted Unitary Development Plan 1998, which seek to ensure that development is appropriate to its context and maintains the amenity of neighbouring residents and the surrounding environment.

## **7. PLANNING APPLICATIONS FOR DECISION**

### **7.1 PA/11/00163 - Tower House, 38-40 Trinity Square, London EC3N 4DJ**

On a unanimous vote the Committee **RESOLVED**

That the application for planning permission at Tower House, 38-40 Trinity Square, London, EC3N 4DJ, (PA/11/00163) for the erection of a 9-storey building with basement, comprising a 370 room hotel (Use Class C1) with associated ancillary hotel facilities including café (Use Class C1), bar (Use Class A4) and meeting rooms (Use Class B1) with plant and storage at basement and roof level be **DEFERRED** for consideration at the next meeting of the Committee to enable:

1. a site meeting to be held so that Members may better acquaint themselves with the impact of the proposed development on the surrounding area;
2. the provision of more detailed visual images of the proposed development.

### **7.2 PA/10/2093 – Tweed House, Teviot Street, E14**

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

- (1) That planning permission be **GRANTED** at Tweed House, Teviot Street, E14 (PA/10/2093) for the demolition of existing building and associated garage buildings; partial demolition of the adjacent towpath wall and the erection of a new residential development to provide 115 units (comprising 33 x 1 bed, 43 x 2 bed, 31 x 3 bed, 7 x 4 bed and 1 x 5 bed), 1 disabled parking space, 166 cycle parking facilities, landscaped open space and private amenity space, subject to any direction by the Mayor of London; the prior completion of a legal agreement to secure planning obligations and to the planning conditions and informatives as set out in the circulated report and amended by the update report **Tabled** at the meeting.
- (2) That the use of financial contributions contained in the legal agreement referred to in resolution (1) above, regarding community facilities and child playspace facilities be prioritised towards schemes in the East India & Lansbury and Bromley by Bow Wards only.
- (3) That the Permit Transfer Scheme applies to the new development.
- (4) That the Corporate Director of Development & Renewal be delegated powers to negotiate the legal agreement indicated above.
- (5) That the Head of Development Decisions be delegated power to impose planning conditions and informatives on the planning permission to secure the matters listed in the circulated report.
- (6) That, if by 15 December 2011 the legal agreement has not been completed to the satisfaction of the Chief Legal Officer, the Head of Planning and Building Control be delegated power 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.)