

STRATEGIC DEVELOPMENT COMMITTEE

HELD AT 5.30 P.M. ON THURSDAY, 4 AUGUST 2011

DECISIONS ON PLANNING APPLICATIONS

1. ELECTION OF VICE-CHAIR

It was proposed by Councillor Carlo Gibbs, seconded by Councillor Khales Uddin Ahmed and **RESOLVED**

That Councillor Bill Turner be elected Vice-Chair of the Strategic Development Committee for the remainder of the Municipal Year 2011/2012.

2. APOLOGIES FOR ABSENCE

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

3. 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
Helal Abbas	9.1	Personal	Had received representations from interested parties.
	9.2	Personal	Ward Councillor. Member of the previous Committee where application was considered (Strategic Development Committee meeting 12 th May 2011)
Bill Turner	9.1	Personal	Had received representations from interested parties.

4. UNRESTRICTED MINUTES

The Committee **RESOLVED**

That the unrestricted minutes of the meeting of the Committee held on 12th May 2011 be agreed as a correct record and signed by the Chair.

5. 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

6. STRATEGIC DEVELOPMENT COMMITTEE PROCEDURAL MATTERS

6.1 Strategic Development Committee Terms of Reference, Quorum, Membership and Dates of Meetings

RESOLVED

That the Terms of Reference, Quorum, Membership and dates of meetings of the Strategic Development Committee for the Municipal Year 2011/2012 be noted as set out in the report.

7. 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.

8. DEFERRED ITEMS

Nil items.

9. PLANNING APPLICATIONS FOR DECISION

9.1 PA/10/01458 - Redundant Railway Viaduct North of Pooley House, Westfield Way, London

Update Report Tabled.

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

That the Officer recommendation to grant planning permission for Redundant Railway Viaduct North of Pooley House, Westfield Way, London (PA/10/01458) be **NOT ACCEPTED**

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

- Over concentration of student housing in the area. Need for a more balanced mix of housing in the area (i.e. family sized housing).
- Impact on the area in terms of the potential for late night disturbance.
- Accuracy of the transport assessment
- Adequacy of the emergency access/fire safety plans and disabled access.
- Impact on the ecology of area.
- Overdevelopment of the site in terms of bulk and scale of the development.

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.

9.2 PA/10/02764 & PA/10/02765 - Land bounded by Norton Folgate, Fleur De Lis Street, Blossom Street, Folgate Street, Norton Folgate, London

On a vote of 4 for and 1 against with 1 abstention the Committee **RESOLVED**

1. That planning permission and Conservation Area Consent be **GRANTED** for

- **PA/10/02764** Redevelopment of the former Nicholls and Clarke site and adjoining depot site, for commercially led mixed use purposes, comprising buildings between 4 and 9 storeys in height measuring 48.40m AOD (plus plant), to provide approximately 18,775sqm of B1 (Office); approximately 1,816sqm of A1 (Retail) and A3 (Restaurant) and approximately 710sqm of A4 (Public House), together with the recreation of a new public space (Blossom Place); provision of new access to Blossom Place; highway works and public realm

improvements to Shoreditch High Street and Blossom Street and provision of managed off-street servicing and parking facilities.

- **PA/10/02765** Conservation Area Consent for the demolition of No. 13 and No. 20 Norton Folgate, No. 2-9 Shoreditch High Street, No.16-17 and No.10 Blossom Street; partial demolition, refurbishment and conservation repair of 16-19 Norton Folgate, 5 -11a Folgate Street and 12-15 Blossom Street; and reconstruction (including façade retention) of 14-15 Norton Folgate to enable the redevelopment of the former Nicholls and Clarke site and adjoining depot site for commercially led mixed use purposes in association with planning application ref: PA/10/02764).

2. That such planning permission be subject to
 - A Any direction by The Mayor;
 - B The prior completion of a legal agreement to secure the planning obligations set out in the circulated report.
3. That the Corporate Director Development & Renewal is delegated authority to negotiate the legal agreement indicated above.
4. That the Corporate Director Development & Renewal is delegated authority to issue the planning permission and Conservation area consent and impose conditions and informatives to secure the matters set out in the circulated report.
5. That, if within 6 weeks of the receipt by LBTH of the Mayor of London's Stage II report the legal agreement has not been completed, the Corporate Director Development & Renewal is delegated the power to refuse planning permission

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

Item **Withdrawn**.

Kevan Collins
CHIEF EXECUTIVE

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