

STRATEGIC DEVELOPMENT COMMITTEE

HELD AT 7.30 P.M. ON THURSDAY, 8 DECEMBER 2011

DECISIONS ON PLANNING APPLICATIONS

1. APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of the Chair, Councillor Helal Abbas, for whom Councillor Denise Jones deputised; Councillor Dr Emma Jones, for whom Councillor Gloria Thienel deputised and Councillor Carlo Gibbs, for whom Councillor Motin Uz-Zaman deputised.

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
Judith Gardiner	6.1 & 7.1	Personal	She had received extensive lobbying about the applications but had not taken this into consideration. Is a Ward Member for this application.
	6.2	Personal	
Denise Jones	6.1 & 7.1	Personal	She had received extensive lobbying about the applications but had not taken this into consideration. Is a Ward Member for this application.
	6.1	Personal	
Khales Uddin Ahmed	6.1	Personal	Had received many representations from interested parties regarding the application.
Bill Turner	6.1	Personal	Had received many representations from interested parties regarding the application.

Motin Uz-Zaman	6.1	Personal	Had received many representations from interested parties regarding the application.
Gloria Thienel	6.1	Personal	Had received many representations from interested parties regarding the application.

3. 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

4. PROCEDURE FOR HEARING OBJECTIONS

The Committee noted the procedure for hearing objections, together with details of persons who had registered for speaking rights at the meeting.

5. DEFERRED ITEMS

Nil items

6. PLANNING APPLICATIONS FOR DECISION

7. LAND AT ROYAL MINT ST MANSELL ST AND CHAMBER ST, ROYAL MINT STREET, LONDON (PA/11/00642)

Councillor Denise Jones proposed an amendment, seconded by the Chair, which was **agreed** unanimously and is shown as resolution (2) below.

The substantive motion was then put to the vote and was declared **carried** unanimously. Accordingly it was **RESOLVED** –

- (1) That planning permission be **GRANTED** at land at Royal Mint Street, Mansell Street and Chamber Street, Royal Mint Street, London, for the redevelopment of the site for a mixed-use development comprising the erection of two buildings of between 3 and 15 storeys, providing 354 residential units (Use Class C3), a 236 room hotel together with 33 serviced apartments (Use Class C1), flexible retail/financial services/restaurant/café/ drinking establishment/health clinic/business space (1172 sqm) (Use Classes A1, A2, A3, A4, D1 and B1), restaurant, bar, gallery, leisure (731 sqm) (Use Class A3/A4/D1/D2), community uses including sports and training facilities, neighbourhood police base and office space within the railway arches (1014 sqm) (Use Class D1/D2/B1), creation of a new pedestrian link, together with associated works including landscaping, providing of parking, servicing and plant area, subject to any direction by the Mayor of London and to 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, **but further**
- (2) That the financial contribution of £50,000 towards the Legible London wayfinding scheme, as set out in head (e) of the S106 agreement be utilised for signage in East London.
- (3) That the Corporate Director Development & Renewal be delegated power to negotiate the legal agreement indicated above.
- (4) That the Corporate Director Development & Renewal be delegated power to impose planning conditions and informatives on the planning permission to secure the matters listed in the circulated report, as amended by the update report **Tabled** at the meeting.
- (5) That, if within three months of the date of this Committee the legal agreement has not been completed, the Corporate Director Development & Renewal be delegated power to refuse planning permission.
- (6) That the Corporate Director Development & Renewal provide, as soon as possible, a report concerning mechanisms for development of the relationship between the membership of the Strategic Development Committee and the Planning Contributions Overview Panel, to examine options for further Member input on S106 financial contributions. The Corporate Director to attend the meeting of the Strategic Development Committee when the report is put forward.

7.1 Land bound by Dongola Rd, Duckett St, Ben Jonson Rd & Harford St, Ocean Estate, (Site F) (PA/11/01294)

On a vote of 5 for and nil against, with 1 abstention, the Committee **RESOLVED** –

- (1) That planning permission be granted at Land bound by Dongola Road, Duckett Street, Ben Jonson Road and Harford Street, Ocean

Estate (Site F) to vary condition A1 (approved plans) of planning permission PA/09/02585 dated 23rd March 2010 to enable minor material amendments to the approved development on Site F only, involving:

- 1) Relocation of the CHP/Electrical Sub-Station and tank room;
 - 2) Removal of open deck access to courtyard elevations and introduction of enclosed corridors;
 - 3) Change of balcony details to Ben Jonson Road from cantilevered to recessed;
 - 4) Reconfiguration of the internal arrangement of the units, relocating all 3 bedroom maisonettes to ground and first floor level;
 - 5) Improvements to internal efficiency resulting in additional habitable rooms (without an increase in units);
 - 6) Corresponding changes to window locations and balcony locations;
 - 7) Removal of entrance core access ramps;
 - 8) Movement of retail wall 290mm northwards; and
 - 9) Increase in Hartford Street and Duckett Street front garden depths from 1.3m to 1.5m.
- (2) That the Corporate Director Development & Renewal be delegated power to impose conditions and informatives on the planning permission to secure the matters regarding conditions and the S106 agreement as listed in the circulated report.
- (3) That Officers note and take account of Members' view that a consensual solution is preferred in addressing matters of concern expressed by petitioners regarding noise nuisance and privacy issues.

8. OTHER PLANNING MATTERS

9. LAND AT VIRGINIA QUAY OFF NEWPORT AVENUE, NEWPORT AVENUE, LONDON, E14 (PA/11/01426)

Item withdrawn.

Aman Dalvi
INTERIM CHIEF EXECUTIVE

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