

STRATEGIC DEVELOPMENT COMMITTEE

HELD AT 5.30 P.M. ON THURSDAY, 16 AUGUST 2012

DECISIONS ON PLANNING APPLICATIONS

1. APOLOGIES FOR ABSENCE

Apologies for absence were submitted from Councillors Stephanie Eaton, Carlo Gibbs and Helal Uddin.

2. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS

There were no declarations of Disclosable Pecuniary Interests.

Councillor Zara Davis stated that she had been previously involved in a campaign against the proposals in the ASDA planning application (agenda item 7.3) and would withdraw from the meeting during consideration thereof, when Councillor Craig Aston would deputise for her for that item only.

3. UNRESTRICTED MINUTES

Councillor Bill Turner asked that the commentary regarding minute 8.2 (Orchard Wharf, Orchard Place, London [PA/11/03824]) be amended to reflect Members' decision that they had wanted to refuse the planning application.

The Committee **RESOLVED**

That, subject to the amendment shown above, the minutes of the meeting of the Committee held on 5th July 2012 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 Stroudley Walk Market, Stroudley Walk, London, E3 3EW - Outline Application (PA/10/00373)

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

(1) That the Officer recommendation to refuse the application be **NOT ACCEPTED** and that outline planning permission for demolition and redevelopment works at Stroudley Walk Market, Stroudley Walk, London, E3 (PA/10/373) be **GRANTED** for the following reasons:

1. On balance, the benefits of regenerating Stroudley Walk and the proposed amount of affordable housing, replacement of existing affordable housing stock and mix of units, as demonstrated through viability assessment is considered acceptable. As such, the proposal is in line with policies 3.8, 8.10, 3.11, 3.12, 3.13 of the London Plan (2011), saved policy HSG7 of the Council's Unitary Development Plan (1998), policies HSG2 and HSG3 of the Council's Interim Planning Guidance (2007); policy SP02 of the Core Strategy Development Plan Document (2010); and DM3 of the Draft Managing Development DPD 2011 which seek to ensure that new developments offer a range of housing choices.
2. Whilst the s106 package falls significantly short of the required amount for a development of this scale, the Council accept that the applicant's offer in light of the viability constraints identified in this proposal. The provision of affordable housing, alongside other regenerative benefits, the s106 package is considered to be acceptable in line with Regulation 122 of Community Infrastructure Levy 2010, saved policy DEV4 of the Council's Unitary Development Plan 1998, policies SP02 and SP13 of the Core Strategy 2010, which seek to secure contributions towards infrastructure and services required to facilitate the proposed development.

(2) That such planning permission be subject to the agreement of the S106 package as set out in the Committee report and to any direction by the Mayor of London.

(3) That the Corporate Director, Development and Renewal be delegated power to impose conditions and informatives on the planning permission to secure the matters set out in the Committee report.

6.2 Stroudley Walk Market, Stroudley Walk, London, E3 3EW - Full Planning Application (PA/10/00374)

On a vote of 3 for and 1 against, with two abstentions, the Committee **RESOLVED**

(1) That the Officer recommendation to refuse the application be **NOT ACCEPTED** and that full planning permission for redevelopment works at Stroudley Walk Market, Stroudley Walk, London, E3 (PA/10/374) be **GRANTED** for the following reasons:

3. Whilst the s106 package falls significantly short of the required amount for a development of this scale, the Council accept that the applicant's offer in light of the viability constraints identified in this proposal. The provision of affordable housing, alongside other regenerative benefits that will come forward with the side wide outline scheme, the s106 package is considered to be acceptable in line with Regulation 122 of Community Infrastructure Levy 2010, saved policy DEV4 of the Council's Unitary Development Plan 1998, policies SP02 and SP13 of the Core Strategy 2010, which seek to secure contributions towards infrastructure and services required to facilitate the proposed development.
4. The proposal provides an acceptable amount of affordable housing and mix of units, as demonstrated through viability assessment. As such, the proposal is in line with Planning Policy Statement 3, policies 3.8, 8.10, 3.11, 3.12, 3.13 of the London Plan (2011), saved policy HSG7 of the Council's Unitary Development Plan (1998), policies HSG2 and HSG3 of the Council's Interim Planning Guidance (2007); policy SP02 of the Core Strategy Development Plan Document (2010); and DM3 of the Managing Development DPD 2011 which seek to ensure that new developments offer a range of housing choices.

(2) That such planning permission be subject to the agreement of the S106 package as set out in the Committee report and to any direction by the Mayor of London.

(3) That the Corporate Director, Development and Renewal be delegated power to impose conditions and informatives on the planning permission to secure the matters set out in the Committee report.

7. PLANNING APPLICATIONS FOR DECISION

7.1 Cayley Primary School, Aston Street, London, E14 7NG PA/12/00920

Update report tabled.

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

- (1) That planning permission be **GRANTED** at Cayley Primary School, Aston Street, London, E14 7NG (PA/12/00920) for a 4-storey extension to join southern side of existing primary school to provide new classroom, resource accommodation, kitchen, hall and office space. New single storey extension to front of the existing building to provide teaching accommodation.
- (2) That the Corporate Director, Development and Renewal be delegated power to impose conditions and informatives to secure the matters set out in the Committee report and tabled update report.

7.2 Orchard Wharf, Orchard Place, London (PA/11/03824)

Update report tabled.

On a vote of 1 for and 3 against, with 2 abstentions, the Committee **RESOLVED**

That the Officer recommendation to grant planning permission at Orchard Wharf, Orchard Place, London (PA/11/03824) be **NOT ACCEPTED** due to Members' concerns over:

1. The impact of the development on the FAT Walk.
2. Impact from noise and general use on the biodiversity of the site and the East India Dock Basin.
3. Impact of noise on neighbours.
4. Transportation impacts.
5. Design and impact on views.

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, along with the implications of the decision.

7.3 ASDA, 151 East Ferry Road, London, E14 3BT (PA/11/3670)

Update report tabled.

On a vote of nil for and 3 against, with 3 abstentions, the Committee **RESOLVED**

That the Officer recommendation to grant planning permission at ASDA, 151 East Ferry Road, London, E14 3BT (PA/11/3670) be **NOT ACCEPTED** for the following reasons:

1. Concerns over affordable housing provision, in particular in relation to social target tenure
2. Concerns over the impact of the development on the sustainability of educational provision on the Isle of Dogs.
3. Concerns about the building height in the proposed development, having regard to related comments in the response of the Commission for Architecture and the Built Environment, as set out in the Committee report.

NOTE: The Committee further agreed that a parking management strategy should be secured as part of the S106 agreement, so as to be able to negotiate parking provision with the developers and to the deletion of the words “during the construction phase” from the financial provision relating to allocation of £352,081 for Employment Skills and Training in the S106 agreement.

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, along with the implications of the decision.

8. OTHER PLANNING MATTERS

Nil items.

Stephen Halsey
Interim Head of Paid Service

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