

**STRATEGIC DEVELOPMENT COMMITTEE**

**HELD AT 7.30 P.M. ON THURSDAY, 24 JANUARY 2013**

**DECISIONS ON PLANNING APPLICATIONS**

**1. APOLOGIES FOR ABSENCE**

Apologies for absence were received on behalf of Councillor Helal Uddin.

**2. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS**

Councillor Stephanie Eaton declared a disclosable pecuniary interest in agenda item 7.1 (Skylines Village, Limeharbour, London (PA/11/3617))

The declaration was made on the basis that she had a beneficial interest in land close to the application site. She reported that this had been recorded in the register of Member Interests. She indicated that she would leave the meeting room for the consideration of this item.

**3. UNRESTRICTED MINUTES**

The Committee **RESOLVED**

That the unrestricted minutes of the meeting of the Committee held on 13<sup>th</sup> December 2012 be agreed as a correct record and signed by the Chair subject to the inclusion of Councillor Peter Golds in the list of other Councillors in attendance.

**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 Car Park at South East Junction of Preston's Road and Yabsley Street, Preston's Road, London, E14 (PA/12/02107)

On a vote of 3 in favour, 3 against with the Chair casting a second vote in support, the Committee **RESOLVED**:

1. That the suggested reasons for refusal (paragraph 5.19-21 of the report) be **NOT ACCEPTED** and that planning permission (PA/12/02107) at Car Park at South East Junction of Preston's Road and Yabsley Street, Preston's Road London be **GRANTED** for the erection of two buildings of 7 & 26 storeys comprising 190 residential units (78 x 1 bed; 58 x 2 bed; 50 x 3 bed; 2 x 4 bed; 2 x 5 beds), 134sq.m of gym space at upper ground level, 42 car parking spaces and 244 cycling spaces at basement level, communal open space and associated works SUBJECT TO:
  2. Any direction by The London Mayor;
  3. The prior completion of a legal agreement to secure the planning obligations set out of the report;
  4. That the Corporate Director Development & Renewal be delegated power to negotiate the legal agreement indicated above acting within normal delegated authority;
  5. That the Corporate Director Development & Renewal be delegated power to impose conditions and informatives on the planning permission to secure the matters set out in the report;
  6. That, if within 3 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.

(Councillors Bill Turner and Judith Gardiner did not vote on this item as they were no present when the item was previously considered and deferred at the 13<sup>th</sup> December 2012 committee meeting)

## 7. PLANNING APPLICATIONS FOR DECISION

### 7.1 Skylines Village, Limeharbour, London (PA/11/3617)

Update report tabled.

Councillor Stephanie Eaton left the meeting room for the duration of this item only.

On a vote of 0 in favour of the Officer recommendation, 5 against and 2 abstentions, the Committee **RESOLVED:**

That the Officer recommendation to grant planning permission (PA/11/3617) at Skylines Village, Limeharbour, London **BE NOT ACCEPTED** for proposed demolition of all existing buildings within Skylines Village and the erection of buildings with heights varying from 2 to 50 storeys.

The Committee were minded to refuse the application due to concerns over:

- Height;
- Density in relation to the London Plan;
- Daylight and sunlight impact to the surrounding properties;
- Lack of child play space on site, particularly for the 11-15 age range;
- Impact on health services generally and, in particular, the existing drug services on site;
- Loss of existing employment uses on site.

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.

(The Members that voted on this item were Councillors Helal Abbas, Bill Turner, Shahed Ali, Zara Davis, Judith Gardiner, Carlo Gibbs, Dr Emma Jones)

## **7.2 Land to the south of 52 Stainsby Road to the north of 88 Stainsby Road and at the western end of Cotall Street E14 (PA/12/02856)**

Update report tabled

Councillor Stephanie Eaton rejoined the meeting for the rest of the agenda.

Councillor Bill Turner proposed an amendment to the construction hours for Saturday that they be amended from 0.800 to 13:00 to **09.00 to 13:00**. This was agreed by the committee.

On a vote of 4 in favour, 0 against and 3 abstentions, the Committee **RESOLVED:**

1. That planning permission (PA/12/02856) at Site at Land to the south of 52 Stainsby Road to the north of 88 Stainsby Road and at the western end of Cotall Street E14 be **GRANTED** for the demolition of the existing single storey temporary shower rooms south of 52 Stainsby Road and the erection of two buildings of 5, 6 and 10 storeys, one on the corner of Stainsby Road/Cotall Street and the other on the corner of Stainsby Road/Lindfield Street comprising 150 new residential

dwellings (43 x 1 bed, 64 x 2 bed, 37 x 3 bed, 4 x 4 bed and 2 x 5 bed), together with a 794 sq.m waterside centre (including associated boat storage) (Use Class D1) and café (Use Class A3), cycle parking, private amenity space and other associated works SUBJECT to.

- Condition 8 (Compliance) Hours of construction for Saturday be amended to 09.00 to 13:00.

AND:

2. Any direction by The London Mayor;
3. The prior completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) within three months of the date of this resolution, to secure the planning obligations set out in the report;
4. That the Corporate Director Development & Renewal is delegated authority to negotiate the legal agreement indicated above.
5. That the Corporate Director Development & Renewal is delegated authority to issue the planning permission and impose conditions and informatives to secure the matters set out in the report subject to the changes to the triggers for the discharge of conditions in the update.

**INTERIM CHIEF EXECUTIVE**  
**Stephen Halsey**

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