

**STRATEGIC DEVELOPMENT COMMITTEE**

**HELD AT 7.00 P.M. ON THURSDAY, 13 JUNE 2013**

**DECISIONS ON PLANNING APPLICATIONS**

**1. APPOINTMENT OF VICE-CHAIR FOR 2013/2014.**

It was proposed by Councillor Helal Abbas and seconded by Councillor Denise Jones and **RESOLVED**

That Councillor Marc Francis be elected Vice-Chair of the Strategic Development Committee for the remainder of the Municipal Year 2013/2014

**2. APOLOGIES FOR ABSENCE**

Apologies for absence were submitted on behalf of Councillors Carli-Harper Penman and Rajib Ahmed for who Councillor Joshua Peck was deputising.

**3. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS**

Councillor Joshua Peck declared a disclosable pecuniary interest in agenda items 9.2, City Pride Public House, 15 Westferry Road, London, E14 8JH (PA/12/03248) and 9.3 Island Point, Site At 443 To 451, Westferry Road, London (PA/12/03247). The declaration was made on the basis that his employer had a contract with the landowner. He indicated that he would leave the room for the consideration of these items.

**4. UNRESTRICTED MINUTES**

The Committee **RESOLVED**

That the unrestricted minutes of the meeting of the Committee held on 18<sup>th</sup> April 2013 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. 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.

## **7. STRATEGIC DEVELOPMENT COMMITTEE TERMS OF REFERENCE, QUORUM, MEMBERSHIP AND DATES OF MEETINGS**

That the Strategic Development Committee's Terms of Reference, Quorum, Membership and Dates of future meetings as set out in Appendices 1, 2 and 3 to the committee report be noted.

## **8. DEFERRED ITEMS**

Nil items

## **9. PLANNING APPLICATIONS FOR DECISION**

### **9.1 Land adjacent to Langdon Park Station, corner of Cording Street and Chrisp Street, 134-156 Chrisp Street, London E14 (PA/12/00637)**

Update Report tabled.

On a vote unanimous vote, the Committee RESOLVED:

1. That planning permission (PA/12/00637) at Land adjacent to Langdon Park Station, corner of Cording Street and Chrisp Street, 134-156 Chrisp Street, London E14 be **GRANTED** for the redevelopment of the site to provide a residential led mixed use development, comprising the erection of part 5 to 22 storey buildings to provide 206 dwellings and 129 sqm of new nursery space falling within use class D1, plus car parking spaces, cycle parking, refuse/recycling facilities and access together with landscaping including public, communal and private amenity space.

Subject to

2. Any direction by The London Mayor
3. The prior completion of a legal agreement to secure the planning obligations set out in the committee report.
4. That the Corporate Director Development & Renewal is delegated power to negotiate the legal agreement indicated above acting within normal delegated authority.
5. That the Corporate Director Development & Renewal is delegated power to impose conditions and informatives on the planning

permission to secure the matters set out in the report and the additional condition in the update.

6. Any other conditions(s) and informatives considered necessary by the Corporate Director Development & Renewal
7. That, if within 3 months of the date of this committee the legal agreement has not been completed, the Corporate Director Development & Renewal is delegated power to refuse planning permission.

## **9.2 City Pride Public House, 15 Westferry Road, London, E14 8JH (PA/12/03248)**

Councillor Joshua Peck left the meeting for the consideration of the remaining items of business.

Update Report Tabled

On a vote of 2 in favour of the Officer recommendation, 4 against and 1 abstention the Committee **RESOLVED**:

That the Officer recommendation to grant planning permission (PA/12/03248) at City Pride Public House, 15 Westferry Road, London, E14 8JH be **NOT ACCEPTED** for the erection of residential (Class C3) led mixed use 75 storey tower (239mAOD) comprising 822 residential units and 162 serviced apartments (Class C1), and associated amenity floors, roof terrace, basement car parking, cycle storage and plant, together with an amenity pavilion including retail (Class A1-A4) and open space.

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

- Height and scale in relation to the stepping down policy for tall buildings in the Canary Wharf area in Council policy.
- Density in relation to the London Plan and the number of units in the extant scheme.
- Lack of public open space.
- Housing mix and the lack of mixed tenure.

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, Zara Davis, Dr Emma Jones, Denise Jones, Marc Francis, Md. Miah Maium and Kabir Ahmed)

## **9.3 Island Point, Site At 443 To 451, Westferry Road, London (PA/12/03247)**

## Update Report Tabled

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

That planning permission (PA/12/03247) at Island Point, Site At 443 To 451, Westferry Road, London be **DEFERRED** for the erection of buildings ranging in height from 3 to 5 storeys with rooftop pavillions rising to 6 storeys, providing 173 residential units (Use Class C3) with underground parking, open space, plant and associated community building (Class D1).

The Committee were minded to defer the scheme in view of the decision to not accept the previous linked scheme City Pride Public House, 15 Westferry Road, London, E14 8JH (PA/12/03248).

(The Members that voted on this item were Councillors Helal Abbas, Zara Davis, Dr Emma Jones, Denise Jones, Marc Francis, Md. Miah Maium and Kabir Ahmed)

**STEPHEN HALSEY**  
**HEAD OF PAID SERVICES**

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