

DEVELOPMENT COMMITTEE

HELD AT 7.00 P.M. ON WEDNESDAY, 15 MAY 2013

DECISIONS ON PLANNING APPLICATIONS

Order of Business.

The order of business was varied at the meeting as follows:
Items 6.1, 6.2, 7.1,6.3,7.2. The remaining part of the agenda remained unchanged. However for ease of reference, the items in this decision notice follow the agenda order.

1. **APOLOGIES FOR ABSENCE**

Apologies for absence were submitted on behalf of Councillors Craig Aston and Denise Jones for who Councillor Khales Uddin Ahmed was deputising. Apologies for lateness was received on behalf of Councillor Anwar Khan.

2. **DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS**

No declarations of disclosable pecuniary interests were made.

However Councillor Shiria Khatun declared a personal interest in agenda item 7.2 (Units 24, 26, 28, 30 & 32, Mastmaker Road, London, E14 9UB (PA/13/00116) as she was a resident of the ward concerned.

Councillor Khales Uddin Ahmed declared a personal interest in agenda item 6.3 (Site At Bow Wharf Adjoining Regents Canal And Old Ford Road, Old Ford Road, London (PA/11/03371 - 3372 - 3373) as he had received telephone calls from interested parties.

Councillor Md. Maium Miah declared a personal interest in agenda items 6.3 (Site At Bow Wharf Adjoining Regents Canal And Old Ford Road, Old Ford Road, London (PA/11/03371 - 3372 - 3373) and 7.2 (Units 24, 26, 28, 30 & 32, Mastmaker Road, London, E14 9UB (PA/13/00116). He had received telephone calls and had been approached by interested parties.

3. **UNRESTRICTED MINUTES**

The Committee **RESOLVED**

That the unrestricted minutes of the meeting of the Committee held on 11th April 2013 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 Land adjacent to railway viaduct, Mantus Road, London (PA/12/01758)

Update Report tabled.

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

That planning permission Land adjacent to railway viaduct, Mantus Road, London (PA/12/01758) be **GRANTED** for redevelopment to provide 93 residential units in buildings ranging from three to six storeys including amenity space, landscaping, disabled car parking and cycle parking for the reasons set out in paragraph 3.0 of the 15th May 2013 Committee report subject to the conditions, informatives and planning obligations set out in the 15th May 2013 committee report.

6.2 Bath House, Dunbridge Street, London (PA/12/02632 & PA/12/02633)

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

That planning permission (PA/12/02632) and Listed building consent (PA/12/02633) at Bath House, Dunbridge Street, London be **REFUSED** for the removal of existing hipped roof to Block E and replacement with new mansard roof to provide 2 x 1 bedroom flats and 1 x 2 bedroom flat including raising the stairwells and associated works to refuse and cycle stores for the following reasons as set out in paragraph 4 of the May committee report:

Planning Permission

The proposal by reason of overdevelopment of the site resulting in the increased pressure on the existing facilities such as adequate provision for the storage of refuse and recycling and cycle parking. The proposal is therefore contrary to policy SP05(1b) of the Tower Hamlets Core Strategy (Adopted 2010), policies DM14(2) and DM22(4a) of the Managing

Development Document (2013), which require development to make adequate provision for waste and cycle storage.

The proposal by virtue of noise and disturbance created by the demolition of the existing roof and the construction of a mansard roof would be detrimental to the amenity of existing residential occupiers within the building. Insufficient information has been submitted to demonstrate how impacts on residents would be mitigated to acceptable level and as such the proposal is contrary to policy SP10(4b) of the Core Strategy (Adopted 2010) and DM25(e) of the Managing Development Document (2013).

The proposed roof extension appears excessively bulky compared to the form of the building below and those surrounding in the bathhouse complex. The addition increases the prominence of Block E, and in doing so means it does not appear subsidiary to the original Bathhouse building. The proposal is therefore considered to detract from the setting of the original Grade II Listed Bathhouse, and the other surrounding Listed Buildings. The benefits of the proposal do not outweigh the harm caused to a designated heritage asset and the proposal is contrary policy SP10 of the Core Strategy (Adopted 2010) and policies DM24 and DM27 of the Managing Development Document (2013).

Listed Building Consent

The proposed roof extension appears excessively bulky compared to the form of building below and those surrounding in the bathhouse complex. The addition increases the prominence of Block E, and in doing so means it does not appear subsidiary to the original Bathhouse building. The proposal is therefore considered to detract from the setting of the original Grade II Listed Bathhouse, and the other surrounding Listed Buildings. The benefits of the proposal do not outweigh the harm caused to a designated heritage asset and the proposal is contrary to policy SP10 of the Core Strategy (Adopted 2010) and policies DM24 and DM27 of the Managing Development Document (2013).

6.3 Site At Bow Wharf Adjoining Regents Canal And Old Ford Road, Old Ford Road, London (PA/11/03371 - 3372 - 3373)

Update report tabled.

Listed building consent

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

That listed building consent (PA/11/03372) at Bow Wharf Adjoining Regents Canal and Old Ford Road, Old Ford Road, London be **GRANTED** for proposed alterations for the stop lock listed bridge subject to the conditions and informatives set out in the 11th April 2013 committee report.

Planning permission (PA/11/03371) and conservation area consent (PA/11/03372).

Councillor Anwar Khan proposed an amendment to the s106 contributions that was seconded by Councillor Shiria Khatun and agreed by the Committee on a vote of 3 in favour and 1 against.

On a vote of 0 in favour, the suggested reasons for refusal fell.

Decision.

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

That planning permission (PA/11/03371) and conservation area consent (PA/11/03372) at Bow Wharf Adjoining Regents Canal and Old Ford Road, Old Ford Road, London be **DEFERRED** for the demolition of existing buildings to facilitate the redevelopment of the site.

The application was deferred to enable Officers to investigate the possibility of ring fencing the s106 agreement for the Bow West ward. A supplementary report would be brought back to a future meeting of the Committee setting out the implications of the proposal.

(The Members that voted on this item were Councillors Helal Abbas, Shiria Khatun, Khales Uddin Ahmed and Anwar Khan)

7. PLANNING APPLICATIONS FOR DECISION

7.1 Site at corner of King Lane and The Highway and site at 448 Cable Street (Juniper Hall) (PA/12/03138)

Update report tabled.

On a vote of 1 in favour and 1 against with the Chair using his casting vote in favour, the Committee **RESOLVED:**

1. That planning permission Site at corner of King Lane and The Highway and site at 448 Cable Street (Juniper Hall) (PA/12/03138) be **GRANTED** for the construction of a part four/part ten storey building on the corner of King David Lane and the Highway to provide 37 new residential units (comprising 8 x one bed; 21 x two bed; 7 x three bed; 1 x four bed), and the conversion of Juniper Hall to provide 2 x two residential units, together with associated works including disabled parking and cycle parking, landscaped public open space and private amenity space subject to:
2. The prior completion of a legal agreement, to the satisfaction of the Assistant Chief Executive (legal Services), to secure the matters set out in the report
3. That the Corporate Director of Development and Renewal is delegated powers to negotiate the legal agreement indicated above acting with normal delegated authority.

4. That the Assistant Chief Executive (Legal Services) is delegated power to complete the legal agreement.
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 update report.
6. That, if within three 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.

Councillor Anwar Khan joined the meeting during this item (7:25pm) therefore did not vote.

7.2 Units 24, 26, 28, 30 & 32, Mastmaker Road, London, E14 9UB (PA/13/00116)

Councillor Khales Uddin Ahmed left the meeting before the consideration of this item (8:30pm).

Update report tabled.

Councillor Anwar Khan proposed restrictions on the pupil numbers for the development and opening hours of the social enterprise uses. The amendments were seconded by Councillor Shiria Khatun and agreed by the committee on a vote of 4 in favour and 0 against.

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

1. That planning permission for Units 24, 26, 28, 30 & 32, Mastmaker Road, London, E14 9UB (PA/13/00116) be **GRANTED** for change of use of existing light industrial units (Use Class B1) (numbers 24, 26, 28, 30 and 32) to a secondary school (Use Class D1) offering vocational courses for 14-19 year olds.
2. That the Corporate Director Development & Renewal is delegated authority to recommend the conditions and informatives in relation to the matters set out in the report and update Subject to the following amendments agreed by the Committee

Pupils numbers.

- That the maximum pupil numbers at any one time be restricted to 150.
- That the overall pupil capacity be restricted to 280 pupils.

Social enterprise units.

- That the opening hours of the units be restricted to 10am to 6pm.

8. OTHER PLANNING MATTERS

8.1 Toilet Block, Poplar Recreation Ground, East India Dock Road, London E14 (PA/12/03218)

Councillor Shiria Khatun left the meeting before the consideration of this item.

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

That application regarding Toilet Block, Poplar Recreation Ground, East India Dock Road, London E14 (PA/12/03218) for the demolition of disused single storey toilet block in Poplar Recreation Ground be **REFERRED** to the Government Office for West Midlands with the recommendation that the Council would be minded to grant Conservation Area Consent subject to conditions set out in the report.

8.2 Trinity Centre, Key Close, London, E1 4HG (PA/13/00718)

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

That application at Trinity Centre, Key Close, London, E1 4HG (PA/13/00718) for listed building consent for the installation of internal steel security bars to the ground floor front elevation windows be **REFERRED** to the Government Office for West Midlands with the recommendation that the Council would be minded to grant Listed Building Consent subject to conditions set out in the report.

8.3 PLANNING APPEALS REPORT

On a unanimous vote the Committee **RESOLVED**

That the details and outcomes as set out in the report be noted.

Stephen Halsey
HEAD OF PAID SERVICES

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