

**DEVELOPMENT COMMITTEE**

**HELD AT 7.00 P.M. ON WEDNESDAY, 19 JUNE 2013**

**DECISIONS ON PLANNING APPLICATIONS**

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

It was proposed by Councillor Helal Abbas and **RESOLVED**

That Councillor Anwar Khan be elected Vice-Chair of the Development Committee for the remainder of the Municipal Year 2013/2014

**2. APOLOGIES FOR ABSENCE**

Apologies for absence were submitted from Councillor Kosru Uddin.

**3. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS**

Councillor Helal Abbas declared a personal interest in agenda item 9.4, 86 Brick Lane, London, E1 6RL (PA/13/00494, PA/13/00495). He indicated that his interest was prejudicial and that he would leave the meeting for the consideration of this item.

Councillor Judith Gardiner declared an interest in item 9.3, 225 Armagh Road (PA/13/00683) as she was a tenant of an Old Ford Housing Association property.

**4. UNRESTRICTED MINUTES**

The Committee **RESOLVED**

That the unrestricted minutes of the meeting of the Committee held on 15<sup>th</sup> May 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. DEVELOPMENT COMMITTEE TERMS OF REFERENCE, QUORUM, MEMBERSHIP AND DATES OF MEETINGS

The Committee **RESOLVED** that

That the Development Committee's Terms of Reference, Quorum, Membership and Dates of future meetings for 2013/14 as set out in Appendices 1, 2 and 3 to the report be noted.

## 7. 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.

## 8. DEFERRED ITEMS

Nil Items.

## 9. PLANNING APPLICATIONS FOR DECISION

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

Update Report Tabled.

On a vote of 0 in favour and 4 against the Officer recommendation with 1 abstention, the Committee **RESOLVED**:

That the Officer recommendation to grant Planning Permission and Conservation Area Consent (PA/11/03371 - 3372) at Site At Bow Wharf Adjoining Regents Canal and Old Ford Road, Old Ford Road, London be **NOT ACCEPTED** for the demolition of existing buildings to facilitate the redevelopment of the site to provide three buildings ranging in height from 3 - 6 storeys to provide 34 residential units comprising 10 x 1 bedroom, 15 x 2 bedroom, 4 x 3 bedroom and 5 x 4 bedroom houses, 74.8 square metres of commercial floor space to be used as either Use Class A1, A2, A3,B1 or D1, including provision of one accessible parking space, cycle parking, public and private amenity space and associated works.

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

- Height and design that would have a detrimental effect on the heritage value of the Regent's Canal Conservation Area.
- Overdevelopment of the site given the density of the proposal
- The s.106 agreement particularly the health contributions
- Lack of social housing.

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 and the implications of the decision.

(The Members that voted on this item were Councillors Helal Abbas, Anwar Khan, Tim Archer, Judith Gardiner and Gulam Robbani).

## 9.2 11 Solebay Street, London E1 4PW (PA/13/00444)

Update Report Tabled.

On a vote of 2 in favour and 3 against the Officer recommendation, the Committee **RESOLVED**:

That the Officer recommendation to grant planning permission (PA/13/00444) at 11 Solebay Street, London E1 4PW be **NOT ACCEPTED** for change of use from office/warehouse use (Use Class B1/B8) to a two form entry primary school (Use Class D1) involving minor alterations to infill existing parking and service bays and a roof-top extension providing additional teaching and external play space.

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

- Health and safety matters.
- Congestion.
- Noise and Vibration – with relation to the rooftop playspace

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 and the implications of the decision.

(The Members that voted on this item were Councillors Helal Abbas, Anwar Khan, Tim Archer, Judith Gardiner and Gulam Robbani).

## 9.3 225 Armagh Road (PA/13/00683)

Update Report tabled.

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

1. That planning permission (PA/13/00683) at 225 Armagh Road be **GRANTED** for the demolition of existing building on site and the erection of No. 8 new residential units and ancillary caretakers facility  
SUBJECT to:
2. The prior completion of a legal agreement, to the satisfaction of the Assistant Chief Executive (Legal Services) to secure the obligations 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 in the report.
6. Any other informative(s) considered necessary by the Head of Development Decisions.
7. 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 Helal Abbas (Chair) left the meeting for the remaining items of business.

As a result, Councillor Anwar Khan, (Vice-Chair) acted as Chair for the rest of the agenda.

#### **9.4 86 Brick Lane, London, E1 6RL (PA/13/00494, PA/13/00495)**

Update Report Tabled.

Councillor Anwar Khan suggested an additional condition regarding the creation of a taxi bay in view of the impact of taxi drop of/ pick ups. This was agreed by the Committee.

(The Committee voted separately on the Planning Permission and Conservation Area consent but for ease of reference they are recorded together in the decision)

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

1. That Planning Permission and Conservation Area Consent (PA/13/00494, PA/13/00495) at 86 Brick Lane, London, E1 6RL be **GRANTED** for the demolition of existing building and erection of a part 4 and part 5-storey (plus lower ground floor) building to provide a hotel (5,077sqm) and a ground floor level unit (15sqm) for use as A1 (Shops) or A2 (Financial & professional services) SUBJECT to:
  2. The prior completion of a legal agreement to secure the planning obligations set out in the report.
  3. That the Corporate Director Development & Renewal is delegated authority to negotiate the legal agreement indicated above.
  4. That if, within three months of the date of this committee meeting the

legal agreement has not been completed, the Corporate Director of Development & Renewal has delegated authority to refuse planning permission.

5. That the Corporate Director Development & Renewal is delegated power to impose conditions and informatives on the Planning Permission and Conservation Area Consent to secure the matters set out in the report.
6. AND the additional condition agreed by the Committee:
  - That the possibility of creating a taxi bay within the scheme be explored and, if possible, provided.

## **10. OTHER PLANNING MATTERS**

### **10.1 PLANNING APPEALS REPORT**

On a unanimous vote the Committee **RESOLVED**

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

### **HEAD OF PAID SERVICES**

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