

DEVELOPMENT COMMITTEE

HELD AT 7.00 P.M. ON THURSDAY, 12 SEPTEMBER 2013

DECISIONS ON PLANNING APPLICATIONS

1. APOLOGIES FOR ABSENCE

Apologies for lateness were received on behalf on Councillor Anwar Khan.

2. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS

No declarations of disclosable pecuniary interests were made.

However Councillors Helal Abbas, Kosru Uddin, Tim Archer, Gulam Robbani and Judith Gardiner declared an interest in agenda item 7.3, Units 24, 26, 28, 30 & 32, Mastmaker Road, London, E14 9UB (PA/13/01647) and item 7.4 85 - 87 New Road, London, E1 1HH (PA/13/01607). This was on the basis that the Councillors had received correspondence and had spoken to interested parties for and against the applications. Councillor Judith Gardiner also declared that she knew the applicant for item 7.3.

Councillor Anwar Khan declared an interest in agenda item 7.4 85 - 87 New Road, London, E1 1HH (PA/13/01607). This was on the basis that the Councillor was a frequent visitor of the area.

3. UNRESTRICTED MINUTES

The Committee **RESOLVED**

That the unrestricted minutes of the meeting of the Committee held on 14th August 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

7. PLANNING APPLICATIONS FOR DECISION

7.1 15-19 Rigden Street (PA/13/00188)

Update Report tabled.

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

1. That planning permission (PA/13/00188) at 15-19 Rigden Street London be **GRANTED** for the provision of an additional storey to incorporate 1 x 2 bed flat and alterations to the front elevations at first and second floors to provide new balconies subject to:
2. 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 Committee report.

Councillor Anwar Khan did not vote on this item having not been present from the beginning of the item.

7.2 429B Roman Road, London, E3 5LX (PA/13/01392)

On a vote of 2 in favour, 1 against and 2 abstentions, the Committee **RESOLVED**:

1. That planning permission (PA/13/01392) at Site at 429B Roman Road, London, E3 5LX, London be **GRANTED** for change of use of 4sq meters of estate agent (A2 Use Class) to mini cab call centre use (sui generis) at ground floor level subject to:
2. That the Corporate Director Development & Renewal is delegated power to impose conditions on the planning permission to secure the matters set out in the Committee report.

Any other planning condition(s) considered necessary by the Corporate Director of Development & Renewal.

7.3 Units 24, 26, 28, 30 & 32, Mastmaker Road, London, E14 9UB (PA/13/01647)

Update Report tabled.

On a vote of 5 in favour, 0 against and 1 abstention, the Committee **RESOLVED**:

1. That application (PA/13/01647) at Units 24, 26, 28, 30 & 32, Mastmaker Road, London, E14 9UB be **GRANTED** for the variation to condition 5 (student numbers) and condition 6 (hours of operation) of planning permission dated 10 July 2013, reference PA/13/00116 for the "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."
 - Variation of Condition 5 (Student Numbers) to limit the maximum number of students on site to 490.
 - Variation of Condition 6 (Hours of Operation) staggering the arrival time of staff and students as follows:
 - Teachers and staff - 07:00 - 23:00
 - 14 - 16 year old students - 09:30 - 15:00
 - 16 - 19 year old students - 10:00 - 15:30
 - Social enterprise units - 10:00 - 18:00
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 Committee report.

7.4 **85 - 87 New Road, London, E1 1HH (PA/13/01607)**

Update Report tabled.

On a vote of 1 in support of the Officer recommendation to refuse planning permission, 4 against, and 1 abstention the Committee **RESOLVED**:

1. That the Officer recommendation to refuse planning permission (PA/13/01607) at 85 - 87 New Road, London, E1 1HH be **NOT ACCEPTED** for change of use at 85 New Road from shop (A1 use class) to restaurant (A3 use class) with rear extension to provide waiting area, toilets (including one disabled) and seating for the existing restaurant at 87 New Road.

The Committee were minded to approve the scheme due to the following reasons:

- That the shop at 85 New Road was currently vacant and the loss of the A1 retail use was considered acceptable.
- The Committee were not convinced by the evidence that there was an over-concentration of restaurant uses in the area.
- The lack of clear policy guidance in relation to over – concentration of a specific use in an area.

In accordance with the 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 approval and conditions on the application.

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

8. OTHER PLANNING MATTERS

8.1 11-31 Toynbee Street and 65-67 Commercial Street, London E1 7NE (PA/11/2306)

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

That application (PA/11/2306) at 11-31 Toynbee Street and 65-67 Commercial Street, London E1 7NE for the demolition of the existing commercial buildings on site and redevelopment to provide a ground plus part two, part three, part four storey building comprising 5 commercial units at ground for flexible A1/A2/B1 use, 1 commercial unit at ground for flexible A1/A2/A3/B1 use and 19 residential units on upper floors and other works incidental to the application (5 x 1 bed, 11 x 2 bed, 2 x 3 bed and 1 x 4 bed) be **REFERRED** to the Secretary of State with the recommendation that the council would be minded to grant Conservation Area Consent subject to conditions set out in the Committee report.

8.2 Poplar Baths, 170 East India Dock Road, London E14 0EH (PA/13/01581)

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

That application (PA/13/01581) at Poplar Baths, 170 East India Dock Road, London E14 0EH for the alterations to rear elevation, basement and ground floor to facilitate the creation of new electricity sub-station to serve the Poplar Baths and surrounding buildings be **REFERRED** to the Secretary of State for Communities and Local Government with the recommendation that the council would be minded to grant Conservation Area Consent subject to conditions set out in the Committee 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.

HEAD OF PAID SERVICE AND CORPORATE DIRECTOR – COMMUNITIES, LOCALITIES AND CULTURE.

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