

## DEVELOPMENT COMMITTEE

HELD AT 7.00 P.M. ON WEDNESDAY, 9 OCTOBER 2013

### DECISIONS ON PLANNING APPLICATIONS

#### 1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Kosru Uddin.

#### 2. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS

No declarations of disclosable pecuniary interests were made.

Councillor Judith Gardiner declared an interest in agenda item 6.2, Dame Colet and Haileybury Centre, Ben Jonson Road, London E1 3NN (PA/13/01433). This was on the basis that the Councillor was a ward Councillor and had been lobbied on the application.

Councillors Helal Abbas and Gulam Robbani declared an interest in agenda item 6.4, Shoreditch Station, Pedley Street, London E1 (PA/12/02661 and PA/12/03383). This was on the basis that the Councillors had received correspondence and had spoken to interested parties for and against the application, but had not expressed an opinion.

#### 3. UNRESTRICTED MINUTES

The Committee **RESOLVED**

That the unrestricted minutes of the meeting of the Committee held on 12<sup>th</sup> September 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. PLANNING APPLICATIONS FOR DECISION

### 6.1 65 Tredegar Square, London, E3 (PA/13/633 & PA/123/634)

Update Report tabled.

On a vote of 1 in favour of the Officer recommendation, 3 against and 2 abstentions the Committee **RESOLVED**:

That the Officer recommendation to refuse planning permission and conservation area consent (PA/13/633 & PA/123/634) at 65 Tredegar Square, London, E3 4 be **NOT ACCEPTED** for the erection of 8 no self contained houses with 2 no on site car parking spaces (Full planning permission) and demolition of existing warehouse (Conservation Area Consent PA/13/634).

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

- That the application would provide much needed family housing with amenity space in accordance with the policies in the Council's Core Strategy and the Development Plan for Bow that promoted such housing. On balance, this outweighed the failure to provide any one bed units as required in policy.
- The innovative design that related well to the surrounding Tredegar Square Conservation area.
- That there was no objection in principle to the redevelopment of the site and there would be no demonstrable harm to the amenity of the adjoining occupiers, as concluded in the Officers report.
- That any symptoms of overdevelopment were outweighed by the benefits of the scheme.

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, Gulam Robbani and Harun Miah)

### 6.2 Dame Colet And Haileybury Centre, Ben Jonson Road, London E1 3NN (PA/13/01433)

Update Report tabled.

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

1. That planning permission (PA/13/01433) at Dame Colet And Haileybury Centre, Ben Jonson Road, London E1 3NN be **GRANTED** for the demolition of Dame Colet House and Haileybury Centre and erection of two four storey residential blocks to provide 40 affordable housing units together with the erection of a three storey youth, sport and community centre building with associated landscaping, car parking and other ancillary works subject to:
2. 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 and non-financial obligations as set out in the Committee report.
3. That the Corporate Director, Development & Renewal and Assistant Chief Executive (Legal Services) is delegated authority to negotiate and approve the legal agreement indicated above.
4. 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.

### **6.3 Old Poplar Baths and rear ball court, East India Dock Road & Lawless Street, London E14 0EH (PA/13/01432)**

Update Report tabled.

On a vote of 3 in favour, 1 against and 2 abstentions, the Committee **RESOLVED:**

1. That planning permission (PA/13/01432) at Old Poplar Baths and rear ball court, East India Dock Road & Lawless Street, London E14 0EH be **GRANTED** for demolition of existing garages and ball court and erection of 10 storey residential block to provide 60 affordable housing units; internal and external alterations and refurbishment to Poplar Baths to reinstate the main pool and create a new learner pool; demolition of chimney and associated ancillary works to provide indoor wet and dry sports and leisure facilities, roof top games area plus ancillary landscaping and vehicular parking, subject to
2. 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 and non-financial obligations as set out in the Committee report.
3. That the Corporate Director, Development & Renewal and Assistant Chief Executive (Legal Services) is delegated authority to negotiate and approve the legal agreement indicated above.
4. 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.

#### **6.4 Shoreditch Station, Pedley Street, London E1 (PA/12/02661 and PA/12/03383)**

Update Report tabled.

The Officers recommendation had been amended to remove the reason for refusal in relation to the proposed A3 use as this had been removed from the scheme and to omit the application for conservation area consent as this application had been withdrawn by the applicant as detailed in the tabled update report.

On a vote of 3 in favour, 2 against and 1 abstention, the Committee **RESOLVED:**

That planning permission (PA/12/02661) at Shoreditch Station, Pedley Street, London E1 be **REFUSED** for the partial demolition of former Shoreditch Station building, with retention of brick facade, and erection of a new 6 storey building to include retail, cafe, office, and art display and studio space (Use Class A1, A3, B1 and D1) at lower ground, ground and first floor level and 9 residential units (Use Class C3) at second to fifth floor level, comprising 2 x 1 bed, 4 x 2 bed and 3 x 3 bed units (amended proposal) for the reasons set out below:

- It is considered that the former Shoreditch Station building makes a positive contribution to the character and appearance of the Brick Lane and Fournier Street Conservation Area and the proposed demolition of substantial elements of the building would fail to protect and enhance the character and appearance of the Conservation Area. Furthermore, it is considered that the public benefits that would be brought by the proposed development are not sufficient to outweigh the harm to the Conservation Area that would be caused by the proposal. As such, the proposal is contrary to Policy SP10(2) of the Council's adopted Core Strategy (2010), Policy DM27(3) of the Council's adopted Managing Development Document (2013) and government guidance set out in Section 12 of the National Planning Policy Framework (2012).
- Based on the information submitted, the proposed development would fail to adequately protect future residential occupants from unacceptable levels of noise and vibration, to the detriment of residential amenity. The proposal is therefore contrary to Policy SP10(4) of the Council's adopted Core Strategy (2010) and Policy DM25 of the Council's adopted Managing Development Document (2013) require development to protect, and where possible improve, the amenity of surrounding existing and future residents and building occupants, as well as the amenity of the surrounding public realm.

#### **6.5 87 New Road, London, E1 1HH (PA/13/01566)**

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

That planning permission (PA/13/01566) at 87 New Road, London, E1 1HH be **GRANTED** for the variation of condition 3 of Planning Permission dated 06/02/2009 Ref: PA/08/02662 to extend the hours of operation from between 10.00 am to 10.00 pm to between 11.30 am to 11.30 pm on any day for the following reason.

The proposed variation of condition 3 of planning permission ref: PA/08/02662 to extend the hours of operation of the restaurant is not considered to have a significant impact on the amenity of residential occupiers in the immediate vicinity and is therefore considered acceptable and in accordance to policies SP01(2ci), SP03(2b) and SP10(4) of the Council's adopted Core Strategy (2010) and Policy DM25 of the Council's adopted Managing Development Document (2013). These policies require development to protect, and where possible improve, the amenity of surrounding existing and future building occupants, as well as the amenity of the surrounding public realm.

## **7. DEFERRED ITEMS**

### **7.1 85 - 87 New Road, London, E1 1HH (PA/13/01607)**

Update Report tabled.

On a vote of 3 in favour, 1 against and 1 abstention, the Committee **RESOLVED**:

That planning permission (PA/13/01607) at 85 - 87 New Road, London, E1 1HH be **GRANTED** 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 subject to the conditions set out in the committee report with the alterations to the conditions in the update report.

## **8. OTHER PLANNING MATTERS**

### **8.1 Poplar Baths, 170 East India Dock Road, London E14 0EH (PA/13/01441)**

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

That the application (PA/13/01441) at Poplar Baths, 170 East India Dock Road, London E14 0EH for listed building consent for internal and external alterations and refurbishment to Poplar Baths building including demolition of chimney and associated ancillary works to facilitate re-opening of baths as leisure centre and swimming pools be **REFERRED** to the Secretary of State for Communities and Local Government with the recommendation that the Council would be minded to grant Listed Building Consent subject to conditions as set out in the committee report.

### **8.2 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.)