

DEVELOPMENT COMMITTEE

HELD AT 7.00 P.M. ON WEDNESDAY, 11 DECEMBER 2013

DECISIONS ON PLANNING APPLICATIONS

The order of business was varied at the meeting so that agenda item 6.3 Calders Wharf, Saunders Ness Road, London, E14 3EA (PA/12/02784 and PA/12/02785) was considered as the first planning application for decision. The remaining items of business followed the agenda order.

ORDER OF BUSINESS.

1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS

No declarations of disclosable pecuniary interests were made.

Councillors Helal Abbas declared an interest in agenda items 6.2, 6 Boulcott Street, London, E1 0HR (PA/13/00697) and 6.5 St Clement's Hospital Site , 2 Bow Road, London E3, (PA/13/1532, PA/13/1533 and PA/13/1534). This was on the basis that the Councillor had received correspondence from interested parties.

2. MINUTES OF THE PREVIOUS MEETING(S)

The Committee **RESOLVED**

That the minutes of the meeting of the Committee held on 26th November 2013 be agreed as a correct record and signed by the Chair.

3. 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

4. PROCEDURE FOR HEARING OBJECTIONS AND MEETING GUIDANCE

The Committee noted the procedure for hearing objections, together with details of persons who had registered to speak at the meeting.

5. DEFERRED ITEMS

Nil Items.

6. PLANNING APPLICATIONS FOR DECISION

6.1 213-217 Bow Road, London, E3 2SJ (PA/13/00862 and PA/13/00863)

Update Report tabled.

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

1. That planning permission and conservation area consent (PA/13/00862 and PA/13/00863) at 213-217 Bow Road, London, E3 2SJ be **GRANTED** for the demolition of existing warehouse building and erection of three blocks of three, four and six storeys to provide 36 dwellings together with ancillary parking and landscaping 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 set out in the committee report.
3. That the Corporate Director, Development & Renewal and Head of 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 conservation area consent and impose conditions plus informative to secure the matters set out in the committee report.
5. That, if within 3 months of the date of this committee the legal agreement referred to in paragraph 3.2 of the committee report has not been completed, the Corporate Director Development & Renewal is delegated power to refuse planning permission

6.2 6 Boulcott Street, London, E1 0HR (PA/13/00697)

Councillors Anwar Khan and Rajib Ahmed left the meeting at 8pm (after the consideration of items 6.1 and 6.3).

Update Report tabled.

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

1. That planning permission (PA/13/00697) at 6 Boulcott Street, London, E1 0HR be **GRANTED** for the demolition of existing building and

redevelopment to provide an 8 storey building with a social club (Use Class D2) on the ground and 1st floor with residential (Use Class C3) above, comprising 25 units (9 x 1 bed, 13 x 2 bed and 3 x 3 bed) SUBJECT to:

2. The prior completion of a legal agreement, to the satisfaction of the Head of Legal Services (Environment) to secure the planning obligations set out in the committee report.
3. 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
4. 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.

6.3 Calders Wharf, Saunders Ness Road, London, E14 3EA (PA/12/02784 and PA/12/02785)

Update Report tabled.

Planning Permission.

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

1. That planning permission (PA/12/02784) at Calders Wharf, Saunders Ness Road, London, E14 3EA be **GRANTED** for the redevelopment of Calders Wharf community centre comprising the demolition of the existing building (387sq.m GIA) (Use Class D1) and adjacent boundary wall, railings and planters, the construction of a four storey building to provide a new Community Centre and children's play group facility (494 sqm GIA) (Use Class D1) and 25 new residential units (9x1 bedroom; 11x2 bedroom; 5x3 bedroom) with associated disabled parking and cycle parking, landscaped public open space, private amenity space and other associated works SUBJECT to:
2. The prior completion of a legal agreement to the satisfaction of the Head of Legal Services (Environment) to secure the planning obligations set out in the committee report and the update report.
3. That the Head of Legal Services (Environment) is delegated power to negotiate the legal agreement indicated above.
4. 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 and the update report.

Conservation area consent.

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

5. That conservation area consent (PA/12/02785) at Calders Wharf, Saunders Ness Road, London, E14 3EA be **GRANTED** for the demolition of an existing modern constructed, single storey community building (387 sq.m. GIA, Use Class D1) (the Calders Wharf Community Centre), a 2.4 metre high brick boundary wall, railings and planters and tree removal.
6. 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. That if within 3 months of the date of this committee the legal agreement has not been completed, the Corporate Director Development and Renewal is delegated power to refuse planning permission.

6.4 Cutty Sark House, Undine Road, London, E14 9UW (PA/13/01306)

Update Report tabled

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

1. That planning permission (PA/13/01306) at Cutty Sark House, Undine Road, London, E14 9UW be **GRANTED** for the demolition and redevelopment of Cutty Sark House to provide 36 dwellings in two buildings of four and five storeys, together with landscaping, four disabled parking bays and associated works SUBJECT to:
2. The prior completion of a legal agreement to secure the planning obligations set out in the committee report.
3. 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.

6.5 St Clement's Hospital Site , 2 Bow Road, London E3, (PA/13/1532, PA/13/1533 and PA/13/1534)

On a unanimous vote the Committee **RESOLVED**

1. That planning permission (PA/13/01532), Conservation Area Consent (PA/13/001534) and Listed Building Consent (PA/13/01533) at St Clement's Hospital Site , 2 Bow Road, London E3, be **GRANTED** for:

PA/13/01532: Full planning permission for the redevelopment of the Grade II listed former St Clement's hospital site comprising the part demolition (and infill of associated basements), part refurbishment and change of use of the existing hospital buildings and the construction of eight new buildings between two and nine storeys high to accommodate 252 residential units, 306 sqm (GIA) community floorspace (D1 Use Class), 174 sq m (GIA) commercial floorspace

(B1/A2 Use Class), 69sqm (GIA) café/restaurant (A3/A4 Use Class,) 32 parking spaces, cycle parking, refuse storage, plant equipment, private and communal amenity space and associated works.

PA/13/001534: Conservation area consent for the demolition of unlisted buildings (post-dating 1948) and removal of and works to trees in association with the redevelopment of Grade II listed St Clement's site.

PA/13/01533: Listed building consent for the demolition of the Timber Building, Catering Department, Nurses Home and Old Boiler House; the limited partial demolition of the Laundry building, the Bungalow, Administration Block, North Block, South Block, Generator and boundary walls; and the repair and conversion of the retained listed buildings in association with the planning application for the redevelopment of the St Clement's hospital site.

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 committee report.
6. 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

7. OTHER PLANNING MATTERS

7.1 PLANNING APPEALS REPORT

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

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

8. UPDATE REPORT

**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.)