

**DEVELOPMENT COMMITTEE**

**HELD AT 7.00 P.M. ON WEDNESDAY, 9 APRIL 2014**

**DECISIONS ON PLANNING APPLICATIONS**

**1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS**

No declarations of disclosable pecuniary interests were made.

**2. MINUTES OF THE PREVIOUS MEETING(S)**

The Committee **RESOLVED**

That the minutes of the meeting of the Committee held on 12<sup>th</sup> March 2014 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**

**5.1 Coborn Arms, 6-10 Coborn Road, London, E3 2DA (PA/13/02287)**

On a vote of 2 in favour of the Officer recommendation to approve planning permission and 3 against, the recommendation was not accepted.

On a vote of 3 in favour to refuse planning permission and 2 against the Committee **RESOLVED**:

That planning permission at Coborn Arms, 6-10 Coborn Road, London, E3 2DA (PA/13/02287) be **REFUSED** for the erection of single storey side extension to existing kitchen at rear with new extract system; partial demolition of existing side extension at rear and erection of new extension to form new orangery dining area and herb garden; erection of single storey side/rear extension to existing bar; installation of new air-conditioning units and condensers onto existing flat roof for the following reasons

The proposed extension to the public house would result in an increase in late evening noise, disturbance and general activity within the forecourt and in the vicinity of the premises and thus lead to an unacceptably harmful effect on the living conditions and amenity of the adjoining residential occupiers. This would be contrary to the general principles of the National Planning Policy Framework (2012), policy 7.15 of the London Plan (2011), policy SP03(2B) of the Core Strategy (2010), and policies DM8 and DM25 of the 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.

Councillor Khales Uddin Ahmed did not vote on this application having not been present at the previous Committee meeting where the item was considered.

## **5.2 375 Cable Street, London, E1 0AH (PA/13/02251)**

Update Report

On a vote of 2 in favour of the Officer recommendation to refuse planning permission and 4 against the recommendation was not accepted.

On a vote of 4 in favour to approve planning permission and 2 against the Committee **RESOLVED**:

That planning permission at 375 Cable Street, London, E1 0AH (PA/13/02251) be **GRANTED** for the variation of condition 3 of planning permission granted by the Secretary of State for Communities and Local Government on 30th March 2011, reference APP/E5900/A/10/2141935/NWF, LBTH reference PA/07/03290, to allow opening hours from 9am - 10pm Sunday to Thursday and 9am - 11pm Fridays and Saturdays SUBJECT to the following condition:

*The premises shall be closed to customers outside the following times: 09:00 to 22:00 Sunday to Thursday; and 09:00 to 23:00 on Fridays and Saturdays.*

Councillor Khales Uddin Ahmed did not vote on this application having not been present at the previous Committee meeting where the item was considered.

## **5.3 93 New Road, London, E1 1HH (PA/13/02318)**

Councillor Haran Miah left the meeting before the consideration of this item.

On a vote of 1 in favour of the Officer recommendation to approve planning permission and 4 against the recommendation was not accepted.

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

That planning permission at 93 New Road, London, E1 1HH (PA/13/02318) be **REFUSED** for the proposed change of use from a retail shop A1 into a restaurant A3 and Installation of extract flue at rear for the following reason:

The proposed restaurant would add to the proliferation this use along New Road. This will result in an over-concentration of this type of use and detract from the objectives of Core Strategy policy SP01, which seeks to promote a vibrant mix of uses in the designated Tower Hamlets Activity Area. The over-concentration of restaurant uses in the area will lead to adverse impacts on residential occupiers of the area in terms of increased noise & disturbance from patrons coming and going and Anti-Social Behaviour arising from the activities based on the evidence of local residents. The proposal is therefore contrary to the objectives of policies SP01(2c) of the adopted Core Strategy (2010) and policy DM1(4) of the adopted Managing Development (2013).

Councillor Gulam Robbani did not vote on this item having not been present at the previous meeting when the item was discussed.

## **6. PLANNING APPLICATIONS FOR DECISION**

### **6.1 Wood Wharf, Preston's Road E14 (PA/13/02974)**

Update Report Tabled.

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

That planning permission at Wood Wharf, Preston's Road E14 (PA/13/02974) be **GRANTED** for the temporary change of use to Class D1 (non-residential institution) and D2 (assembly and leisure), up to 2,400 sq.m of Class A3 (restaurants and cafes) and A4 (drinking establishments) floor space (including food markets) and sui generis (theatre, outdoor exhibition/sporting uses (falling outside of Class D1) and ancillary uses to comprise no more than 14,999 sq.m of enclosed floor space; erection of a temporary bridge; erection of temporary structures; works of hard and soft landscaping, parking and other works incidental to the application for a limited period until 28th February 2016 SUBJECT to conditions and informatives and S106 Obligations set out in the Committee Report.

## **7. OTHER PLANNING MATTERS**

Nil Items.

**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.)