

DEVELOPMENT COMMITTEE

HELD AT 7.00 P.M. ON WEDNESDAY, 25 JUNE 2014

DECISIONS ON PLANNING APPLICATIONS

1. ELECTION OF VICE-CHAIR OF THE COMMITTEE 2014/15

It was proposed by Councillor Shiria Khatun, seconded by Councillor Sirajul Islam and **RESOLVED**

That Councillor Marc Francis be elected Vice-Chair of the Development Committee for the remainder of the Municipal Year 2014/2015

2. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS

No declarations of disclosable pecuniary interests were made.

3. MINUTES OF THE PREVIOUS MEETING(S)

The Committee **RESOLVED**

That the minutes of the meeting of the Committee held on 7th May 2014 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 AND MEETING GUIDANCE

The Committee noted the procedure and guidance.

6. DEVELOPMENT COMMITTEE TERMS OF REFERENCE, QUORUM, MEMBERSHIP AND DATES OF MEETINGS

The Committee **RESOLVED**

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

7. DEFERRED ITEMS

Nil Items.

8. PLANNING APPLICATIONS FOR DECISION

8.1 Land at rear of 60 Jubilee Street, London (PA/13/02667)

Update Report tabled.

The Committee agreed to amend the hours of construction for Saturdays to start at 8am with no loud machinery before 9am (being defined by the use of power tools or machinery) to protect amenity given the proximity of the development to residential properties.

The Committee also agreed to remove the Car Free agreement with respect of the future occupiers of the 6 flats within 60 Jubilee Street from the planning obligations as it would not be necessary in planning terms to retrospectively secure the existing units as car free.

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

1. That planning permission (PA/13/02667) at Land at rear of 60 Jubilee Street, London (PA/13/02667) be **GRANTED** for the erection of a 2 storey, 4 bedroom wheelchair accessible dwelling with one car parking space 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 subject to the following amendment:
 - Removal of the Car Free agreement with respect of the future occupiers of the 6 flats within 60 Jubilee Street.
3. That the Corporate Director, Development & Renewal 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 Committee Report

subject to the following amendment in respect of the hours of construction.

- hours of construction on Saturday to start at 8am with no loud machinery before 9am (being defined by the use of power tools or machinery).

8.2 97-99 Sclater Street, London, E1 6HR (PA/14/00128)

Update Report tabled.

On a vote of 4 favour and 2 abstentions, the Committee **RESOLVED:**

That Advertisement Consent at 97-99 Sclater Street, London, E1 6HR (PA/14/00128) be **REFUSED** for internally illuminated display signage to advertise the Cinema premises for the reason set out in the Committee report as follows:

The up-riser component of the signage is located at first floor level on the host building which makes it appear unduly prominent. This part of the signage detracts from the uncluttered appearance of the upper floors of the building and the terrace of which it forms a part. The horizontal component of the signage has a boxy form that runs across the pair of buildings removing the delineation of two discrete shop fronts with signage zones and traditional features such as console brackets.

The signage has an unacceptable impact on the visual amenity of the area and detracts from the character and appearance of the Fournier Street / Brick Lane Conservation Area. The proposal is contrary to Policy DM23 of the Adopted Managing Development Document (2013).

8.3 Car Park, Cygnet Street, London (PA/13/02529)

Update Report tabled.

The Committee agreed to amend the hours of construction for Saturdays to start at 8am with no loud machinery before 9am (being defined by the use of power tools or machinery) to protect amenity given the density of the surrounding area and proximity of the development to residential properties.

Officers also clarified that the split in the 36% affordable housing should read 13 units with a 77%/23% split in favour of affordable rent.

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

1. That the planning permission at Car Park, Cygnet Street, London (PA/13/02529) be **GRANTED** for the Erection of a building up to six storeys to provide basement gym (Use Class D2), ground floor commercial (Use Classes A1, A2, A3 and B1) and 39 dwellings 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 including the clarification reported above regarding the affordable housing split.
3. That the Corporate Director, Development & Renewal and Head of Legal Services be 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 plus informatives to secure the matters set out in the Committee Report subject to the following amendment in respect of the hours of construction:
 - hours of construction on Saturday to start at 8am with no loud machinery before 9am (being defined by the use of power tools or machinery).
5. Any other planning condition(s) considered necessary by the Corporate Director Development & Renewal

9. OTHER PLANNING MATTERS

9.1 Former Professional Development Centre, English Street, London, E3 4TA PA/14/00702

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

That the application at Former Professional Development Centre, English Street, London, E3 4TA (PA/14/00702) for various external works to create play areas be **REFERRED** to the National Casework Unit with the recommendation that the Council would be minded to grant Listed Building Consent subject to conditions set out in the Committee 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.)