

STRATEGIC DEVELOPMENT COMMITTEE

HELD AT 7.00 P.M. ON THURSDAY, 21 NOVEMBER 2013

DECISIONS ON PLANNING APPLICATIONS

1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS

No declarations of disclosable pecuniary interests were made.

Councillors Helal Abbas and Joshua Peck declared an interest in agenda items (6.1) Suttons Wharf North, Palmers Road, London (PA/13/02108), (6.2) Land bounded by 2-10 Bethnal Green Road, 1-5 Chance Street (Huntingdon Industrial Estate) and 30-32 Redchurch Street (PA/13/01638, PA/13/01644) and (6.3) Land at Fleet Street Hill, London, E2 (PA/13/01637). This was on the basis that the Councillors had received correspondence from interested parties (including the ward Councillor for item 6.1) and had been approached by residents.

Councillors Rajib Ahmed, Peter Golds, Zara Davis and Denise Jones declared an interest in agenda items (6.1) Suttons Wharf North, Palmers Road, London (PA/13/02108), (6.2) Land bounded by 2-10 Bethnal Green Road, 1-5 Chance Street (Huntingdon Industrial Estate) and 30-32 Redchurch Street (PA/13/01638, PA/13/01644) and (6.3) Land at Fleet Street Hill, London, E2 (PA/13/01637). This was on the basis that Councillors had received correspondence from interested parties

Councillor Md. Maium Miah declared an interest in agenda items (6.1) Suttons Wharf North, Palmers Road, London (PA/13/02108), (6.2) Land bounded by 2-10 Bethnal Green Road, 1-5 Chance Street (Huntingdon Industrial Estate) and 30-32 Redchurch Street (PA/13/01638, PA/13/01644) and (6.3) Land at Fleet Street Hill, London, E2 (PA/13/01637). This was on the basis that the Councillor had received correspondence from interested parties and that he was also a Island Area Board Member for One Housing Group in respect of item 6.1.

2. MINUTES OF THE PREVIOUS MEETING(S)

The Committee **RESOLVED**

That the minutes of the meeting of the Committee held on 29th August 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

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

5. DEFERRED ITEMS

6. PLANNING APPLICATIONS FOR DECISION

6.1 Suttons Wharf North, Palmers Road, London (PA/13/02108)

Update Report Tabled.

On a vote of 3 in favour of the Officer recommendation, 4 against and 2 abstentions the Committee **RESOLVED**:

That the Officer recommendation to grant planning permission (PA/13/02108) at Suttons Wharf North, Palmers Road, London be **NOT ACCEPTED** for the application under s.73 of the Town and Country Planning Act for a variation of Condition 22 of the Planning Permission PA/11/3348 dated 30/03/12 at Suttons Wharf North, Palmers Road, London to seek minor material amendments to the *approved Suttons Wharf North development comprising the conversion of ground, first and second floor levels to create ten additional residential units and associated minor alternations to Block B

The Committee were minded to refuse the application due to concerns over:

- Overdevelopment of the site.
- Loss of the commercial units given the need for such uses for existing residents (for example to provide much needed childcare facilities).
- Lack of marketing evidence/exploration work to inform the lack of demand for the commercial space.

In accordance with 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 refusal, along with the implications of the decision.

6.2 Land bounded by 2-10 Bethnal Green Road, 1-5 Chance Street (Huntingdon Industrial Estate) and 30-32 Redchurch Street (PA/13/01638, PA/13/01644)

Update Report Tabled.

Planning permission (PA/13/01638)

On a vote of 2 in favour of the Officer recommendation, 6 against and 1 abstention the Committee **RESOLVED:**

That the Officer recommendation to grant planning permission (PA/13/01638) at Land bounded by 2-10 Bethnal Green Road, 1-5 Chance Street (Huntingdon Industrial Estate) and 30-32 Redchurch Street be **NOT ACCEPTED** for the demolition and redevelopment to provide a mixed use development comprising two basement floors and between 2 - 14 storeys. The proposal provides 78 residential units (Use Class C3), 456 sqm Class A1, 359 sqm Class A1/B1/D2 and 1,131 sqm A1/A3/A4/D2 at basement and ground floor; parking, plant and ancillary accommodation; a central courtyard and accessible amenity roof terraces

The Committee were minded to refuse the application due to concerns over:

- Impact on the surrounds and the heritage assets in view of the height, scale and massing, demolition of 30-32 Redchurch Street, the design (especially the use of Roman Brick, the design of the proposed balcony and the roof terrace arrangements) and the loss of the historic street pattern with regards to Whitby Street. The heritage assets include: the Owl and the Pussycat Public House and the neighbouring Redchurch Street, South Shoreditch, Brick Lane/Fournier Street and Boundary Gardens Conservation Area.
- The failure to provide a mixed and balanced community given the overprovision of private sale within the development and concentration of affordable housing on the linked Fleet Street Hill application. (PA/13/01637)

In accordance with 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 refusal, along with the implications of the decision

Conservation Area Consent PA/13/01644

On a vote of 2 in favour of the Officer recommendation, 6 against and 1 abstention the Committee **RESOLVED:**

That the Officer recommendation to grant Conservation Area Consent (PA/13/01644) at Land bounded by 2-10 Bethnal Green Road, 1-5 Chance Street (Huntingdon Industrial Estate) and 30-32 Redchurch Street be **NOT ACCEPTED** for the demolition of 1-5 Chance Street and 28 and 30-32

Redchurch Street in conjunction with the comprehensive redevelopment of the Huntingdon Estate site to provide a mixed use development.

The Committee were minded to refuse the application as it would be premature to grant this consent in the absence of a suitable replacement building.

In accordance with 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 refusal, along with the implications of the decision

6.3 Land at Fleet Street Hill, London, E2 (PA/13/01637)

Update Report Tabled.

On a vote of 4 in favour of the Officer recommendation and 5 against the Committee **RESOLVED:**

That the Officer recommendation to grant planning permission (PA/13/01637) at Land at Fleet Street Hill, London, E2 be **NOT ACCEPTED** for the redevelopment of the site to provide 34 residential dwellings of mixed tenure (7x 1 bed, 12 x 2 bed, 8 x 3 bed, 6 x 4 bed and 1 x 5 bed) in buildings of part one, two, three, four and eight storeys. The development includes the provision of 135 sqm of restaurant (Use Class A3) and 671 sqm of flexible commercial and community space (Use Classes A1, B1a, D1 and D2), five car parking spaces plus other incidental works.

The Committee were minded to refuse the application due to concerns over:

- The failure to provide a mixed and balanced community given the concentration of affordable housing within the proposed development and the overprovision of private sale within the linked application for Huntingdon Industrial Estate (PA/13/01638, PA/13/01644).
- The suitability of the site for family housing given the security and environmental challenges within the area and noise and vibration from the nearby railway lines.
- The commercial units particularly whether the units could be sustainable and viably occupied.

In accordance with 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 refusal, along with the implications of the decision.

7. OTHER PLANNING MATTERS

7.1 Planning Appeal - Poplar Business Park, Prestons Road E14 (PA/11/03375)

On a unanimous vote, the Committee RESOLVED:

That the details and outcomes of the Poplar Business Park appeal as outlined 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.)