

STRATEGIC DEVELOPMENT COMMITTEE

HELD AT 7.00 P.M. ON THURSDAY, 9 JANUARY 2014

DECISIONS ON PLANNING APPLICATIONS

1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS

No declarations of disclosable pecuniary interests were made.

Councillor Md. Maium Miah declared an interest in agenda item (5.1) Suttons Wharf North, Palmers Road, London (PA/13/02108). This was on the basis that the Councillor was an Island Area Board Member for One Housing Group.

Councillor Zara Davis declared an interest in agenda item (6.1) Former News International Site, 1 Virginia Street, London, E98 1XY (PA/13/01276 and PA/13/01277). This was on the basis that the Councillor owned property in the nearby area.

2. MINUTES OF THE PREVIOUS MEETING(S)

The Committee **RESOLVED**

That the minutes of the meeting of the Committee held on 21st 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

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

Update Report Tabled.

Officers sought permission to amend the s106 agreement to reflect the changes to the proposal, since last reported to the Committee (to create 8 residential units (instead of 10) with the retention of 107sq.m of commercial floor space).

Officers would work with the applicant to agree revised contributions in light of the changes, should the application be agreed.

On a vote of 6 in favour of the Officer recommendation, the Committee **RESOLVED:**

1. That 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 be **GRANTED** to seek minor material amendments to the approved Suttons Wharf North development comprising the conversion of a part ground floor, first and second floor levels to create **8 residential units and retain 107sq.m of commercial floor space on the ground floor**; and associated minor alterations to Block B, SUBJECT to:
2. The variation to the legal agreement to secure the additional planning obligations set in the Committee report of 21st November 2013 subject to amendment to reflect the changes to the housing offer since reported to that meeting.
3. That the Corporate Director Development & Renewal is delegated power to negotiate the legal agreement indicated above acting within normal delegated authority AND to amend the s106 agreement as indicted above to reflect the amended proposal.
4. 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 main committee report.
5. That, if within 3 months of the date of this committee's resolution the legal agreement has not been completed, the Corporate Director Development & Renewal is delegated power to refuse planning permission.

5.2 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)

FPP PA/13/01638 – Planning Permission

On a vote of 2 in favour of the Officer recommendation and 4 against, the Committee refused to accept the recommendation to grant Planning Permission for the application.

On a vote of 4 in favour of the reasons for refusal and 2 against, the Committee **RESOLVED:**

1. That 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 **REFUSED** 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 for the following reasons as set out in paragraph 3.2 of the Committee report:
2. The proposed development, by virtue of its excessive height and bulk, is insensitive to the context of its surroundings and as such would not incorporate the principles of good design. By failing to relate well to the scale of the buildings in the immediate surrounds the proposal would not preserve or enhance the character and appearance of the Redchurch Street Conservation Area and fail to preserve or enhance the setting of surrounding conservation areas. The proposal would therefore be contrary to Core Strategy (2010) Strategic Policies SP10 (2, 3 and 4) and SP12 (b and i) and Annex: 9 Delivering Place-Making 'Shoreditch'; Managing Development Document (2013) policies DM24, DM26 and DM27; and London Plan (Revised Early Minor Alterations to the London Plan 2013) policies 7.4, 7.6, 7.7 and 7.8d.
3. The detailed design of the building including the use of a stepped massing, a Roman profile brick, balconies and terraces with balustrades would be out of character with its surroundings and as such, would be contrary to: Core Strategy (2010) Strategic Policies SP10(2, 3 and 4) and SP12(b and i) and Annex: 9 Delivering Place making 'Shoreditch'; Managing Development Document (2013) policies DM24, DM26 and DM27; and London Plan (Revised Early Minor Alterations to the London Plan 2013) policies 7.4, 7.6, 7.7 and 7.8d.
4. The demolition of 30/32 Redchurch Street would result in the loss of a building which makes a positive contribution to the character and appearance of the Redchurch Street Conservation Area. The public benefits of the proposal are not considered to outweigh the harm caused by the loss of the buildings and the proposal is therefore contrary to Core Strategy policy SP10, Managing Development Document policy DM27(3), London Plan policy 7.8(c and d) and guidance set within the Redchurch Street Character Appraisal dated 4th November 2009.

4. The development would be constructed over the historic route of Whitby Street and as such, would result in the loss of the traditional street pattern of the area, failing to reserve or enhance the character and appearance of the Redchurch Street Conservation Area. The proposal would therefore be contrary to Core Strategy (2010) Strategic Policies SP10 (2, 3 and 4) and SP12 (b and i) and Annex: 9 Delivering Place-Making 'Shoreditch'; Managing Development Document (2013) policies DM24, DM26 and DM27 and London Plan (Revised Early Minor Alterations to the London Plan 2013) policies 7.4, 7.6, 7.7 and 7.8d. The proposal would also be contrary to guidance set within the Redchurch Street Character Appraisal dated 4th November 2009.
5. The development by virtue of the lack of on-site affordable housing (particularly housing falling within the rented tenure) would fail to contribute to the creation of a mixed and balanced community in the area. The proposal would therefore be contrary to Strategic Objective S08 of the Core Strategy (2010), policy DM3(a) of the Managing Development Document and London Plan policy 3.9.
6. In the absence of a planning permission for the redevelopment of a linked scheme at Fleet Street Hill (LBTH Ref PA/13/1637) the development would not secure the provision of an appropriate level of affordable housing and S106 contributions. The proposal would therefore be contrary to policies (legal agreement to secure an appropriate level of affordable housing and s106 contributions) and would fail to deliver affordable housing and mitigate against its impact. As such, the proposed development would fail to accord with policy 3.12 of the London Plan, policies SP02 and SP13 of the adopted Core Strategy and policy DM3 of the Managing Development Document (2013).

PA/13/01644- Conservation Area Consent

On a vote of 2 in favour of the Officer recommendation and 4 against the Committee refused to accept the recommendation to grant Conservation Area Consent for the application.

On a vote of 4 favour of the reasons for refusal and 2 against the Committee
RESOLVED:

1. That 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 **REFUSED** 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 for the following reasons as set out in the paragraph 3.2 of the Committee report.
2. The proposed demolition of 2-10 Bethnal Green Road, 1-5 Chance Street (Huntingdon Industrial Estate) without the grant of planning permission for an acceptable replacement, would neither preserve nor enhance the Redchurch Street Conservation Area. As such, the

proposed demolition would be contrary to policy SP10 of the adopted Core Strategy 2010, and Policy DM27 of the of the Managing Development Document (Adopted 2013).

3. The demolition of 30/32 Redchurch Street would result in the loss of a building which makes a positive contribution to the character and appearance of the Redchurch Street Conservation area. The public benefits of the proposal are not considered to outweigh the harm caused by the loss of the buildings and the proposal would therefore be contrary to Core Strategy policy SP10, Managing Development Document policy DM27(3), London Plan policy 7.8 (c and d) and guidance set within the Redchurch Street Character Appraisal dated 4th November 2009.

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

On a vote of 2 in favour of the Officer recommendation and 4 against, the Committee refused to accept the recommendation to grant Planning Permission for the application.

On a vote of 4 in favour of the reasons for refusal and 2 against, the Committee **RESOLVED**:

1. That planning permission (PA/13/01637) at Land at Fleet Street Hill, London, E2 be **REFUSED** 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 due to the following reasons as set out in paragraph 3.1 of the Committee report:
2. The proposed development by virtue of the over-provision of affordable accommodation (particularly in the rented tenure) would fail to create a mixed and balanced community contrary to Strategic Objective 8 and policy SP02 of the Core Strategy 2010, policy DM3 of the Managing Development Document 2013, policy 3.9 of the London Plan 2011 and the National Planning Policy Framework which seeks to promote sustainable development through fostering social diversity and redressing social exclusion.
3. The proposed development, by virtue of its location between two railway lines, is very constrained. The access to site via the footbridge over the railway to Cheshire Street and the underpass from Allen Gardens are poor and make the site unsuitable for the provision of a large amount of family accommodation. The proposal is therefore contrary to the design objectives set within policy 7.1 of the London Plan 2011, policy SP10 and SP12 of the adopted Core Strategy and policies DM23 and DM24 of the Managing Development Document.

4. The provision of a large quantity commercial floorspace is inappropriate given the location of the site outside of a designated Town Centre. The provision of commercial floor space would not create a sustainable place and would be contrary to the objectives of Strategic Objective S06 and Strategic Policy SP10 of the Core Strategy 2010

6. PLANNING APPLICATIONS FOR DECISION

6.1 Former News International Site, 1 Virginia Street, London, E98 1XY (PA/13/01276 and PA/13/01277)

Update Report Tabled.

Planning permission (PA/13/01276)

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

That planning permission (PA/13/01276) at Former News International Site, 1 Virginia Street, London, E98 1XY be **GRANTED** for a hybrid application (part outline/part detailed) comprising:

- (1) Outline submission for demolition of all buildings and structures on the site with the exception of the Pennington Street Warehouse and Times House and comprehensive mixed use development comprising a maximum of 221,924 sqm (GEA) (excluding basement) of floorspace.
- (2) Detailed submission for 82,596 sq m GEA of floorspace (excluding basement) in five buildings – the Pennington Street Warehouse, Times House and Building Plots A, B and C comprising residential (C3), office and flexible workspaces (B1), community and leisure uses (D1/D2), retail and food and drink uses (A1, A2, A3, A4, A5) together with car and cycle parking, associated landscaping and new public realm
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 authority to impose the conditions and informatives as set out in the Committee report and the Update report (or add or remove conditions acting within normal delegated authority) in relation to the planning permission.

Listed Building Consent Application (PA/13/01277)

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

1. That Listed Building Consent Application (PA/13/01277) at Former News International Site, 1 Virginia Street, London, E98 1XY be **GRANTED** for works to the Grade II Listed Pennington Street Warehouse both internally and externally subject to
2. Any direction by The London Mayor
3. That the Corporate Director Development & Renewal is delegated authority to impose the conditions and informatives (or add or remove conditions acting within normal delegated authority) in relation to the planning permission on the matters set in the report and the update report.

7. OTHER PLANNING MATTERS

7.1 Indecon Court (Phase 2 site), 20 Millharbour (PA/13/00846 and PA/07/03282)

It was reported that this application had been withdrawn from the agenda by the applicant.

7.2 Block D, Professional Development Centre, English Street, London, E3 4TA (PA/13/02242)

Councillor Emma Jones replaced Councillor Peter Golds on the Committee for this item.

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

That the Committee resolve to REFER the application Block D, Professional Development Centre, English Street, London, E3 4TA (PA/13/02242) for the repair and refurbishment works to external store to include removal of existing non original windows and replacement with new external infill walls to the National Casework Unit with the recommendation that the Council would be minded to grant Listed Building Consent subject to conditions as 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.)