

STRATEGIC DEVELOPMENT COMMITTEE

HELD AT 7.30 P.M. ON THURSDAY, 13 MARCH 2014

DECISIONS ON PLANNING APPLICATIONS

The order of business was changed at the meeting so that that agenda item 5.3, 27 Commercial Road and 29-37 Whitechurch Lane, London E1 1LD (PA/13/02338) was considered ahead of items 5.1, Land bounded by Park Place, Westferry Road & Heron, Quay Road (Newfoundland), London, E14 4JB (PA/13/1455 and PA/13/1456) and 5.2. Former Job Centre Plus, 307 Burdett Road, London, E14 7DR (PA/13/1656)

However, for ease of reference the items are set out in agenda order in these decisions.

1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS

No declarations of disclosable pecuniary interests were made.

Councillor Zara Davis declared an interest in agenda items 5.1, Land bounded by Park Place, Westferry Road & Heron, Quay Road (Newfoundland), London, E14 4JB (PA/13/1455 and PA/13/1456) and 5.2, Former Job Centre Plus, 307 Burdett Road, London, E14 7DR (PA/13/1656). This was on the basis that the Councillor had received hospitality from the Canary Wharf Group in 2010 and had declared this to Council in accordance with the relevant procedures.

Councillors Helal Abbas, Md. Maium Miah and Kabir Ahmed declared an interest in agenda items 5.1, Land bounded by Park Place, Westferry Road & Heron, Quay Road (Newfoundland), London, E14 4JB (PA/13/1455 and PA/13/1456) and 5.2 Former Job Centre Plus, 307 Burdett Road, London, E14 7DR (PA/13/1656). This was on the basis that the Councillors had received correspondence from interested parties.

Councillor Peter Golds declared an interest in items 5.1 Land bounded by Park Place, Westferry Road & Heron, Quay Road (Newfoundland), London, E14 4JB (PA/13/1455 and PA/13/1456) and 5.2 Former Job Centre Plus, 307 Burdett Road, London, E14 7DR (PA/13/1656). This was on the basis that the Councillor had been a resident of Lovegrove Walk.

2. 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

3. 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.

4. DEFERRED ITEMS

Nil Items.

5. PLANNING APPLICATIONS FOR DECISION

5.1 Land bounded by Park Place, Westferry Road & Heron, Quay Road (Newfoundland), London, E14 4JB (PA/13/1455 and PA/13/1456)

Update Report tabled.

On a vote of 7 in favour, 1 against and 1 abstention the Committee **RESOLVED:**

1. That planning permission and listed building consent at Land bounded by Park Place, Westferry Road & Heron, Quay Road (Newfoundland), London, E14 4JB (PA/13/1455 and PA/13/1456) be **GRANTED** for erection of a 58 storey and linked 2 storey building with 3 basement levels to comprise of 568 residential units (use class C3), 7 ancillary guest units (use class C3), flexible retail use (use class A1-A4), car and cycle parking, pedestrian bridge, alterations to deck, landscaping, alterations to highways and other works incidental to the proposal 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 on the planning permission in relation to the matters set out in the committee report.
6. Any other conditions/informative(s) considered necessary by the Corporate Director Development & Renewal

7. 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.

5.2 Former Job Centre Plus, 307 Burdett Road, London, E14 7DR (PA/13/1656)

Update Report tabled.

On a vote of 7 in favour, 0 against and 2 abstentions, the Committee **RESOLVED:**

1. That planning permission at Former Job Centre Plus, 307 Burdett Road, London, E14 7DR (PA/13/1656) be **GRANTED** for Minor Material Amendments to Planning Permission ref: PA/09/214 dated 17 May 2011 for the redevelopment of the site involving the erection of a part 6 and part 11 storey building and lower ground floor level adjacent to Limehouse cut to provide 56 residential units, 658 square metres of commercial floorspace (Use Classes A1/A3 and A4) at ground and lower ground floor level, cycle parking, amenity space and other 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 negotiate the legal agreement indicated above.
4. That the Corporate Director Development & Renewal is delegated authority to impose the conditions and informatives in relation to the matters set out in the committee report.

5.3 27 Commercial Road and 29-37 Whitechurch Lane, London E1 1LD (PA/13/02338)

Update Report tabled.

Officers agreed to add a condition to the application to mitigate any overlooking issues at the lower floors from the proposal.

On a vote of 4 in favour, 0 against and 3 abstentions the Committee **RESOLVED:**

2. That planning permission at 27 Commercial Road and 29-37 Whitechurch Lane, London E1 1LD (PA/13/02338) be **GRANTED** for the demolition of existing buildings and creation of a development, of a part 19/ part 21 storey hotel, comprising 269 bedrooms and associated bar and restaurant facilities, with one disabled parking space (on site),

24 cycle parking spaces at basement and ground level and a service/drop off bay off Whitechurch Lane subject to:

3. Any direction by the London Mayor.
4. The prior completion of a legal agreement to secure the planning obligations set out in the committee report.
5. That the Corporate Director Development & Renewal and the Service Head (Legal Services) are delegated power to negotiate and complete the legal agreement indicated above acting within normal delegated authority.
6. That the Corporate Director Development & Renewal is delegated power to impose on the planning permission the conditions and informatives to secure the matters set out in the committee report.

Note: Councillors Peter Golds and Marc Francis did not vote on this item having arrived after the introduction of the application.

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.)