

DEVELOPMENT COMMITTEE

HELD AT 5.30 P.M. ON THURSDAY, 24 JULY 2014

DECISIONS ON PLANNING APPLICATIONS

1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS

No declarations of disclosable pecuniary interests were made.

Councillors Marc Francis declared an interest in agenda item 7.1, Phoenix School, 49 Bow Road, London, E3 2AD (PA/14/01070). This was because that, as Cabinet Member, the Councillor had made a decision about a phase at Phoenix School. However the interest did not relate to or affect his capacity to participate in the determination of this application.

2. MINUTES OF THE PREVIOUS MEETING(S)

RESOLVED

That the minutes of the meeting of the Committee held on 25th June 2014 be agreed as a correct record and signed by the Chair.

Minutes of the Meeting of the Development Committee held on 9 April 2014 – Amendment

That the minutes of the meeting of the Committee held on 9th April 2014 be amended in respect of minute item 5.2 375 Cable Street, London, E1 0AH (PA/13/02251) as follows:

That the second sentence in paragraph seven:

“He explained the source of their evidence showing the presence of such bins and when the photographs were taken”

To be replaced by:

“He explained that the photograph used in the presentation had been sourced from Google Street View but could not advise the committee of the date of the photograph.”

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**

None.

6. **PLANNING APPLICATIONS FOR DECISION**

6.1 **113-115 Roman Road, London, E2 0QN (PA/14/00662)**

Update Report tabled.

On a vote of 0 in favour of the Officer recommendation to grant and 6 against, the Committee **RESOLVED:**

That the Officer recommendation to grant Planning Permission (PA/14/00662) at 113-115 Roman Road, London, E2 0QN be **NOT ACCEPTED** for the demolition of existing three storey 13 bedroom hotel and construction of a new four storey (including roof extension and basement) building dropping down to three and one storey at the rear to create a 31 bedroom hotel with no primary cooking on the premises.

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

- The proposal would not preserve or enhance the character or appearance of the Globe Road Conservation Area.
- Bulk and mass of the proposal excessive in terms of the overall proposal and in particularly the southern and middle part of the proposal.
- Adverse impact on overlooking.
- Loss of daylight and sunlight from the proposal.
- Detrimental impact on the environment.

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 and the implications of the decision.

(Members present: Councillors Marc Francis, Rajib Ahmed, Asma Begum, Suluk Ahmed, Shah Alam and Chris Chapman).

7. OTHER PLANNING MATTERS

7.1 Phoenix School, 49 Bow Road, London, E3 2AD (PA/14/01070)

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

That the application (PA/14/01070) at Phoenix School, 49 Bow Road, London, E3 2AD Erection of a single storey L shape extension to accommodate an office with meeting room, storage space and bin store with associated landscaping **be REFERRED** to the Secretary of State for Communities and Local Government 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.)