

DEVELOPMENT COMMITTEE

HELD AT 7.00 P.M. ON WEDNESDAY, 15 OCTOBER 2014

DECISIONS ON PLANNING APPLICATIONS

1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS

No declarations of disclosable pecuniary interests were made.

Councillor Sirajul Islam declared an interest in agenda item 6.1, Land to the south of Rainhill Way, Bow Cross Estate, London, E3 (PA/14/01486). This was on the basis that a resident had attended his surgery on this application.

Councillor Chris Chapman declared an interest in agenda item 6.4, 11 Havannah Street, London E14 8NA (PA/14/01807) as he had met the occupant of the property.

2. MINUTES OF THE PREVIOUS MEETING(S)

The Committee **RESOLVED**

That the minutes of the meeting of the Committee held on 15th September 2014 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 and the meeting guidance.

5. DEFERRED ITEMS

None

6. PLANNING APPLICATIONS FOR DECISION

6.1 Land to the south of Rainhill Way, Bow Cross Estate, London, E3 (PA/14/01486)

Update report tabled.

On a vote of 0 in favour of the Officer recommendation, 6 against and 1 abstention the Committee **RESOLVED**:

That the Officer recommendation to grant planning permission at Land to the south of Rainhill Way, Bow Cross Estate, London, E3 (PA/14/01486) be **NOT ACCEPTED** for the erection of 4 x 3 bedroom residential units on land located south of Rainhill way, Bow Cross Estate, London E3

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

- Scale and bulk of the scheme, impact on sunlight and daylight and overshadowing.

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.

6.2 369a Roman Road, London, E3 5QR (PA/14/01595)

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

(1) That planning permission at 369a Roman Road, London, E3 5QR (PA/14/01595) be **GRANTED** for variation of condition 2 of planning permission PA/12/02272 dated 27th February 2013 for the: "Installation of a new shopfront, retention of retail unit to Roman Road frontage, and the conversion of the remainder of the unit into a two bedroom flat

The variation is sought to enable the following minor material alterations:

- Internal alterations to the layout of the retail and residential units
- Changes to the design and dimensions of Vivan Road light wells including additional glazing

(2) That the Corporate Director for Development & Renewal is given 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 out in the Committee report

6.3 7 Westport Street, London E1 0RA (PA/14/01887)

Update Report tabled.

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

- (1) That planning permission at 7 Westport Street, London E1 0RA (PA/14/01887) be **GRANTED** for Change of use of part of ground floor unit from Estate Agent (Use Class A2) to mini cab call centre use (Use Class B1).
- (2) 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 Committee report.

6.4 11 Havannah Street, London E14 8NA (PA/14/01807)

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

That the Officer recommendation to refuse planning permission at 11 Havannah Street, London E14 8NA (PA/14/01807) be **NOT ACCEPTED** for the conservatory extension at ground floor level and first floor extension.

The Committee were minded to approve the application due to the following reasons:

- The application would not cause material harm to the setting of the area
- That the scale and bulk of the application was appropriate
- That the application would provide family housing.

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 approval and conditions on the application.

7. OTHER PLANNING MATTERS

None.

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.)