

DEVELOPMENT COMMITTEE

HELD AT 7.00 P.M. ON WEDNESDAY, 11 FEBRUARY 2015

DECISIONS ON PLANNING APPLICATIONS

1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS

No declarations of disclosable pecuniary interests were made.

2. MINUTES OF THE PREVIOUS MEETING(S)

The Committee **RESOLVED**

That the minutes of the meeting of the Committee held on 14th January 2015 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

None.

6. PLANNING APPLICATIONS FOR DECISION

6.1 1-9 Ratcliffe Cross Street and land to the south of 8-12 Ratcliffe Cross Street (PA/14/001671)

Update Report Tabled.

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

1. That planning permission at 1-9 Ratcliffe Cross Street and land to the south of 8-12 Ratcliffe Cross Street (PA/14/001671) be **GRANTED** for the demolition of the existing building at Site A and redevelopment to provide part 6 part 7 and part 8 storey residential building/block comprising of 56 flats (30 x 1 bed, 13 x 2 bed, 13 x 3 bed) with associated ground floor car park and cycle parking and the development of Site B to provide an 8 storey residential building/block comprising of 22 flats (8 x1 bed, 7 x 2 bed, 7 x 3 bed) with associated under croft car and cycle parking and protected roof top child play space.

SUBJECT to

2. The prior completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 (as amended), to secure the planning obligations set out in the update report.
3. That the Corporate Director, Development & Renewal is delegated authority to negotiate and approve the legal agreement indicated above.
4. That the Corporate Director Development & Renewal is delegated authority to issue the planning permission and impose conditions and informatives to secure the matters set out in the Committee report.
5. Any other conditions/informatives considered necessary by the Corporate Director Development & Renewal.

6.2 Silwex House, Quaker Street, London, E1 6NS (PA/14/01897)

Update Report Tabled

Councillor Sirajul Islam moved and Councillor Marc Francis seconded that the application be deferred to address Members concerns over the design of the scheme.

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

That planning permission at Silwex House, Quaker Street, London, E1 6NS (PA/14/01897) be **DEFERRED** for the demolition of the roof and part side elevations, the retention and restoration of the southern and northern elevations and the construction of a 3 storey roof extension to provide a new hotel (Class C1) development comprising approx. 250 bedrooms over basement, ground and 5 upper floors with ancillary cafe space and servicing on the ground floor, associated plant in the basement and roof, improvements to the front pavement and associated works.

The Committee were minded to defer the application to address Members concerns about the design of the scheme, particularly the roof extension, in relation to the building and the surrounding area.

Members also requested further information on the operation of the contributions towards Crossrail, the commitment to provide 20% local employment and the possibility of increasing the number of apprentice places during the first 5 years of occupation in the legal agreement. Further consultation should also be carried out with the historic groups.

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.

6.3 13-15 Folgate Street and 1-4 Blossom Street London, E1 6BX (PA/14/00760)

Councillor Chris Chapman moved an amendment that was agreed by the Committee that an additional condition be added regarding noise mitigation.

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

1. That planning permission at 13-15 Folgate Street and 1-4 Blossom Street London, E1 6BX (PA/14/00760) be **GRANTED** for the demolition of existing external staircase and erection of a 5 storey side extension and a rear extension ranging from 1-5 storeys in height. The extension would provide 31 additional hotel rooms (Use Class C1)

SUBJECT TO:

2. That the Corporate Director Development & Renewal is delegated authority to issue the planning permission, impose conditions and informatives to secure the matters set out in the Committee report and the following condition:
 - That further consideration be given to additional measures to minimise the noise impact from the hotel, particularly in relation to arrivals and exits.
3. Any other planning condition(s) considered necessary by the Corporate Director Development & Renewal

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.)