

## DEVELOPMENT COMMITTEE

HELD AT 7.30 P.M. ON WEDNESDAY, 11 MARCH 2015

### DECISIONS ON PLANNING APPLICATIONS

#### 1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS

No declarations of disclosable pecuniary interests were made.

Councillor Shah Alam declared an interest in agenda items 6.1, Land Between St Pauls Way and Masjid Lane, including Linton House, Printon house and the Burdett Estate Community Centre, St Pauls Way, E3 (PA/14/02618) and 6.2 Burdett Community Square, Land off Masjid Lane, St Pauls Way, London E14 (PA/14/03243). This was on the basis that the application sites were in the Councillor's ward.

Councillor Marc Francis declared an interest in agenda item 6.5, 598 Roman Road and land at rear of 596 Roman Road London, E3 2RW (PA/14/01567). This was on the basis that the application site was in the Councillor's ward.

#### 2. MINUTES OF THE PREVIOUS MEETING(S)

The Committee **RESOLVED**

That the minutes of the meeting of the Committee held on 11<sup>th</sup> February 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 and meeting guidance.

## 5. DEFERRED ITEMS

### 5.1 Land at rear of 81-147 Candy Street And Wendon Street, London, E3 (PA/14/00623)

Application withdrawn from the agenda for further discussions between the Council and the applicant with the London Legacy Development Corporation.

## 6. PLANNING APPLICATIONS FOR DECISION

### 6.1 Land Between St Pauls Way and Masjid Lane, including Linton House, Printon house and the Burdett Estate Community Centre, St Pauls Way, E3 (PA/14/02618)

Update Report Tabled.

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

1. That planning permission be **GRANTED** at Land Between St Pauls Way and Masjid Lane, including Linton House, Printon house and the Burdett Estate Community Centre, St Pauls Way, E3 for the demolition of Linton House, Printon House, the Burdett Community Centre building and Mosque to facilitate the redevelopment of the site to create a two-form entry primary school and nursery (Use Class D1), a two storey Mosque (Use Class D1) and 3 residential blocks ranging between 4 and 8 storeys to provide 109 new dwellings (10x studio, 40x 1 bed, 31x 2 bed, 22x 3 bed, and 6x 4 bed), a new ball court, children's play space, amenity space and cycle parking

Subject to:

2. The prior completion (within three months) of a legal agreement to secure the planning obligations set out in the Committee report and the Update report.
3. 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.
4. That the Corporate Director Development & Renewal is delegated power to impose conditions and informative on the planning permission to secure the matters set out in the Committee report and the Update Report.
5. That, if within 3 months of the date of this committee the legal agreement has not been completed, the Corporate Director of Development & Renewal is delegated power to refuse planning permission.

**6.2 Burdett Community Square, Land off Masjid Lane, St Pauls Way, London E14 (PA/14/03243)**

Update Report Tabled.

Officers proposed additional conditions to the application regarding the management of the open space which was agreed by the Committee.

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

1. That planning permission be **GRANTED** at Burdett Community Square, Land off Masjid Lane, St Pauls Way, London E14 for the demolition of a block of seven domestic garages and the introduction of a new publicly accessible open space incorporating a landscaped garden area, revised car parking layout, additional tree planting and improved boundary treatment.

Subject to:

2. That the Corporate Director Development & Renewal is delegated power to impose conditions and informative on the planning permission to secure the matters set out in the Committee report and the update report and the following conditions:
  - Landscaping Management and Maintenance Plan for the open space.
  - Agreement or unilateral undertaking to secure public access to the open space.

**6.3 95 New Road, London, E1 1HH (PA/14/02772)**

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

1. That planning permission be **GRANTED** at 95 New Road, London, E1 1HH for change of use of the basement to restaurant A3 use, retention of ground floor restaurant use and addition of a 3rd floor to create 3 x studio flats
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 The Forge, 397 & 411 Westferry Road, London, E14 3AE (PA/14/02753 and PA/14/02754)**

Update Report Tabled.

On a vote of 5 in favour and 1 against, the Committee **RESOLVED**:

That the application for Full Planning Permission and Listed Building Consent at The Forge, 397 & 411 Westferry Road, London, E14 3AE be **DEFERRED** for the following proposal to enable a site visit to be held to fully explore the

impact of the proposal on the The Forge including the impact of the proposed external accesses and the internal changes.

- Change of use of part of The Forge from business use (Use Class B1) to convenience retail food store (Use Class A1) with gross internal floor area of 394m<sup>2</sup> and net sales area (gross internal) of 277m<sup>2</sup>;
- Change of use of a separate unit of The Forge (Use Class B1) to interchangeable uses for either or financial and professional services, restaurants and cafes, drinking establishments, office, non-residential institutions (nursery, clinic, art gallery, or museum), or assembly and leisure (gym), namely change of use to uses classes A2, A3, A4, B1a, D1 and D2 with gross internal floor area 275.71m<sup>2</sup>;
- The remainder of the ground floor would be for office use split into 3 units (Use Class B1a)
- 297.17m<sup>2</sup> GFA of new floor space created at 1st floor level (internally) for office use, split into 3 units (Use Class B1a)
- Internal and external changes and maintenance to the Forge to facilitate the change of use to retail convenience store including new customer access to the north west elevation, internal partitions, works to the roof to facilitate new plant equipment and satellite dish; making good to walls (internal and external), maintenance to internal cranes and general building maintenance;

#### **6.5 598 Roman Road and land at rear of 596 Roman Road London, E3 2RW (PA/14/01567)**

Councillor Shiria Khatun left the meeting before the consideration of this item.

Update Report Tabled.

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

That Planning Permission be **GRANTED** at 598 Roman Road and land at rear of 596 Roman Road London, E3 2RW for:

- Change of use of part of rear ground floor retail area and conversion to refuse storage area, creation of new entrance doorway to upper floor flats, erection of ground and 2<sup>nd</sup> floor rear extension associated with the creation of 2 x 2 bed flat at first and second floors;
- Formation of new residential access point from Hewison Street and provision of associated cycle parking and refuse disposal arrangement at rear of No.'s 596-598 Roman Road
- Replacement roof slates on the front elevation of 598 Roman Road.

Subject to the conditions and informatives set out in the Committee report:

Councillor Suluk Ahmed did not vote on this item having not been present throughout the consideration of the item.

**7. OTHER PLANNING MATTERS**

**7.1 St Pauls Primary School, Wellclose Square, London E1 8HY (PA/14/01181)**

Application withdrawn from the agenda.

This was because the school was owned by the London Diocesan Board for Schools not LBTH. Therefore, the application could be dealt with under delegated powers.

**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.)