

DEVELOPMENT COMMITTEE

HELD AT 7.00 P.M. ON THURSDAY, 14 MAY 2015

DECISIONS ON PLANNING APPLICATIONS

1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS

No declarations of interest were made.

Whilst not declaring a pecuniary interest in the item, Councillor Marc Francis declared that he would not sit on the Committee for the consideration of item 6.2, 418 Roman Road, London, E3 5LU (PA/15/00095).

2. MINUTES OF THE PREVIOUS MEETING(S)

The Committee **RESOLVED**

That the minutes of the meeting of the Committee held on 9th April 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 The Forge, 397 & 411 Westferry Road, London, E14 3AE (PA/14/02753 and PA/14/02754)

Update Report Tabled.

Planning Permission

On a vote of 1 in favour of the Officer recommendation to grant planning permission and 2 against, the Committee did not agree the recommendation.

Accordingly, the Committee proposed a motion that the planning permission be not accepted (for the reasons set out below) and on a vote of 2 in favour of this recommendation, 0 against and 1 abstention, it was **RESOLVED**:

That the Officer recommendation to grant planning permission at The Forge, 397 & 411 Westferry Road, London, E14 3AE be **NOT ACCEPTED** for change of use of part of The Forge from business use (Use Class B1) to convenience retail food store (Use Class A1); change of use of a separate unit of The Forge (Use Class B1) to interchangeable uses; use of the remainder of the ground floor as office use split into 3 units (Use Class B1a); the provision of 297.17m² GFA of new floor space created at 1st floor level (internally) for office use, split into 3 units (Use Class B1a) and internal and external changes and maintenance to the Forge to facilitate the change of use to retail convenience store (The full description of the proposal is set out in the Committee report).

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

- The impact of the scheme on the historic fabric of the Forge building.
- The impact on the viability of the neighbouring Town Centre.

Listed Building Consent.

On a vote of 1 in favour of the Officer recommendation to grant listed building consent and 2 against, the Committee did not agree the recommendation.

Accordingly, the Committee proposed a motion that the listed building consent be not accepted and on a vote of 2 in favour of this recommendation, 0 against and 1 abstention, it was **RESOLVED**:

That the Officer recommendation to grant listed building consent at The Forge, 397 & 411 Westferry Road, London, E14 3AE be **NOT ACCEPTED**.

The Committee were minded to refuse the listed building consent due to concerns over:

The impact of the scheme on the historic fabric of the listed building, particularly resulting from the creation of the new external opening.

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.

Councillor Andrew Cregan did not participate in this item having spoken in objection to the item as a registered speaker at the 11th March 2015 Committee meeting when the application was last considered.

6. PLANNING APPLICATIONS FOR DECISION

6.1 Bethnal Green Gardens, Cambridge Heath Road (PA/14/02366)

Update Report Tabled.

Councillor Marc Francis proposed an additional condition requiring the reuse of the teak benches and internal ceramic tiles within the scheme and this was agreed.

On a vote of 3 in favour and 1 against, the Committee **RESOLVED**:

1. That planning permission at Bethnal Green Gardens, Cambridge Heath Road be **GRANTED** for change of use to a café with associated alterations including the installation of new glazing, security shutters, kitchen with extract system and toilet facilities(PA/14/02366).
2. That the Corporate Director Development & Renewal is delegated authority to issue the planning permission and impose conditions to secure the matters set out in the Committee report and the additional condition regarding the reuse of the teak benches and the internal ceramic tiles within the scheme.
3. Any other condition(s) and/or informatives as considered necessary by the Corporate Director for Development & Renewal.

6.2 418 Roman Road, London, E3 5LU (PA/15/00095)

On a vote of 0 in favour of the Officer recommendation to grant planning permission and 2 against and 1 abstention, the Committee did not agree the recommendation.

Accordingly, the Committee proposed a motion that the planning permission be not accepted (for the reasons set out below) and on a vote of 2 in favour of this recommendation, 0 against and 1 abstention, it was **RESOLVED**:

That the Officer recommendation to grant planning permission at 418 Roman Road, London, E3 5LU be **NOT ACCEPTED** for the creation of a ground floor studio flat at the rear of the property within an extended single storey rear extension; new shopfront; extension of the basement; erection of a mansard roof extension (PA/15/00095)

The Committee were minded to refuse the scheme due to concerns that the reduced retail space would undermine the viability of the retail unit and the nearby Roman Road Town Centre.

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.

6.3 221 Jubilee Street, London E1 3BS (PA/15/00116)

Application withdrawn from the agenda to check the authenticity of some of the representations.

6.4 144-146 Commercial Street, London, E1 6NU (PA/15/00044)

Update Report tabled.

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

That planning permission at 144-146 Commercial Street, London, E1 6NU be **DEFERRED** for a new single storey roof extension within the existing roof void to create a 1 x 1 bed residential unit; construction of four storey rear extension to facilitate new stair case; reconfiguration of window arrangement at the rear; refurbishment of the front façade and installation of a green roof to enable a site visit to be held to explore the impact of the scheme on the building and surrounding area (PA/15/00044).

7. OTHER PLANNING MATTERS

7.1 Flat 1, Shiplake House, Arnold Circus, London, E2 7JR (PA/15/00515)

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

That application at Flat 1, Shiplake House, Arnold Circus, London, E2 7JR for listed building consent for change of use from office (Use Class B1) to single 3 bed residential dwelling (Use Class C3) and associated internal works to facilitate the residential use be **REFERRED** to the Government Office for Communities and Local Government with the recommendation that the Council would be minded to grant Listed Building Consent subject to conditions as set out in the Committee report. (PA/15/00515)

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.)