

STRATEGIC DEVELOPMENT COMMITTEE

HELD AT 7.00 P.M. ON THURSDAY, 29 JANUARY 2015

DECISIONS ON PLANNING APPLICATIONS

1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS

No declarations of disclosable pecuniary interests were made.

Councillors Sirajul Islam, Md Maium Miah, Khales Uddin Ahmed, Helal Uddin, Suluk Ahmed and Muhammad Ansar Mustaquim declared an interest in agenda item 6.1, 100 Whitechapel Road and land rear at Fieldgate Street (PA/13/3049). This was on the basis that the Councillors worshiped at the East London Mosque.

2. MINUTES OF THE PREVIOUS MEETING(S)

The Committee **RESOLVED**

That the minutes of the meeting of the Committee held on 6th November 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, together with details of persons who had registered to speak at the meeting.

5. DEFERRED ITEMS

No Items.

6. PLANNING APPLICATIONS FOR DECISION

6.1 100 Whitechapel Road and land rear at Fieldgate Street (PA/13/3049)

Update Report tabled.

Officers reported that the application had been moved from the deferred items part of the agenda (Part 5) to the Planning Applications for Decision section (Part 6) due to the substantial changes made to the application since last considered by the Committee in July 2014. The application would be considered in its entirety afresh. The application had been subject to consultation (as per the standard process) and the public and applicant had been notified of their right to speak at this meeting.

On a vote of 2 in favour and 6 against the Committee resolved not to accept the Officer recommendation to refuse planning permission.

Councillors Khales Uddin Ahmed, seconded by Councillor Muhammad Ansar Mustaqim moved a motion that the application be granted subject to the legal agreement and conditions set out in the update report.

On a vote of 6 in favour 0 against and 2 abstentions the Committee **RESOLVED:**

That planning permission PA/13/3049 at 100 Whitechapel road and land rear at Fieldgate Street & Vine Court be **GRANTED** for the Demolition of existing vehicle workshop and car showroom; erection of a residential development comprising a total of 185 dwellings (comprising 10 studios; 65 x 1 bed; 71 x 2 bed; 27 x 3 bed; 12 x 4 bed) in an 18 storey building facing Fieldgate Street; and 2 buildings ranging in height from 8-12 storey building facing Whitechapel Road and Vine Court, provision of ground floor retail, office and restaurant spaces (Class A1, A2 and A3), café (A3); 274.9 sqm extension to the prayer hall at the East London Mosque and provision of pedestrian link between Fieldgate Street and Whitechapel Road, extension to existing basement to provide 20 disabled car parking spaces, motorcycle spaces, 360 bicycle parking spaces and bin storage in basement, associated landscape and public realm works SUBJECT to the Section 106 Agreement and conditions set out in the update report.

6.2 Meridian Gate, 199-207 Marsh Wall, London, E14 (PA/14/01428)

Update Report Tabled.

On a vote of 4 in favour 4 against with the Chair casting a second vote in favour the Committee **RESOLVED:**

1. That planning permission PA/14/01428 at Meridian Gate, 199-207 Marsh Wall, London, E14 be **GRANTED** for the demolition of all existing structures and the redevelopment of the site to provide a building of ground floor plus 53 storeys comprising of 423 residential apartments (use class C3) and circa 415sqm office (use class B1), 30 basement car parking spaces; the ground floor uses comprises an

electricity sub-station, entrances for the office, affordable and private housing, basement access via car lift and cycle lifts, and circa 43sqm retail/cafe (use class A1/A3); public open space; and a single storey enclosure providing a secondary basement access SUBJECT to

2. Any direction by The London Mayor.
3. The prior completion of a legal agreement to secure the planning obligations set out in the Committee report.
4. That the Corporate Director Development & Renewal is delegated power to negotiate the legal agreement indicated above acting within normal delegated authority.
5. 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. Any other conditions(s)/informatives considered necessary by the Corporate Director Development & Renewal
7. That, if within 3 months of the date of this committee the legal agreement has not been completed, the Corporate Director Development & Renewal is delegated power to refuse planning permission.

6.3 South East block Of Goodmans Fields, 74 Alie Street, London (PA/14/2817)

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

1. That planning permission PA/14/2817 at South East block Of Goodmans Fields, 74 Alie Street, London be **GRANTED** for the Development of the South East block comprising a podium block between 6-12 storeys and three towers of 21 storeys, 22 storeys and 23storeys to provide 415 residential units (use class C3), 3,398sqm (GEA) of flexible commercial space including a health centre (use class A1, A2, A3, B1A and D1), public open space and associated landscaping, surface car parking, cycle parking and related infrastructure and associated works SUBJECT TO
2. Any direction by The London Mayor.
3. The prior completion of a legal agreement to secure the planning obligations set out in the Committee report.
4. That the Corporate Director Development & Renewal is delegated power to negotiate the legal agreement indicated above acting within normal delegated authority.

5. That the Corporate Director Development & Renewal is delegated power to impose conditions and informatives on the planning permission to secure matters set out in the Committee report.
6. Any other conditions(s)/informatives considered necessary by the Corporate Director Development & Renewal
7. That, if within 3 months of the date of this committee the legal agreement has not been completed, the Corporate Director Development & Renewal is delegated power to refuse planning permission.

6.4 1 Bank Street (Heron Quays West 2) Heron Quay, London, E14 (PA/14/02617)

Update Report Tabled.

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

1. That planning permission PA/14/02617 at 1 Bank Street (Heron Quays West 2) Heron Quay, London, E14 be **GRANTED** for the erection of a 27 storey building comprising offices (Use Class B1) and retail (Use Class A1-A5) including three basement levels, partial infilling of South Dock, ancillary parking and servicing, access and highways works, landscaping and other works incidental to the application SUBJECT to:
 2. Any direction by The London Mayor.
 3. The prior completion of a legal agreement to secure the planning obligations set out in the Committee report.
 4. That the Corporate Director Development & Renewal is delegated power to negotiate the legal agreement indicated above acting within normal delegated authority.
 5. That the Corporate Director Development & Renewal is delegated authority to recommend the conditions and informatives in relation to the matters set out in the Committee report and as amended in the update report.
 6. That in the event that the section 106 is not signed prior to 1st April 2015 the Local Planning Authority reserves the right to determine the application under delegated authority.

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.)