

## DEVELOPMENT COMMITTEE

HELD AT 5.30 P.M. ON WEDNESDAY, 8 JULY 2015

### DECISIONS ON PLANNING APPLICATIONS

#### 1. ELECTION OF VICE CHAIR OF THE COMMITTEE FOR 2015/16

It was proposed by Councillor Amina Ali and, seconded by Councillor Rajib Ahmed and **RESOLVED**

That Councillor Shiria Khatun be elected Vice-Chair of the Development Committee for the remainder of the Municipal Year 2015/2016

#### 2. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS

No declarations of disclosable pecuniary interests were made.

Councillors Marc Francis, Rajib Ahmed, Suluk Ahmed, Chris Chapman, Amina Ali and Shah Alam declared an interest in the agenda items as they had received representations from interested parties.

Councillor Marc Francis declared an interest in agenda item 8.3 Rear of 459 Roman Road (PA/14/03667) as he lived in the Driffield Road Conservation Area however not near the site.

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

The Committee **RESOLVED**

That the minutes of the meeting of the Committee held on 16th June 2015 be agreed as a correct record and signed by the Chair.

#### 4. 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

## 5. PROCEDURE FOR HEARING OBJECTIONS AND MEETING GUIDANCE

The Committee noted the procedure for hearing objections and meeting guidance.

## 6. DEVELOPMENT COMMITTEE TERMS OF REFERENCE, MEMBERSHIP AND MEETING DATES

### RESOLVED

That the Development Committee's Terms of Reference, Quorum, Membership and Dates of future meetings be noted as set out in Appendices 1, 2 and 3 to the report.

## 7. DEFERRED ITEMS

None.

## 8. PLANNING APPLICATIONS FOR DECISION

### 8.1 144-146 Commercial Street, London, E1 6NU (PA/15/00044)

On a vote of 4 in favour and 2 against, the Committee **RESOLVED**:

1. That planning permission at 144-146 Commercial Street, London, E1 6NU be **GRANTED** 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 and refurbishment of the front façade and installation of a green roof.
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.

### 8.2 12-14 Toynbee Street, London E1 7NE (PA/14/03376)

Update report tabled.

On a unanimous, the Committee did not agree the Officer recommendation to grant planning permission

Accordingly, Councillor Rajib Ahmed proposed and Councillor Amina Ali seconded a motion that the planning permission be not accepted (for the reasons set out below) and on a unanimous vote it was **RESOLVED**:

That the Officer recommendation to grant planning permission at 12-14 Toynbee Street, London E1 7NE be **NOT ACCEPTED** for the demolition of existing structures on land adjacent to Duke of Wellington public house and creation of a total of 5 x residential units (C3 use); replacement outdoor area to be reconfigured to the rear of the site. External alterations to the public

house to include dormer and mansard roof extensions and rear extension to first and second floors of building, retaining existing ridge line and mansard roof. Retention of A4 use (Drinking Establishments) on ground floor (reference PA/14/03376)

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

- 1) Harm to the setting of the pub, from the loss of the pub garden and the proposed residential extension which would fail to preserve or enhance the character and appearance of the conservation area, by reason of it's overall design, appearance and relationship to the host building.
- 2) Effect on future viability of the public house, arising from the loss of the outdoor drinking space and erection of residential development
- 3) Effect on neighbouring amenity arising from increased noise and disturbance.

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 Sabina Akhtar did not vote on this item having not been present throughout the consideration of the application.

### **8.3 Rear of 459 Roman Road (PA/14/03667)**

Update report tabled.

It was proposed by officers and agreed by the Committee that details of boundary treatment be submitted for approval to prevent car parking within the application site.

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

That planning permission be **GRANTED** at Rear of 459 Roman Road for construction of a mews house to the rear of existing shop/residential building(PA/14/03667) subject to the condition set out in the committee report and the addition condition agreed at the meeting that details of boundary treatment be submitted and approved.

## **9. 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.)