

DEVELOPMENT COMMITTEE

HELD AT 7.00 P.M. ON THURSDAY, 6 AUGUST 2015

DECISIONS ON PLANNING APPLICATIONS

1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS

No declarations of disclosable pecuniary interests were made.

Councillor Marc Francis declared a personal interest in agenda item 7.1, 219-221 Bow Road and 27-31 Payne Road, Bow, E3 2SJ as he had received representations from interested parties and the site was within his ward.

Councillor Shiria Khatun declared a personal interest in agenda item 7.1, 219-221 Bow Road and 27-31 Payne Road, Bow, E3 2SJ as she had received representations from interested parties.

2. MINUTES OF THE PREVIOUS MEETING(S)

The Committee **RESOLVED**

That the minutes of the Committee meeting held on 8th July 2015 be agreed as a correct record and signed by the Chair, subject to the following amendments to page 7 of the minutes:

- Paragraph two 'eradicate' to replace 'irradiate'
- Paragraph four, insertion of the word 'vote' to read 'on a unanimous vote'

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

To note the procedure and meeting guidance.

5. DEFERRED ITEMS

6. 12-14 TOYNBEE STREET, LONDON E1 7NE (PA/14/03376)

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

Accordingly, the Committee proposed a motion that the planning permission be **REFUSED** (for the reasons set out in 4.2 of the Committee report) and on a vote of 2 in favour of this recommendation, 1 against and 0 abstentions, it was **RESOLVED**:

That planning permission at 12-14 Toynbee Street, London E1 7NE be **REFUSED** 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 and the retention of A4 use (Drinking Establishments) on ground floor (reference PA/14/03376) for the following reasons set out in 4.2 of the Committee report

1. The proposed development would cause harm to the Wentworth Street Conservation Area. The design and appearance of the proposed modern extension would be out of character with the local area and would cause harm to the character and appearance of the Wentworth Street Conservation Area and combined with the loss of the pub garden would harm the setting of other local heritage assets, including the Duke of Wellington Public House itself. This harm is not outweighed by the public benefits of the scheme and therefore the proposed development fails to comply with policies DM24 and DM27 of the Managing Development Document (2013), SP10 of the Core Strategy (2010), policies 7.4 and 7.8 of the London Plan (Consolidated with Alterations since 2015), the National Planning Policy Framework (2012) and National Planning Policy Guidance.
2. The proposed development would result in the loss of existing outdoor space that would undermine the future viability and vitality of the existing Duke of Wellington pub (12-14 Toynbee Street) and thereby fail to protect its function as community infrastructure. As such, the proposal would be contrary to policy SP01 of the adopted Core Strategy (2010) and policies DM2 and DM8 of the Managing Development Document (2013), Policy 3.1(b) of the London Plan 2015, National Planning Policy Framework (2012) and the National Planning Policy Guidance.

3. The proposed development would be detrimental to the amenity of new residents of the proposed development due to the potential for fumes and excessive noise resulting from the close proximity of the proposed residential accommodation and the proposed smoking area and public house use and would result in increased noise and disturbance to the occupiers of existing residential properties. Therefore the proposal would be contrary to policy DM25 of the Managing Development Document (2013), the London Plan 2015 National Planning Policy Framework (2012) and the National Planning Policy Guidance.

7. PLANNING APPLICATIONS FOR DECISION

7.1 219-221 Bow Road and 27-31 Payne Road, Bow, E3 2SJ (PA/14/03660)

Update report tabled.

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

1. That planning permission at 219-221 Bow Road and 27-31 Payne Road, Bow, E3 2SJ be **GRANTED** for the demolition of existing buildings and erection of four blocks of four, five and six storeys to provide 89 dwellings together with ancillary parking and landscaping (reference PA/14/03660) subject to:
2. The prior completion of a legal agreement to secure the obligations set out in the committee report.
3. That the Corporate Director Development & Renewal is delegated power to negotiate the legal agreement indicated above acting within delegated authority.
4. 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 and the additional condition set out in the update report regarding joint servicing arrangements with Nos 213-217 Bow Road.
5. That, if within 3 months of the date of this committee the legal agreement referred to above has not been completed, the Corporate Director Development & Renewal is delegated power to refuse planning permission.

Councillor Rajib Ahmed did not vote on this item having not been present for the full consideration of the item.

7.2 461 Bethnal Green Road (PA/15/00756)

On a vote of 4 in favour, 0 against and 3 abstentions, the Committee **RESOLVED:**

1. That planning permission at 461 Bethnal Green Road be **GRANTED** for change of use of lower ground floor from gym (Use Class D2) to 4x serviced apartments (Use Class C1) (reference PA/15/00756).
2. That the Corporate Director Development and Renewal is delegated power to impose conditions and informatives on the planning permission to secure the matters set out in the committee report.

8. OTHER PLANNING MATTERS

No Items.

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.)