

DEVELOPMENT COMMITTEE

HELD AT 7.00 P.M. ON WEDNESDAY, 10 FEBRUARY 2016

DECISIONS ON PLANNING APPLICATIONS

1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS

Councillor Marc Francis declared a personal interest in agenda item 6.1 66-68 Bell Lane and 1-5 Tenter Ground E1 7LA (PA/15/01474) as he had received representations from interested parties on the application.

2. MINUTES OF THE PREVIOUS MEETING(S)

The Committee **RESOLVED**

That the minutes of the meeting of the Committee held on 13 January 2016 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

None.

6. PLANNING APPLICATIONS FOR DECISION

6.1 66-68 Bell Lane and 1-5 Tenter Ground E1 7LA (PA/15/01474)

Update report tabled.

Officers reported that on the 3rd February 2016, the Planning Inspectorate notified the Council that an appeal had been submitted under Section 78 of the Town and Country Planning Act 1990 because the statutory period for determining the application had expired and no decision had been made. As such, the powers to determine the application have been taken away from the Council and now lie with the Secretary of State (Planning Inspectorate).

Officers' remained of the view that the scheme should be refused. However, in view of the above, Officers' had amended the recommendation to gain the resolution of the Committee had it the power to determine the application.

The resolution of the Development Committee would set the position that the Council will adopt at Appeal.

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

That had it the ability to determine the application, the Committee would be minded to REFUSE planning permission 66-68 Bell Lane and 1-5 Tenter Ground E1 7LA for the demolition of the existing building at 66-68 Bell Lane and the erection of a new single dwelling house set over five floors (including the basement) with ancillary private artist's studio space and the creation of linked ancillary residential accommodation located on the 2nd floor of No. 1-5 Tenter Ground, for the following reason set out in the Committee report. (PA/15/01474)

- The proposed development would result in the total demolition of a locally listed building at No 66-68 Bell Lane and would therefore result in the loss of a non-designated heritage asset. The loss of this locally listed building causes harm, albeit less than substantial harm, to the designated heritage asset, Artillery Passage Conservation Area. The proposal does not preserve or enhance the conservation area nor is design of the replacement building of sufficient architectural and townscape merit, to deliver a public benefit that would outweigh the harm to the conservation area 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.

7. OTHER PLANNING MATTERS

None.

WILL TUCKLEY, CHIEF EXECUTIVE

(Please note that the wording in this document may not reflect the final wording used in the minutes.)