

DEVELOPMENT COMMITTEE

HELD AT 7.00 P.M. ON WEDNESDAY, 6 APRIL 2016

DECISIONS ON PLANNING APPLICATIONS

1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS

Councillor Marc Francis declared a personal interest in agenda item 6.1 Duke of Wellington, 12-14 Toynbee Street, London, E1 7NE (PA/15/02489) as he had received representations from interested parties.

2. MINUTES OF THE PREVIOUS MEETING(S)

The Committee **RESOLVED**

That the minutes of the meeting of the Committee held on 9 March 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 Duke of Wellington, 12-14 Toynbee Street, London, E1 7NE (PA/15/02489)

Update report tabled.

On a vote of 0 in favour and 5 against the Officer recommendation, the Committee did not agree the Officer recommendation to grant planning permission.

Accordingly, Councillor Marc Francis proposed a motion that the planning permission be not accepted (for the reasons set out below) and on a vote of 5 in favour, 0 against it was **RESOLVED**:

That the Officer recommendation to grant planning permission be **NOT ACCEPTED** at Duke of Wellington, 12-14 Toynbee Street, London, E1 7NE for change of use from public house (A4) to a mixed public house / hotel use (sui generis), the erection of two storey extension at second floor and roof level and installation of dormer windows to allow the conversion of the first, second and third floor to accommodate 11 hotel rooms. (PA/15/02489)

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

- That the operation of a hotel above the public house would undermine its viability, potential resulting in the loss of a community asset.
- The proposed change of use from public house to a mixed use sui generis.
- That the proposed external alterations would harm the setting of the existing building and the setting of the Conservation Area.
- Impact on residential amenity.
- Inadequate servicing provision.
- Lack of wheelchair access.

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.

6.2 42-44 Aberfeldy Street, E14 0NU (PA/15/03434 and PA/15/03435)

On a vote of 2 in favour and 3 against the Officer recommendation, the Committee did not agree the Officer recommendation to grant planning permission and advertisement consent.

Accordingly, Councillor Rajib Ahmed proposed and Councillor Suluk Ahmed seconded a motion that the planning permission and advertisement consent be not accepted (for the reasons set out below) and on a vote of 3 in favour, 2 against it was **RESOLVED**:

That planning permission and advertisement consent be **REFUSED** at 42-44 Aberfeldy Street, E14 0NU for

PA/15/03434

- Retrospective planning application for the retention of an ATM (Cash Machine).

PA/15/03435

- Retrospective advertisement consent for integral illumination and screen to the ATM fascia and internally illuminated 'Free Cash Withdrawals' sign set above the cash (ATM) machine.

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

- Impact on residential amenity in terms of noise and disturbance from use of the cash machine and the illuminated sign
- That the proposal would increase anti-social behaviour in the area.
- The safety and security of the cash machine users.

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.

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.)