

## **DEVELOPMENT COMMITTEE**

**HELD AT 7.00 P.M. ON WEDNESDAY, 27 APRIL 2016**

### **DECISIONS ON PLANNING APPLICATIONS**

#### **1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS**

Councillor Marc Francis declared a personal interest in agenda item 5.1 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 6<sup>th</sup> April 2016 be agreed as a correct record and signed by the Chair subject to the deletion of Councillor Sabina Akhtar from the list of Members present at the meeting.

#### **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**

##### **5.1 Duke of Wellington, 12-14 Toynbee Street, London, E1 7NE (PA/15/02489)**

On a vote of 0 in favour of the Officer recommendation and 4 against the Committee did not accept the recommendation.

Councillor Marc Francis moved that the application be refused for the reasons set out in the 27<sup>th</sup> April 2016 report and on a vote of 4 in favour and 0 against, it was **RESOLVED**:

1. That planning permission at Duke of Wellington, 12-14 Toynbee Street, London, E1 7NE be **REFUSED** for the change of use from public house (A4) to a mixed public house / hotel use (sui generis). 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) for the following reasons as set out in the Committee report.

Loss of the public house

2. As a result of the potential for noise and disturbance to the occupiers of the hotel the proposed inclusion of 11 hotel bedrooms above the public house would threaten the vitality and viability of the existing Duke of Wellington Pub which therefore fails to protect its function as community infrastructure. As such the proposal would be contrary to policy SP01 of the 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 (2010) and the National Planning Policy Guidance.

Servicing

3. Insufficient information has been provided with the application to demonstrate that the development would not have a detrimental impact upon the surrounding street network through the servicing requirements generated by the proposal, contrary to policies SP09 of the Core Strategy 2010 and DM20 of the Managing Development Document 2013 which seeks to ensure that new development does not have an adverse impact upon the safety and capacity of the road network.

Wheelchair accessible rooms

4. The application fails to provide any wheelchair accessible bedrooms contrary to policy 4.5 of the London Plan 2015 which seeks to ensure that developments contribute to providing a suitable choice and range of accommodation for all visitors to London by including a minimum of 10% of new hotel rooms as wheelchair accessible.

## **5.2 42-44 Aberfeldy Street, E14 0NU (PA/15/03434 and PA/15/03435)**

On a vote of 0 favour of the Officer recommendation, 3 against and 1 abstention, the Committee did not accept the recommendation.

Councillor Marc Francis moved that the application be refused for the reasons set out in the 27<sup>th</sup> April 2016 Committee report and on a vote of 3 in favour, 0 against and 1 abstention, it was **RESOLVED**:

1. That planning permission and advertisement consent be **REFUSED** at 42-44 Aberfeldy Street, E14 0NU (PA/15/03434 and PA/15/03435), 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.

For the following reasons as set out in the Committee report:

Planning Permission.

2. Residential Amenity Implications

The retention of the ATM, by reasons of its luminance and noise generated by its users, would unacceptably impact upon the amenity of surrounding residents and building occupiers. The proposal is therefore contrary to Policy SP10 of the Adopted Core Strategy (2010) and Policy DM25 in the Managing Development Document (2013), which seek to ensure that development safeguards the amenity of surrounding existing and future residents and building occupiers.

3. Anti-Social Behaviour and Safety and Security of Users

The retention of the ATM, by reasons of its siting and lack of coverage by CCTV, would result in a development which could compromise its user's safety and security and lead to an increase in anti-social behaviour. The proposal is therefore contrary to Policy SP10 of the Adopted Core Strategy (2010) and Policy DM23 in the Managing Development Document (2013), which seek to ensure that development improves and safeguards safety and security.

4. Advertisement consent.

The retention of the advertisement associated with the ATM, by reason of its luminance during the hours of darkness, would unacceptably impact upon the amenities of the surrounding residents contrary to policy DM23 of the Managing Development Document 2013.

**6. PLANNING APPLICATIONS FOR DECISION**

**6.1 42B Kenilworth Road, E3 5RJ (PA/15/03217)**

Application withdrawn from the agenda by the applicant.

## **6.2 Phoenix School, 49 Bow Road, London E3 2AD PA/16/00161**

On a unanimous vote, it was **RESOLVED**:

That Listed Building Consent be **GRANTED** at Phoenix School, 49 Bow Road, London E3 2AD for the Conversion of two existing non-original bin stores into use as a Food Technology Classroom with support kitchen area. Works include; removal of existing timber panels and double doors, removal of a non-original non load bearing blockwork wall, new vent openings through retained side doors, fitting new external windows and doors within existing structural openings, alterations to the existing drainage to suit kitchen requirements, new internal plasterboard partition wall, new wall, floor and ceiling finishes, new light fittings and extract ventilation (PA/16/00161)subject to the conditions set out on the Committee report.

## **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.)