

STRATEGIC DEVELOPMENT COMMITTEE

HELD AT 7.00 P.M. ON TUESDAY, 21 JULY 2015

DECISIONS ON PLANNING APPLICATIONS

1. ELECTION OF VICE CHAIR FOR THE MEETING

It was proposed by Councillor Helal Uddin and, seconded by Councillor John Pierce and **RESOLVED**

That Councillor Danny Hassell be elected Vice-Chair of the Strategic 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.

3. MINUTES OF THE PREVIOUS MEETING(S)

The Committee **RESOLVED**

That the minutes of the meeting of the Committee held on 4th 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. STRATEGIC DEVELOPMENT COMMITTEE TERMS OF REFERENCE, QUORUM, MEMBERSHIP AND DATES OF MEETINGS

The Committee **RESOLVED**

That the Strategic 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

7.1 Site 1 Land at 3 Millharbour and Site 2 Land at 6, 7 and 8 South Quay Square, South Quay Square, London (PA/14/03195)

Councillor Danny Hassell (Chair)

Update report tabled.

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

Accordingly, Councillor John Pierce seconded by Councillor Maium Miah proposed that the application be not accepted (for the reasons set out below) and on a vote of 5 in favour of this recommendation and 0 against, the Committee **RESOLVED:**

That the Officer recommendation to grant planning permission be **NOT ACCEPTED** at Site 1 Land at 3 Millharbour and Site 2 Land at 6, 7 and 8 South Quay Square, South Quay Square, London (PA/14/03195) for

- The demolition and redevelopment with four buildings: Building G1, a podium with two towers of 10 - 38 storeys and of 12 - 44 storeys; Building G2, a four floor podium with two towers of 34 and 38 storeys inclusive of podium; Building G3, a tower rising to 44 storeys; and Building G4, a four floor podium with a tower of 31 storeys inclusive of podium. (PA/14/03195)

Members were minded to refuse the scheme in view of concerns over:

- Insufficient provision of affordable housing and the affordability of the family sized intermediate units.
- Lack of supporting infrastructure to accommodate the density of the scheme in particularly the additional car parking and servicing from the development.

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.

8. PLANNING APPLICATIONS FOR DECISION

8.1 Land bounded by Elder Street, Folgate Street, Blossom Street, Norton Folgate, Shoreditch High Street and Commercial Street, E1 (PA/14/03548& PA/14/03618)

Planning Permission (PA/14/03548)

Update report tabled.

On a vote of 0 in favour of the Officer recommendation to grant planning permission 4 against and 4 abstentions, the Committee did not agree the Officer recommendation to grant planning permission

Accordingly, Councillor John Pierce proposed and Councillor Danny Hassell seconded a motion that the planning permission be not accepted (for the reasons set out below) and on vote of 4 in favour, 0 against and 4 abstentions, it was **RESOLVED:**

That the Officer recommendation to grant planning permission be **NOT ACCEPTED** at Land bounded by Elder Street, Folgate Street, Blossom Street, Norton Folgate, Shoreditch High Street and Commercial Street, E1 for

- Redevelopment of the former Nicholls and Clarke urban block and adjoining former depot site, Loom Court, and land and buildings north of Fleur de Lis Passage and Fleur de Lis Street, including retention and refurbishment of buildings, for commercially led mixed-use purposes comprising buildings of between 4 and 13 storeys to provide B1 (Office), A1 (Retail), A3 (Restaurants and cafés), A4 (Public house) and 40 residential units; together with new public open spaces and landscaping, new pedestrian accesses, works to the public highway and public realm, the provision of off-street parking, and ancillary and enabling works, plant and equipment.

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

- Insufficient provision of housing within the scheme and the proportion of affordable housing is too low
- Impact of the scale and massing of the proposal on the setting of the Elder Street Conservation Area both in terms of the overall scheme and the S1 plot.

Listed Building Consent (PA/14/03618)

On a vote of 1 in favour of the Officer recommendation to grant listed building consent 6 against and 0 abstentions, the Committee did not agree the Officer recommendation to grant consent

Accordingly, on vote of 6 in favour, 0 against and 2 abstentions, it was **RESOLVED:**

That the Officer recommendation to grant listed building consent be **NOT ACCEPTED** at Land bounded by Elder Street, Folgate Street, Blossom Street, Norton Folgate, Shoreditch High Street and Commercial Street, E1 for

Works to the public highway (Fleur de Lis Street) including repair and replacement, where necessary, of the carriageway and pavement, installation of cycle parking, hard landscaping and all necessary ancillary and enabling works, plant and equipment.

The Committee were minded to refuse the listed building consent due to concerns over the impact of the scheme on the setting of the Elder Street Conservation Area.

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 Andrew Cregan did not vote on the listed building consent as he was not present during the vote on this part of the scheme.

8.2 Thirty-Eighth Floor, 1 Canada Square, London, E14 5AA (PA/15/01229)

Update report tabled.

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

That planning permission be **GRANTED** at Thirty-Eighth Floor, 1 Canada Square, London, E14 5AA for the change of use of Level 38, One Canada Square from Class B1 (Offices) to Class D1 (Non-Residential Institution)(PA/15/01229) subject to

Any direction by The Mayor of London

That the Corporate Director of Development & Renewal is delegated authority to recommend the conditions and informatives in relation to the matters set out in the committee report.

Councillors Muhammad Ansar Mustaqim and Gulam Robbani were not present for this item.

8.3 Land at 160-166 Chrisp Street (PA/15/00039)

Application not considered due to lack of time.

8.4 Former Beagle House (now known As Maersk House), Braham Street, London, E1 8EP (PA/15/01209)

Application not considered due to lack of time.

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.)