

**STRATEGIC DEVELOPMENT COMMITTEE**

**HELD AT 7.00 P.M. ON THURSDAY, 8 OCTOBER 2015**

**DECISIONS ON PLANNING APPLICATIONS**

**1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS**

No declarations of disclosable pecuniary interests were made.

**2. MINUTES OF THE PREVIOUS MEETING(S)**

The Committee **RESOLVED**

That the minutes of the meeting of the Committee held on 27 August 2015 be agreed as a correct record and signed by the Chair subject to the inclusion of Councillor Muhammad Ansar Mustaquim in the list of apologies.

**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 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 4 in favour and 1 against, the Committee **RESOLVED**:

1. That planning permission be **GRANTED** at Site 1 Land at 3 Millharbour and Site 2 Land at 6, 7 and 8 South Quay Square, South Quay Square, London 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)

Subject to

2. Any direction by The London Mayor.
3. The prior completion of a legal agreement to secure the planning obligations set out in the 4<sup>th</sup> June 2015 Committee report and 8<sup>th</sup> October 2015 Committee report.
4. That the Corporate Director Development & Renewal is delegated power to negotiate the legal agreement indicated above acting within normal delegated authority.
5. That the Corporate Director Development & Renewal is delegated authority to recommend the conditions and informatives in relation to the matters set out in the 4<sup>th</sup> June 2015 Committee report.

## **6. PLANNING APPLICATIONS FOR DECISION**

### **6.1 Land at 160-166 Chrisp Street (PA/15/00039)**

Update report tabled.

On a vote of 5 in favour 0 against and 2 abstentions the Committee **RESOLVED**:

1. That planning permission be **GRANTED** at Land at 160-166 Chrisp Street for the demolition of existing buildings on the site and redevelopment to provide new buildings ranging from three to twelve storeys to provide 254 residential units (comprising 99 x 1 bed; 100 x 2 bed; 51 x 3 bed: 4 x 4 bed), together with associated car parking, amenity space, child playspace, gym and infrastructure works (REVISED DESCRIPTION) (PA/15/00039) subject to
2. Any direction by the Mayor of London

3. The prior completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) within three months of the date of this resolution, to secure the planning obligations set out in the 27 August 2015 Committee report and 8<sup>th</sup> October 2015 Committee report and update.
4. That the Director of Development & Renewal is delegated authority to negotiate the Section 106 legal agreement referred to above.
5. That the Director of Development & Renewal is delegated power to impose conditions and informative on the planning permission to secure the matters set out in the 27 August 2015 Committee report.
6. Any other planning condition(s) considered necessary by the Corporate Director Development & Renewal

Councillor Shahed Ali did not vote on this item having not been present for the full consideration of the item

## **6.2 Land at corner of Broomfield Street and Upper North Street known as "Phoenix Works", London, E14 6BX (PA/15/00641)**

Update report tabled.

Councillor Marc Francis proposed seconded by Councillor Shahed Ali that the application be deferred for a site visit.

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

That planning permission be **DEFERRED** at Land at corner of Broomfield Street and Upper North Street known as "Phoenix Works", London, E14 6BX for the demolition of existing buildings on the site and erection of buildings that range in height from 3 to 14 storeys containing 153 units including 28 undercroft and surface car parking spaces and a central landscaped courtyard (PA/15/00641).

The Committee were minded to defer the scheme for a SITE VISIT to enable Members to better understand the impact of the scheme on the area.

Councillor Gulam Robbani was not present for the consideration of this item.

## **6.3 2 Trafalgar Way, London (PA/15/02668)**

Councillor Marc Francis proposed, seconded by Councillor Andrew Cregan that the contribution towards public realm be added to the sum towards off site affordable housing. This was agreed.

On a vote of 7 in favour, 1 against and 0 abstentions, it was **RESOLVED:**

1. That a modification under s106A of the 1990 Planning Act of the 2009 Agreement (as modified by the 2014 Agreement) be **APPROVED** at 2 Trafalgar Way, London (PA/15/02668) subject to:
2. Any direction by The London Mayor.
3. The prior completion of a second deed of modification to secure the planning obligations in the Committee report subject to the following change to the financial obligations:  
  
That the contribution towards public realm be added to the contribution towards affordable housing.
4. That the Corporate Director Development & Renewal is delegated power to negotiate the second deed of modification referred to at 3 above within normal delegated authority.

**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.)