

**STRATEGIC DEVELOPMENT COMMITTEE**

**HELD AT 7.00 P.M. ON THURSDAY, 12 MAY 2016**

**DECISIONS ON PLANNING APPLICATIONS**

**1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS**

Councillor Marc Francis declared a personal interest in agenda item 6.2 Docklands Sailing Centre, 235A Westferry Road, London, E14 3QS (PA/16/00437) 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 12 April 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.

**5.1 DEFERRED ITEMS**

None.

## 6. PLANNING APPLICATIONS FOR DECISION

### 6.1 South Quay Plaza 4, Marsh Wall, London, E14 (PA/15/03073)

Update report tabled,

On a vote of 0 in favour and 7 against, the Committee did not agree the Officer recommendation to grant planning permission.

Accordingly, Councillor Marc Francis proposed and Councillor Danny Hassell seconded a motion that the planning permission be not accepted (for the reasons set out below) and on a vote of 7 in favour and 0 against, it was **RESOLVED:**

That the Officer recommendation to grant planning permission be **NOT ACCEPTED** at South Quay Plaza 4, Marsh Wall, London, E14 for the Erection of a 56 storey building comprising of 396 residential (Class C3) Units, Retail (Class A1-A4) Space, together with basement, ancillary residential facilities, access servicing, car parking, cycle storage, plant, open space and landscaping and other associated works

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

- Excessive density.
- Impact on infrastructure particularly the transport network, the highway, social infrastructure including education and health facilities.
- Unacceptable level of affordable housing.
- Impact on residential amenity in terms of sunlight and daylight.

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 Docklands Sailing Centre, 235A Westferry Road, London, E14 3QS (PA/16/00437)

Update report tabled.

Councillor Marc Francis moved an additional condition requiring the removal of any permitted development rights for the development and on a unanimous vote, this was agreed.

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

That planning permission be **GRANTED** at Docklands Sailing Centre, 235A Westferry Road, London, E14 3QS for the Demolition of 3. no existing modular units and siting of 6 no. modular units for use as a primary school (Class D1) temporarily for 1 academic year, until 31 August 2017. Retention of 3 no. modular units after 31 August 2017 for use by Docklands Sailing and Watersports Centre (D1/D2) for a period of 5 years from the date of

permission (PA/16/00437) subject to the conditions and informatives set out in the Committee report and the additional condition agreed at the Committee meeting regarding the removal of any permitted development rights for development if Officers consider such rights are applicable.

## **7. OTHER PLANNING MATTERS**

### **7.1 S106 Planning Obligations - Use of Health Contributions for Preventive Health Projects.**

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

That the Committee agrees the use of a proportion of the health s106 contributions (£1,392,773) secured in connection with planning permission PA/06/02068, for preventive health measures such as the proposed green grid projects.

**WILL TUCKLEY, CHIEF EXECUTIVE**

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