

DEVELOPMENT COMMITTEE

HELD AT 7.00 P.M. ON TUESDAY, 16 JUNE 2015

DECISIONS ON PLANNING APPLICATIONS

1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS

No declarations of interest were made.

Councillor Marc Francis declared that he would not sit on the Committee for the consideration of item 5.2, 418 Roman Road, London, E3 5LU (PA/15/00095).

Councillor Sirajul Islam declared that he would leave the meeting room for the consideration of item 6.2, Passageway to the south of 18 Cleveland Way, London E1 (PA/15/00096) as the site was within his ward and he had an opinion on the application.

2. MINUTES OF THE PREVIOUS MEETING(S)

The Committee **RESOLVED**

That the minutes of the meeting of the Committee held on 14th May 2015 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

5.1 The Forge, 397 & 411 Westferry Road, London, E14 3AE (PA/14/02753 and PA/14/02754)

Update Report tabled.

Planning Permission (PA/14/02573)

During the debate, the Committee agreed that the second proposed reason for refusal (in paragraph 4.2 of the 16th June report) be removed.

Consequently, on a vote of 0 in favour of the Officer recommendation, 2 against and 1 abstention, the Committee did not accept the recommendation to grant planning permission.

On a vote of 2 in favour, 0 against and 1 abstention it was **RESOLVED**:

That Full Planning Permission be **REFUSED** for:

- Change of use of part of The Forge from business use (Use Class B1) to convenience retail food store (Use Class A1) with gross internal floor area of 394m² and net sales area (gross internal) of 277m²;
- Change of use of a separate unit of The Forge (Use Class B1) to interchangeable uses for either or financial and professional services, restaurants and cafes, drinking establishments, office, non-residential institutions (nursery, clinic, art gallery, or museum), or assembly and leisure (gym), namely change of use to uses classes A2, A3, A4, B1a, D1 and D2 with gross internal floor area 275.71m²;
- The remainder of the ground floor would be for office use split into 3 units (Use Class B1a)
- 297.17m² GFA of new floor space created at 1st floor level (internally) for office use, split into 3 units (Use Class B1a)
- Internal and external changes and maintenance to the Forge to facilitate the change of use to retail convenience store. (PA/14/02753)

For the following reason (as set out in paragraph 4.2 of the 16th June 2015 Committee report).

The proposal would further erode the historic fabric of the listed building which has already been subject to a number of recent alterations and would fail to preserve the special architectural and historic character of the building. The proposal therefore fails to comply with policies DM24 and DM27 of the Managing Development Document (2013), SP10 of the Core Strategy (2010), policies 7.4 and 7.8 of the London Plan (Consolidated with Alterations since 2015), the National Planning Policy Framework (2012) and National Planning Policy Guidance.

Listed Building Consent (PA/14/02574)

On a vote of 0 in favour of the Officer recommendation, 2 against and 1 abstention, the Committee did not accept the recommendation to grant listed building consent.

On a vote of 2 in favour, 0 against and 1 abstention it was **RESOLVED**:

That listed building consent be **REFUSED** for the following reason as set out in paragraph 4.2 of the 16th June 2015 Committee report.

The proposal would further erode the historic fabric of the listed building which has already been subject to a number of recent alterations and would fail to preserve the special architectural and historic character of the building. The proposal therefore fails to comply with policies DM24 and DM27 of the Managing Development Document (2013), SP10 of the Core Strategy (2010), policies 7.4 and 7.8 of the London Plan (Consolidated with Alterations since 2015), the National Planning Policy Framework (2012) and National Planning Policy Guidance.

5.2 418 Roman Road, London, E3 5LU (PA/15/00095)

On a vote of 0 favour of the Officer recommendation, 2 against and 1 abstention, the Committee did not accept the recommendation.

On a vote of 2 in favour, 0 against and 1 abstention, it was **RESOLVED**:

That planning permission at 418 Roman Road, London, E3 5LU be **REFUSED** for the creation of a ground floor studio flat at the rear of the property within an extended single storey rear extension; New shopfront; Extension of the basement; Erection of a mansard roof extension (PA/15/00095) for the reasons set out in the Committee report as follows:

The proposed development would result in poor quality retail floor space in terms of overall layout, the reduction in the width for the majority of the ground floor space and the distribution of retail floor space across ground floor and basement level with no step free access. The proposals would reduce the long term attractiveness of the premises to future occupiers and the viability of the retail premises in the town centre. The proposed development would therefore conflict with policy DM1(7) of the Tower Hamlets Local Plan, Managing Development Document (2013), which requires that adequate width and depth of floor space is provided for town centre uses.

6. PLANNING APPLICATIONS FOR DECISION

6.1 Footway Adjacent to Ansell House on Mile End Road, E1 (PA/15/00117)

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

That planning permission at Footway Adjacent to Ansell House on Mile End Road, E1 be **GRANTED** for the relocation of an existing Barclays Cycle Hire Docking Station comprising of a maximum of 41 docking points by 75m to the

east as a consequence of the proposed Cycle Superhighway 2 Upgrade Works (PA/15/00117) subject to the conditions set out in the Committee report.

6.2 Passageway to the south of 18 Cleveland Way, London E1 (PA/15/00096)

Update report tabled.

Councillor Sirajul Islam left the meeting for the consideration of this item

Councillor Marc Francis (Chair)

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

That planning permission at Passageway to the south of 18 Cleveland Way, London E1 be **REFUSED** to erect a 2.4m high gate across the passage way (PA/15/00096) for the reason set out in the Committee report as set out below:

- a) The proposal would restrict full public access resulting in an unacceptable form of development that would fail to retain a permeable environment, by reason of creating a physical barrier. This would be contrary to the general principles of the National Planning Policy Framework (2012), policies 7.2 of the London Plan (2015), SP09 of the Core Strategy (2010) and DM23 of the Managing Development Document (2013). These policies require development be well connected with the surrounding area and should be easily accessible for all people.
- b) The proposed gates and fixed means of enclosure by virtue of their height and scale would appear visually intrusive and result in an inappropriate form of development that would discourage community cohesion and would therefore fail to achieve an inclusive environment and create an unacceptable level of segregation. This would be contrary to the general principles of the National Planning Policy Framework (2012), policies 3.9, 7.1-7.5 and 7.27 of the London Plan (2015), policies SP04, SP09, SP10 and SP12 of the Core Strategy (2010), and policies DM12 and DM23 of the Managing Development Document (2013). These policies require development to promote the principles of inclusive communities, improve permeability and ensure development is accessible and well connected.

7. OTHER PLANNING MATTERS

None.

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.)