

STRATEGIC DEVELOPMENT COMMITTEE

HELD AT 7.00 P.M. ON THURSDAY, 10 MARCH 2016

DECISIONS ON PLANNING APPLICATIONS

1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS

Councillor Marc Francis declared a personal interest in agenda item 6.4 Hercules Wharf, Castle Wharf and Union Wharf, Orchard Place, London E14 (PA/14/03594, PA/14/03595) as he had received representations from interested parties on the application and as he used to be a Council nominated Member of the Lee Valley Regional Park Authority

2. MINUTES OF THE PREVIOUS MEETING(S)

The Committee **RESOLVED**

That the minutes of the meeting of the Committee held on 18th February 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. DEFERRED ITEMS

None

6. PLANNING APPLICATIONS FOR DECISION

6.1 6 to 8 Alie Street, London, E1 8DD (PA/15/02538)

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

1. That planning permission be **GRANTED** at 6 to 8 Alie Street, London, E1 8DD for the demolition of existing office building on the site and erection of a ground plus seven storey office building (Class B1) with reuse of existing basement together with provision of 4.no ancillary study bedrooms for private use by the college, 40.no cycle spaces, plant equipment and associated works (PA/15/02538) subject to:
2. The prior completion of a legal agreement to secure the planning obligations set out in the Committee report.
3. That the Corporate Director Development & Renewal is delegated power to negotiate the legal agreement indicated above. If by the date nominated in the Planning Performance Agreement the legal has not been completed, the Corporate Director development & Renewal is delegated power to refuse planning permission.
4. That the Corporate Director Development & Renewal is delegated power to impose conditions and informatives on the planning permission to secure the matters set out in the Committee report.

6.2 Jemstock 2, South Quay Square, 1 Marsh Wall, London, E14 (PA/15/02104)

Update report tabled

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

1. That planning permission be **GRANTED** at Jemstock 2, South Quay Square, 1 Marsh Wall, London, E14 for the erection of building facades to existing structure on site to create a mixed use development comprising 206 serviced apartments (Class C1), 1,844 sqm of office floorspace (Class B1) and 218sqm of cafe floorspace (Class A3) PA/15/02104) subject to:
2. Any direction by The Mayor of London
3. The prior completion of a legal agreement to secure the obligations set out in the Committee report and the update report regarding the inclusion of a Car Park Management Plan, the carbon offsetting obligation and the contributions towards monitoring and implementation.

4. That the Corporate Director Development & Renewal is delegated power to negotiate the legal agreement indicated above acting within delegated authority.
5. That the Corporate Director Development & Renewal is delegated power to impose conditions and informatives on the planning permission to secure the matters set out in the Committee report and the update report regarding the removal of the requirement for a Piling Method Statement.
6. Any other planning condition(s) considered necessary by the Corporate Director Development & Renewal

6.3 34-40 White Church Lane and 29-31 Commercial Road, London, E1 (PA/15/02527)

Update report

On a unanimous vote, the Committee did not agree the Officer recommendation to grant planning permission

Accordingly, Councillor Marc Francis proposed that the planning permission be not accepted (for the reasons set out below) and on a unanimous vote, it was **RESOLVED**:

That the Officer recommendation to grant planning permission be **NOT ACCEPTED** at 34-40 White Church Lane and 29-31 Commercial Road, London, E1 for the demolition of existing buildings at 34-40 White Church Lane and 29-31 Commercial Road and erection of a ground floor plus 18 upper storey building (75.5m AOD metre) with basement to provide 155sqm (NIA) of flexible use commercial space (B1/A1/A3 Use Class) at ground floor and 42 residential units (C3 Use Class) above with basement, new public realm, cycle parking and all associated works. (PA/15/02527)

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

- Insufficient provision of affordable housing.
- High residential density in excess of London Plan.
- Height of the building.
- The servicing arrangements.
- The child play space and communal amenity space.
- The design of the ground floor entrances.
- Impact on infrastructure from the scheme
- That the scheme would be out of keeping with the character of area and would change the character of the 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.

6.4 Hercules Wharf, Castle Wharf and Union Wharf, Orchard Place, London E14 (PA/14/03594, PA/14/03595)

Update report tabled

Councillor Marc Francis proposed and Councillor Andrew Cregan seconded a proposal that the planning permission and the listed building consent be deferred (for the reasons set out below) and on a unanimous vote, it was **RESOLVED:**

That the planning application and listed building consent be **DEFERRED** at Hercules Wharf, Castle Wharf and Union Wharf, Orchard Place, London E14 for information on the following issues:

- The operation of the viability review mechanism.
- The viability of the application with different mixes of affordable housing

The Committee also asked that the Greater London Authority be contacted to confirm whether their concerns about the application had been addressed.

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 covering the above issues

7. OTHER PLANNING MATTERS

7.1 Planning Obligations - Allocation of Financial Contributions and Project Spend between 2010 and 2015.

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

That the contents of the report be noted.

WILL TUCKLEY, CHIEF EXECUTIVE

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