

DEVELOPMENT COMMITTEE

HELD AT 7.00 P.M. ON WEDNESDAY, 26 OCTOBER 2016

DECISIONS ON PLANNING APPLICATIONS

1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS

Councillor Andrew Cregan declared a prejudicial interest in Agenda Item 5.2, Holland Estate, Commercial Street, London (PA/16/01628). This was on the basis that the Councillor was a Council appointed Board Member of East End Homes. The Councillor left the meeting for the consideration of the application.

2. MINUTES OF THE PREVIOUS MEETING(S)

The Committee **RESOLVED**

That the minutes of the meeting of the Committee held on 28 September 2016 be agreed as a correct record and signed by the Chair.

3. RECOMMENDATIONS AND PROCEDURE FOR HEARING OBJECTIONS AND MEETING GUIDANCE

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
- 3) To note the procedure for hearing objections at meetings of the Development Committee and the meeting guidance.

4. DEFERRED ITEMS

4.1 Site at 14 to 16 Clegg Street, 13 to 15 Cinnamon Street and 125 to 129 Wapping High Street (PA/15/03561)

Update report tabled.

On a vote of 0 in favour of the Officer recommendation to grant planning permission, 6 against and 0 abstentions, the Committee did not agree the Officer recommendation to grant planning permission.

Accordingly, Councillor Marc Francis proposed and Councillor Andrew Cregan seconded a motion that the planning permission be not accepted (for the reasons set out below) and on vote of 6 in favour, 0 against and 0 abstentions, the Committee **RESOLVED**:

That the Officer recommendation to grant planning permission be **NOT ACCEPTED** at Site at 14 to 16 Clegg Street, 13 to 15 Cinnamon Street and 125 to 129 Wapping High Street for the partial demolition of the existing buildings and redevelopment of all three sites to create 41 residential units and a retail unit along Wapping High Street, together with associated hard and soft landscaping works and the provision of cycle parking across all three sites. Site A would contain the majority of the units, with 27 flats; Site B would contain 10 and Site C, the 4 town houses. (PA/15/03561)

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

- Impact on the residential amenity of existing residents particularly in terms of loss of sunlight and daylight to Ross House.
- Impact of the development on the north east corner of the site.
- Impact on heritage assets and the setting of the Conservation Area.
- Impact on the highway network.

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 Gulam Kibria Choudhury did not vote on the application having not been present at the 28th September 2016 Committee meeting when the application was previously considered.

5. PLANNING APPLICATIONS FOR DECISION

5.1 Bromley Hall School, Bromley Hall Road (PA/16/00884 & PA/16/00885)

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

1. That planning permission and listed building consent be **GRANTED** at Bromley Hall School, Bromley Hall Road for the expansion of existing school to provide 2 Form Entry Primary school and associated nursery, including partial demolition of existing building (PA/16/00884 & PA/16/00885) subject to:
2. 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 and the 28th September 2016 update report.

5.2 Holland Estate, Commercial Street, London (PA/16/01628)

On a vote of 2 in favour of the Officer recommendation to refuse planning permission, 4 against and 0 abstentions, the Committee did not agree the Officer recommendation to refuse the planning permission.

Accordingly, Councillor Chris Chapman proposed and Councillor Sabina Akhtar seconded a motion that the recommendation to refuse planning permission be not accepted (for the reasons set out below) and on vote of 4 in favour, 0 against and 2 abstentions, the Committee **RESOLVED**:

That the Officer recommendation to refuse planning permission be **NOT ACCEPTED** at Holland Estate, Commercial Street, London for the variation of Condition 29 (approved plans) of planning permission reference PA/08/02347, dated 1st April 2010, for a proposed minor material amendment to the approved development comprising the introduction of a new security gate between No.16 and No.36 Goulston Street, the removal of the existing security gates to the courtyards of Herbert House and Jacobson House, and the omission of the approved pedestrian access route between Herbert House and Jacobson House (PA/16/01628)

The Committee were minded to approve the application as they considered that the public safety concerns outweighed the policy considerations set out in the Committee report in respect of gated developments.

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 approval and proposed conditions.

5.3 Flat 17, Treyvelyan House, Morpeth Street, E2 0PY (PA/16/01199)

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

That the listed building consent be **GRANTED** at Flat 17, Treyvelyan House, Morpeth Street, E2 0PY for internal alterations on 3rd and 4th floor to reconfigure kitchen, bathroom and storage (PA/16/01199) subject to the conditions set out in the Committee report.

6. OTHER PLANNING MATTERS

6.1 Planning Appeals Report

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

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.)

