

**STRATEGIC DEVELOPMENT COMMITTEE**

**HELD AT 7.00 P.M. ON THURSDAY, 20 OCTOBER 2016**

**DECISIONS ON PLANNING APPLICATIONS**

**1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS**

Councillor Julia Dockerill declared a personal interest in agenda item 5.3 Land at Bank Street, Canary Wharf, London, E14 (PA/16/00899 & PA/16/00900) as she had received hospitality from the Canary Wharf Group, had attended a political conference at a Canary Wharf Group site and was writing a book with the Chief Executive of the Canary Wharf Group.

Councillor Asma Begum declared a personal interest in agenda item 5.3 Land at Bank Street, Canary Wharf, London, E14 (PA/16/00899 & PA/16/00900) as her husband had received hospitality from the Canary Wharf Group and, referring to her role as the Council's Cabinet Member for Culture, on the grounds that the Canary Wharf Group had sponsored certain cultural events in the Borough.

Councillor Maium Miah declared a personal interest in agenda item 5.3 Land at Bank Street, Canary Wharf, London, E14 (PA/16/00899 & PA/16/00900) as he had attended events arranged by the Canary Wharf Group.

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

The Committee **RESOLVED**

That the minutes of the meeting of the Committee held on 24 August and 8 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

None

#### 5. PLANNING APPLICATIONS FOR DECISION

##### 5.1 99 Mansell Street & 31-33 Prescott Street, London E1 (PA/16/00757)

Update report tabled.

On a vote of 6 in favour, 2 against and 0 abstentions, the Committee **RESOLVED:**

1. That planning permission be **GRANTED** at 99 Mansell Street & 31-33 Prescott Street, London E1 for mixed-use development in a part 6, part 8 and part 9 storeys block with lower ground floor comprising 57 serviced apartments (Use Class C1) on the upper floors and 1,115sqm of office floorspace (Use Class B1) at basement, ground and first floor and a 103 sqm of flexible retail/financial services/restaurant/cafe/drinking establishment floorspace (Use Class A1, A2, A3, A4 and A5) at ground floor level. (PA/16/00757) subject to:
  2. The prior completion of a legal agreement to secure the planning obligations in the Committee report.
  3. That the Corporate Director Development & Renewal is delegated power to negotiate the legal agreement indicated above acting within normal delegated authority.
  4. That the Corporate Director Development & Renewal is delegated authority to recommend the conditions and informatives in relation to the matters set out in the Committee report.
  5. Any other conditions(s) considered necessary by the Corporate Director Development & Renewal.
  6. That, if within 3 months of the date of this committee the legal agreement has not been completed, the Corporate Director Development & Renewal is delegated power to refuse planning consent.

## 5.2 116-118 Chrisp Street, Poplar London, E14 6NL (PA/14/02928)

Update report tabled.

On a vote of 1 in favour of the Officer recommendation and 7 against, the Committee did not agree the Officer recommendation to grant planning permission.

Accordingly, Councillor Marc Francis proposed a motion that the recommendation to grant planning permission be not accepted (for the reasons set out below) and on a vote of 7 in favour and 1 against, it was **RESOLVED:**

That the Officer recommendation to grant planning permission be **NOT ACCEPTED** at 116-118 Chrisp Street, Poplar London, E14 6NL for the demolition of public house (Use Class A4) and former Tyre and Exhaust Centre building (Use Class B1/B2) and erection of mixed-use development of part 5, part 12, part 15 storeys comprising of 63 residential units (Use class C3) with ground floor commercial unit (flexible use - Use Classes A1/A2/A3/A4), and associated cycle and refuse storage facilities, amenity areas and electricity sub-station. Formation of new vehicular and pedestrian accesses onto Chrisp Street. (PA/14/02928)

The Committee were minded to refuse the proposal due to concerns over the following matters:

- Excessive height, bulk and massing of the proposal.
- Symptoms of overdevelopment, particularly in relation to the loss of daylight and sunlight to the nearby Equinox building.

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.

## 5.3 The Quay Club, Bank Street, Canary Wharf, London, E14 (PA/16/00899 & PA/16/00900)

Update report tabled.

Officers clarified that the application address should be entitled 'Land at Bank Street' Canary Wharf, London, E14

On a vote of 0 in favour of the Officer recommendation, 7 against and 1 abstention, the Committee did not agree the Officer recommendation to grant planning permission and listed building consent.

Accordingly, Councillor Marc Francis proposed a motion that the recommendation to grant planning permission and listed building consent be not accepted (for the reasons set out below) and on a vote of 7 in favour, 0 against and 1 abstention, it was **RESOLVED:**

That the Officer recommendation to grant planning permission and listed building consent be **NOT ACCEPTED** at Land at Bank Street, Canary Wharf, London, E14 for demolition of the existing concrete slab and associated infrastructure; alterations to Bank Street including the removal of existing coping stones above the existing Banana Wall to enable the installation of proposed utilities services and future deck; the installation of new piles in the Bank Street; and the erection of a five storey building on the existing marine piles for use as a members club (Use Class Sui Generis) and other associated works incidental to the development. (PA/16/00899 & PA/16/00900)

The Committee were minded to refuse the proposal due to concerns over the following issues:

- The loss of open water space and the exceptional circumstances justifying this, set out in the Committee report.
- Impact on the biodiversity of the dock
- Impact on the heritage assets, particularly the Grade 1 listed wall.
- Inadequate mitigation to address the harm caused by the development.

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. 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.)