

DEVELOPMENT COMMITTEE

HELD AT 7.00 P.M. ON WEDNESDAY, 11 OCTOBER 2017

DECISIONS ON PLANNING APPLICATIONS

1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS

No declarations of disclosable pecuniary interests were made.

Councillor Marc Francis declared an personal interest in (Locksley Estate Site D) Land at Salmon Lane and adjacent to 1-12 Parnham Street, London (PA/17/01618). The Councillor left the meeting for the consideration of this item

2. MINUTES OF THE PREVIOUS MEETING(S)

The Committee **RESOLVED**

That the minutes of the meeting of the Committee held on 6 September 2017 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, Place 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, Place 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

4.1 114 -150 Hackney Road, London, E2 7QL (PA/17/00250)

Update report tabled.

On a vote of 4 in favour and 0 against, the Committee **RESOLVED**:

1. That the planning permission at 114 -150 Hackney Road, London, E2 7QL be **GRANTED** for mixed use redevelopment of site including part demolition, part retention, part extension of existing buildings alongside erection of complete new buildings ranging in height from four storeys to six storeys above a shared basement, to house a maximum of 9 residential units (Class C3), 12,600 sqm (GEA) of employment floorspace (Class B1), 1,340 sqm (GEA) of flexible office and retail floorspace at ground floor level (falling within Use Classes B1/A1-A5) and provision of 316 sqm (GEA) of Public House (Class A4), along with associated landscaping and public realm improvements, cycle parking provision, plant and storage, (PA/17/00250) SUBJECT to
2. Prior completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 (as amended), to secure the planning obligations set out in the 11th October 2017 Committee report subject to the amendments the Committee update report.
3. That the Corporate Director of Place is delegated authority to negotiate and approve the legal agreement indicated above.
4. That the Corporate Director of Place is delegated authority to issue the planning permission and impose conditions and informatives to secure the matters set out in the 11th October 2017 Committee report subject to the amendments in the Committee update report..

5. PLANNING APPLICATIONS FOR DECISION

5.1 (Locksley Estate Site D) Land at Salmon Lane and adjacent to 1-12 Parnham Street, London (PA/17/01618)

Councillor John Pierce (Chair) for this item

Update report tabled.

On a vote of 2 in favour of the Officer recommendation to grant planning permission, 3 against and 0 abstentions, the Committee did not agree the Officer recommendation to grant planning permission.

Accordingly, Councillor Andrew Cregan proposed and Councillor Chris Chapman seconded a motion that the officer recommendation to grant planning permission be not accepted (for the reasons set out below) and on a vote of 3 in favour, 2 against and 0 abstentions, the Committee **RESOLVED**:

That the Officer recommendation to grant planning permission at (Locksley Estate Site D) at land at Salmon Lane and adjacent to 1-12 Parnham Street, London be **NOT ACCEPTED** for residential development comprising 17, one, two, three and four bedroom flats available for affordable rent. The height of the building ranges from five to eight storeys (PA/17/01618).

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

- The impact on the setting of the Canal Towpath and the Regents Canal Conservation Area.
- Loss of publically accessible open space.

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.

5.2 Land bounded by Watts Grove and Gale Street, London, E3 3RE (PA/17/00732)

Update report tabled.

On a vote of 5 in favour and 1 against, the Committee **RESOLVED**:

1. That the planning permission at Land bounded by Watts Grove and Gale Street, London, E3 3RE be **GRANTED** for the redevelopment to provide three residential blocks ranging from 3-7 storeys to provide 65 dwellings, plus bicycle parking, together with landscaping including public, communal and private amenity space. Creation of a new north-south link from Compton Close, a new east-west pedestrian between Watts Grove and Gale Street, and two disabled parking spaces on Gale Street. (PA/17/00732) SUBJECT to
2. The prior completion of a Section 106 legal agreement to secure the planning obligations set out in the Committee report and the amendments in the Committee update report.
3. That the Corporate Director of Place is delegated power to negotiate the legal agreement indicated above acting within normal delegated authority.
4. That the Corporate Director of Place is delegated authority to recommend the conditions and informatives in relation to the matters in the Committee report and the amendments in the Committee update report.
5. Any other conditions and informatives considered necessary by the Corporate Director of Place

5.3 The Royal London Hospital, Whitechapel Road, London, E1 1BB (PA/17/02088)

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

That the listed building consent at The Royal London Hospital, Whitechapel Road, London, E1 1BB be **GRANTED** for soft-strip works involving removal of fixtures, fittings and partitions associated with the former hospital; and limited works of structural investigation and materials testing(PA/17/02088) SUBJECT to the conditions and informatives as set out in the Committee report.

6. OTHER PLANNING MATTERS

None.

WILL TUCKLEY, CHIEF EXECUTIVE

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