

DEVELOPMENT COMMITTEE

HELD AT 7.00 P.M. ON WEDNESDAY, 8 NOVEMBER 2017

DECISIONS ON PLANNING APPLICATIONS

1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS

No declarations of interest were declared

2. MINUTES OF THE PREVIOUS MEETING(S)

The Committee **RESOLVED**

That the minutes of the meeting of the Committee held on 11 October 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 (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 REFUSED (for the reasons set out in paragraph 5.2 of the deferred Committee report dated 8th November 2017) and on a vote of 3 in favour, 2 against and 0 abstentions, the Committee **RESOLVED:**

That planning permission at (Locksley Estate Site D) at land at Salmon Lane and adjacent to 1-12 Parnham Street, London be **REFUSED** for residential development comprising 17,one, two, three and four bedroom flats available for affordable rent(PA/17/01618) for the following reasons as set out in paragraph 5.2 of the 8th November Committee report

1. The proposed development results in a loss of open space, which would not be adequately off-set by the public benefits of the development. The development would conflict with policy SP04 of the adopted Core Strategy which seeks to protect open spaces.
2. The proposed development by virtue of its height, design and siting with a lack of setback from the Regents Canal would fail to preserve or enhance the character and appearance of the Regents Canal Conservation Area, and the Blue Ribbon Network. As such, the proposal fails to accord with policy (134) of the NPPF, policy 7.24 of the London Plan, policy SP10 of the adopted Core Strategy and policies DM12 and DM27 of the Managing Development Document.

5. PLANNING APPLICATIONS FOR DECISION

5.1 327-329 Morville Street, London (PA/17/01253)

Update report tabled.

On a vote of 0 in favour of the Officer recommendation to grant planning permission, 6 against and 1 abstention, the Committee did not agree the Officer recommendation to grant planning permission.

Accordingly, Councillor Marc Francis proposed a motion that the officer recommendation to grant planning permission be not accepted (for the reasons set out below) and on a vote of 6 in favour, 0 against and 1 abstention, the Committee **RESOLVED:**

That the Officer recommendation to grant planning permission at 327-329 Morville Street, London be **NOT ACCEPTED** for the demolition of the existing building and chimney and redevelopment of the site with the erection of a new six storey building to provide 62 residential units (Use Class C3), together with associated landscaping, rooftop amenity area, child play space and cycle and refuse storage facilities (PA/17/01253)

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

- Height, bulk and massing of the proposal
- That the density of the proposal would exceed the London Plan density range in view of the adverse impact on residential amenity particularly in relation to sunlight and daylight

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 Regents Wharf, Wharf Place, E2 9DB (PA/17/01725)

On a vote of 4 in favour 0 against and 2 abstentions, the Committee **RESOLVED:**

That the planning permission be **GRANTED** at Regents Wharf, Wharf Place, E2 9DB for the change of use of the existing vacant space at lower ground floor into a one bedroom residential unit and planted courtyard (PA/17/01725) subject to the Director of Place given delegated authority to issue the planning permission and impose conditions and informatives to secure the matters 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.)