

STRATEGIC DEVELOPMENT COMMITTEE

HELD AT 7.00 P.M. ON THURSDAY, 17 AUGUST 2017

DECISIONS ON PLANNING APPLICATIONS

1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS

Councillor Shafi Ahmed declared a personal interest in agenda item 5.1 Enterprise House, 21 Buckle Street, London E1 8NN (PA/16/03552), as the application was within his ward and he had received representations from interested parties.

2. MINUTES OF THE PREVIOUS MEETING(S)

The Committee **RESOLVED**

That the minutes of the meeting of the Committee held on 13th July 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

None.

5. PLANNING APPLICATIONS FOR DECISION

5.1 Enterprise House, 21 Buckle Street, London E1 8NN (PA/16/03552)

Update report tabled.

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

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

That the Officer recommendation to grant planning permission be **NOT ACCEPTED** at Enterprise House, 21 Buckle Street, London E1 8NN for the demolition of existing office building and erection of a 13 storey building (plus enclosed roof top level plant storey) rising to 56.32m (AOD) containing 103 unit aparthotel (C1 Use) with B1 Use Class office workspace at ground and mezzanine level with an ancillary café (A3 Use Class) and hotel reception space at ground floor, together with ancillary facilities, waste storage and associated cycle parking store. (PA/16/03552)

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

- Sunlight and daylight impacts from the development.
- Scale bulk and height of the development.
- Adverse heritage impacts.
- Overprovision of short stay accommodation and associated opportunity cost.

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

5.2 562 Mile End Road & 1a, 1b, 1c Burdett Road (PA/16/00943)

Update report tabled.

On a vote of 1 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 John Peirce proposed a motion that the planning permission be **REFUSED** (for the reasons set out below) and on a vote of 6 in favour, 0 against and 1 abstention the Committee **RESOLVED**:

That planning permission be **REFUSED** at 562 Mile End Road & 1a, 1b, 1c Burdett Road at 562 Mile End Road & 1a, 1b, 1c Burdett Road Demolition of existing buildings and construction of a mixed use development comprising part 3-storey, part 8-storey and part 12-storey building, 46 residential units, up

to 832sqm (GIA) flexible commercial floorspace (A1, A2, B1 and sui generis nightclub), landscaping, public realm improvements, access and servicing (including 1 disabled car parking space; 92 cycle parking spaces; and associated highway works) and other associated infrastructure. (PA/16/00943)

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

- Height, bulk, massing and impact on the townscape
- Density and overdevelopment of the site
- Servicing provision
- Non-compliance with Chapter 5 “Agent of Change” of the Draft Mayor of London Culture and Night Time Economy SPD (April 2017)
- Design of the proposal
- Air quality issues

5.3 73-77 Commercial Road, London, E1 1RD (PA/17/00734)

Councillor Marc Francis proposed and Councillor John Pierce seconded an additional non - financial contribution requiring that the applicant use reasonable endeavours to include flexible work space including affordable work space within the development. On a vote of 7 in favour and 0 against this was agreed.

On a vote of 7 in favour and 0 against, the Committee **RESOLVED**:

1. That planning permission be **GRANTED** at 73-77 Commercial Road, London, E1 1RD for the demolition and redevelopment of site to provide a single storey basement, together with ground plus ten storey building. Proposed mix of uses to include 420sqm (GEA) of flexible office and retail floorspace at ground floor level (falling within Use Classes B1/A1- A5) and the provision of 4,658 sqm (GEA) of office floorspace (Use Class B1), along with cycle parking provision, plant and storage, and other works incidental to the proposed development (PA/17/00734) .

Subject to:

2. Any direction by The London Mayor.
3. The prior completion of a Section 106 legal agreement to secure the planning obligations in the Committee report subject to the additional non financial contribution requiring that the applicant use reasonable endeavours to include flexible work space including affordable work space within the development
4. That the Corporate Director of Place is delegated power to negotiate the legal agreement indicated above acting within normal delegated authority.

5. That the Corporate Director of Place is delegated authority to recommend the conditions and informatives in relation to the matters set out in the committee report

5.4 225 Marsh Wall, E14 9FW (PA/16/02808)

Update report tabled.

On a vote of 1 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 a motion that the 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 be **NOT ACCEPTED** at 225 Marsh Wall, E14 9FW for the demolition of all existing structures and the redevelopment of the site to provide a building of ground plus 48 storey (maximum AOD height 163.08m) comprising 332 residential units (Use Class C3); 810 square metres of flexible community/ office floorspace (use class D1/ B1); 79 square metres of flexible retail/restaurant/community (Use Class A1/A3/D1), basement cycle parking; resident amenities; public realm improvements; and other associated works. (PA/16/02808)

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

Overdevelopment of site due to the:

Height,

Density,

Impact on infrastructure and

the failure of the proposal to provide an adequate transition between the higher rise commercial area to the north and the low-rise residential areas to the south and east

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

WILL TUCKLEY, CHIEF EXECUTIVE

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