

STRATEGIC DEVELOPMENT COMMITTEE

HELD AT 7.00 P.M. ON THURSDAY, 26 OCTOBER 2017

DECISIONS ON PLANNING APPLICATIONS

1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS

No declarations of interest were made

2. MINUTES OF THE PREVIOUS MEETING(S)

The Committee **RESOLVED**

That the minutes of the meeting of the Committee held on 4th 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 1-3 Corbridge Crescent and 1-4 The Oval, E2 9DS (PA/16/03771)

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

Councillor Marc Francis moved that the application be refused for the reasons set out in the 26th October 2017 deferral report with the exception of the reasons for refusal on land contamination. It was also noted that the number

of the proposed storeys for the development should read 10 storeys in the reasons for refusal.

On a vote of 4 in favour, 0 against and 0 abstentions, it was **RESOLVED**:

That planning permission at **REFUSED** at 1-3 Corbridge Crescent and 1-4 The Oval, E2 9DS for the demolition of existing single storey commercial buildings, with the retention, restoration, external alteration and residential conversion of the existing Regency and Victorian Cottages, together with the erection of three linked blocks of 4, 5 and 10 storeys to provide 57 residential dwellings (Use Class C3), with associated private and communal amenity space, cycle parking and refuse storage, and 461sqm of dual use office/community floorspace (Use Class B1/D1). (PA/16/03771) for the following reasons as set out in the 26th October 2017 deferral report

Reason 1 - Scale of development

1. The proposed development does not respond positively to the existing character, scale, height, massing and fine urban grain of the surrounding built environment, and fails to integrate with heritage assets in the surrounding areas; Block A at 10 storeys would be significantly higher than the prevailing height of development, within its local context, the Regents Canal and within the Regents Canal Conservation area. It would therefore be contrary to policy SP10(4) of the Core Strategy (2010), Policy DM24 of the Councils adopted Managing Development Document (2010) and Policy 7.3 and 7.6 of the London Plan (2016).

Reason 2 - Land Use

2. The proposal results in the loss of an existing business which has not been adequately justified, loss of an existing employment site and low quantum of replacement employment floorspace is contrary to the objectives of the City Fringe / Tech City Opportunity Area Framework and meeting the needs of small-medium enterprises, start-ups and creative and tech industries. As such the proposal is contrary to Core Strategy Policy SP06, Policy DM15 of the Councils Managing Development Document (2010), policies 4.3 and 4.4 of the London Plan (2016).

Reason 3 – Housing

3. By virtue of its excessive density, and level of affordable housing in a strategic housing allocation which falls significantly below the Council's target of 35 – 50%, the proposed new housing would not assist in the creation of a sustainable place and contribute to the creation of socially balanced and inclusive communities and would fail to meet identified housing needs contrary to Policy SP02 of the Council's adopted Core Strategy (2010), Policy DM3 of the Council's adopted Managing Development Document (2013) and Policies 3.3, 3.4, 3.9, 3.11, 3.12 and 3.13 of the London Plan (2016).

Reason 4 - Impact on the Conservation Area

4. The proposed development would cause less than substantial harm to the Regents Canal Conservation Area and would fail to preserve or enhance the character of this heritage asset. Block A at 10 storeys would be significantly higher than the prevailing height of development, within the Regents Canal Conservation area. The harm identified to the designated heritage asset is not outweighed by the public benefits of the scheme. The scheme would therefore be contrary to paragraph 134 of the National Planning Policy Framework, and policies SP10 of the Core Strategy (2010) and policies DM24 and DM27 in the Managing Development Document.

Reason 5 – necessary mitigation not secured

5. In the absence of a legal agreement to secure agreed and policy compliant financial and non-financial contributions including for employment, skills, training and enterprise and transport matters the development fails to mitigate its impact on local services, amenities and infrastructure. The above would be contrary to the requirements of Policies SP02 and SP13 of the LBTH Core Strategy, Policies 8.2 of the London Plan (2016) and LBTH's Planning Obligations SPD (2016).

5. PLANNING APPLICATIONS FOR DECISION

5.1 49-59 Millharbour, 2-4 Muirfield Crescent And 23-39 Pepper Street, London, E14

Update report tabled.

On a vote of 0 in favour, 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 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 49-59 Millharbour, 2-4 Muirfield Crescent And 23-39 Pepper Street, London, E14 be **NOT ACCEPTED** for the demolition of existing buildings at 49-59 Millharbour, 2-4 Muirfield Crescent and 23-39 Pepper Street and the comprehensive mixed use redevelopment including two buildings ranging from 26 storeys (90.05m AOD) to 30 storeys (102.3m AOD) in height, comprising 319 residential units (Class C3), 1,708sqm (GIA) of flexible non-residential floor space (Classes A1, A3, A4 and D1), private and communal open spaces, car and cycle parking and associated landscaping and public realm works.

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

- Height and the failure to step down

- Overdevelopment of the site
- Bulk and massing of the proposal.

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 East India Dock Basin, Lower Lea Crossing

Update report tabled.

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

1. That planning permission and listed building consent be **GRANTED** at East India Dock Basin, Lower Lea Crossing to relocate the Historic vessel SS Robin from the Royal Victoria Docks to the East India Dock Basin subject to:
2. That the Corporate Director of Place is delegated authority to issue the planning permission and listed building consent and impose conditions and informatives to secure the matters set out in the Committee report
3. Any other conditions and informatives considered necessary by the Corporate Director of Place.

WILL TUCKLEY, CHIEF EXECUTIVE

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