

## **DEVELOPMENT COMMITTEE**

**HELD AT 6.30 P.M. ON WEDNESDAY, 20 JUNE 2018**

### **DECISIONS ON PLANNING APPLICATIONS**

#### **1. ELECTION OF VICE-CHAIR FOR THE COMMITTEE FOR 2018/19.**

It was proposed by Councillor Helal Uddin and on a vote **RESOLVED**

That Councillor John Pierce be elected Vice-Chair of the Development Committee for the Municipal Year 2018/2019

#### **2. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS**

Councillor Helal Uddin declared a non prejudicial interest in respect of item 7.2 in that he was a Ward Councillor in the Ward affected by the application.

#### **3. MINUTES OF THE PREVIOUS MEETING(S)**

The Committee **RESOLVED**

That the minutes of the meeting of the Committee held on 18<sup>th</sup> April 2018 be agreed as a correct record and signed by the Chair.

#### **4. RECOMMENDATIONS AND PROCEDURE FOR HEARING OBJECTIONS AND MEETING GUIDANCE**

The Committee **RESOLVED** that:

- 1) The procedure for hearing objections and meeting guidance be noted.
- 2) 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
- 3) 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

#### **5. DEFERRED ITEMS**

Nil items.

## **6. DEVELOPMENT COMMITTEE'S TERMS OF REFERENCE, QUORUM, MEMBERSHIP AND DATES OF FUTURE MEETINGS**

### **RESOLVED**

That the Development Committee's Terms of Reference, Quorum, Membership and Dates of future meetings be noted as set out in Appendices 1, 2 and 3 to the report.

## **7. PLANNING APPLICATIONS FOR DECISION**

### **7.1 111-113 Mellish Street, London E14 8PJ (PA/18/00424 )**

An update report was tabled.

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

Accordingly, Councillor John Pierce proposed, and the Chair seconded a motion that the Officer recommendation to refuse planning permission be not accepted (for the reasons set out below) and on a vote of 6 in favour, 0 against it was

### **RESOLVED:**

That the Officer recommendation to refuse planning permission be **NOT ACCEPTED** at 111-113 Mellish Street, London E14 8PJ (PA/18/00424) for:

- Retention of the single storey modular building for a temporary period of 18 months for continued non-residential use (falling within use class D1).

The Committee was minded to overturn the recommendation and grant a temporary permission because there was a demonstrable need for a community facility (class D1 use) as evidenced by the level of support for the application and there had not been a material change in circumstances relating to the site or the visual impact of the buildings, since the last temporary permission which was granted in 2016. Taken together this was an example of where it would be appropriate to grant a further temporary consent in the context of the NPPF and NPPG guidance on granting temporary permissions.

In accordance with Development Procedural Rules, Councillor Pierce put forward an alternative proposal that the application for Retention of the single storey modular building for a temporary period of 18 months for continued non-residential use (falling within use class D1) BE GRANTED. The proposal was seconded and on a vote of 6 in favour and 0 against it was

## **RESOLVED:**

- That the application for Retention of the single storey modular building for a temporary period of 18 months for continued non-residential use (falling within use class D1) **BE GRANTED**.

The Committee, took account of the following:

- The NPPF and NPPG guidance on granting temporary permissions.
- That proposals for the redevelopment of the site were not advanced
- The representations of the Ward Councillor
- The representations of applicants representatives
- That in this case the Council was both the Planning Authority and Owner

The Committee also came to a view that, given the above factors, services to the community would suffer and that a temporary permission was justified to allow these services to continue while proposals for alternative permanent accommodation for the organisation occupying the premises are brought forward.

### **7.2 Caspian Wharf 39 - 75 Violet Road, London E3 3FW. (PA/15/01846)**

An update report was tabled.

Registered speakers referred to a proposed further amendment to the application that may address some of the issues raised by residents.

Accordingly, Councillor John Pierce proposed and it was seconded that the application the application be deferred to allow further negotiations and formal submission of the proposed amendments and on a vote of 6 in favour, 0 against it was

## **RESOLVED:**

That the application at Caspian Wharf 39 - 75 Violet Road, London E3 3FW. (PA/15/01846) for:

- Erection of a vehicular and pedestrian gate at Voysey Square, instalment of a gated link through Block A3, retention of a vehicular and pedestrian gate located at Seven Seas Gardens, removal of pedestrian gates on Ligurian Walk and reconfiguration and location of cycle parking and refuse storage within Voysey Square

**BE DEFERRED** for further negotiations and formal submission and consideration of the proposed amendments.

## **8. OTHER PLANNING MATTERS**

Nil items

## **WILL TUCKLEY, CHIEF EXECUTIVE**

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