

DEVELOPMENT COMMITTEE

HELD AT 6.30 P.M. ON WEDNESDAY, 17 OCTOBER 2018

DECISIONS ON PLANNING APPLICATIONS

1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS

Councillor Helal Uddin declared a non-pecuniary non-disclosable interest in respect of agenda item 5.1 that he was the Ward Councillor in area of the planning application.

2. MINUTES OF THE PREVIOUS MEETING(S)

The Committee **RESOLVED**

That the minutes of the meeting held on 27 September 2018 be approved as a correct record of proceedings.

3. RECOMMENDATIONS AND VARIED PROCEDURE FOR HEARING OBJECTIONS AND MEETING GUIDANCE

The Committee **RESOLVED** that:

1. The procedure for hearing objections be varied.
Accordingly officers and registered speakers engaged in the order outlined.
 - The Development Manager introduced the application and then the Planning Case Officer presented his report.
 - Following this, registered speakers made their submissions in the following order; objectors, Ward Councillors and applicants/agents.
 - Members then questioned the parties on the information submitted
2. That the meeting guidance be noted.
3. In the event of changes being made to recommendations by the Committee, the task of formalising the wording of those changes be delegated to the Corporate Director, Place along the broad lines indicated at the meeting; and
4. 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 be delegated authority to do so, provided always that the Corporate Director does not exceed the substantive nature of the Committee's decision

4. DEFERRED ITEMS

There were no deferred items.

5. PLANNING APPLICATIONS FOR DECISION

5.1 Caspian Wharf 39 - 75 Violet Road, London E3 3FW (PA/15/01846)

An update report was tabled.

The Chair proposed that Members vote on the officer recommendation to approve the application and on a vote of 3 in favour and 2 the Committee

RESOLVED

That the application for the 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, relocation of pedestrian gates on Ligurian Walk and reconfiguration and location of cycle parking and refuse storage within Voysey Square **BE GRANTED** subject to the obligations and conditions set out in the report.

5.2 Unit G1, Ground Floor, Block F, 15 Hanbury Street, London E1 6QR (PA/18/00459)

An update report was tabled.

At the meeting, three interested parties made late requests to speak against the application. Responding to these requests, the applicant's agent expressed concern that should Chair exercise discretion to grant the objectors permission to speak the applicant would be disadvantaged since there would not be opportunity to prepare responses. The Chair noting the unprecedented circumstance took officer advice and , taking into account Development procedures for speaking at Committee and having verified the procedures followed by officers in notifying relevant parties of the arrangements for the meeting, determined that speaking rights may not be offered. Then, on the basis of Development procedures around hearing applications that are recommended for approval and where there are no requests to speak in objection, the Committee did not receive any verbal representations but considered the matter on the basis of the written information provided in the report and verbal information provided by the Planning Case Officer.

The Chair proposed and, on a vote of 3 in favour and 3 against, there was no majority in favour of the recommendation.

The Chair then used his casting vote and voted for the proposal.

Councillor Golds requested that his vote against the application be recorded in the minute.

It was therefore

RESOLVED

That the application for use of part of ground floor as a market on Saturdays, trading between the hours of 10.30am - 6pm (extension to existing Sunday

market) at Unit G1, Ground Floor, Block F, 15 Hanbury Street, London E1, **BE GRANTED** subject to the obligations and conditions set out in the report.

5.3 5 Hollybush Place, London E2 9QX (PA/16/02713)

An update report was tabled.

The Committee noted that a late representation and request to speak had been made by an objector which concerned the failure to provide suitable replacement premises for a builder's merchant which was currently operating from the site. The Chair advised that the request had been assessed and since the objection concerned a material planning matter, he had exercised his discretion to grant permission to address the Committee. In accordance with Development procedure rules around speaking at Committee, the applicant was then also permitted to address the Committee and respond to the concerns raised.

Before the vote was taken the legal officer advised on how committee should deal with three matters (1) the draft London plan was to be given little or not weight (2) the local finance considerations referred to in the report (on the facts) were not to be taken into account as he amounts of CIL and NHB were not to be spent solely in the area (3) the relationship between the applicant and the builders merchants was governed by other legislation and it was not the role of the committee to decide on those issues. The Chair proposed that Members vote on the officer recommendation to approve the application. On a vote of 4 in favour and 1 against, the Committee

RESOLVED

That the application for demolition of existing buildings and redevelopment of the land to provide 55 residential units over two blocks comprising one 6 storey building (Building B) and one part 5 and part 7 storey building (Building A) and the provision of 1625 sqm (GIA) of commercial floorspace (Class B1) at lower ground and ground level, with raised podium and associated landscaping, access and cycle parking at 5 Hollybush Place, E2 **BE GRANTED** subject to the obligations and conditions set out in the report.

6. UPDATE REPORT

WILL TUCKLEY, CHIEF EXECUTIVE

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