

**Minutes of the proceedings of the Planning Sub-Committee held  
on Wednesday 23 January 2008**

**Councillors present:**

Councillors Vincent Stops (Chair), Michael Desmond (Vice Chair), Barry Buitekant, Katie Hanson, Linda Smith and Jessica Webb.

Substitutes – Councillors Shuja Shaikh and Joseph Stauber.

Mark Douglas – Hackney Society Representative.

**Not Present:**

Councillor Sally Mulready.

**Officers in attendance:**

Chris Berry, *Interim Head of Planning*  
Femi Nwanze, *DC Planning Manager*  
Sue Foster, *Assistant Director Regeneration and Planning*  
John McRory, *Team Leader, Major Applications*  
Ray Rogers, *Urban Design and Conservation Manager*  
Rosemary Lansdowne, *Principal Solicitor*  
David Rees – *Democratic Services Manager*  
Emma Perry, *Democratic Services Officer*

**1. APOLOGIES FOR ABSENCE**

- 1.1. Apologies for absence were received from Councillors Ian Sharer and Simon Tesler.

**2. ORDER OF BUSINESS**

- 2.1. The Interim Head of Planning informed the Sub-Committee that Item 5 – Avigdor – Site 65-67 Lordship Road, had now been deferred to the next meeting. A legal challenge had been received which necessitated the preparation of a screening opinion for environmental assessment which needed to be resolved before the Sub-Committee could consider the item.

**3. DECLARATIONS OF INTEREST AND DISPENSATION**

- 3.1 There were no declarations of interest.

**The applicant to introduce rain water harvesting to the development.**

**The applicant will use all endeavours to re-site the existing street lamps adjacent to the site, on the approved building.**

**The applicant will use best endeavours to participate in the Considerate Contractors Scheme.**

**INFORMATIVES agreed as per the agenda.**

**7. FORMER HOMERTON COLLEGE OF TECHNOLOGY SITE, HOMERTON ROW, LONDON, E9 6EB: 2007/2226**

Demolition of former Homerton College of Technology buildings and erection of a new four-storey building to accommodate a new academy, including sports hall, associated hard play areas, recreation areas and entrance plazas, and basement parking for 24 cars, with vehicle access from Furrow Lane.

The Chair stated that, after seeking advice, he had reviewed his decision to declare a prejudicial interest on education items, due to his partner being a Cabinet Member for education. He would no longer be declaring an interest on educational items, unless required.

- 7.1 The Planning Officer introduced the report as set out in the agenda.
- 7.2 The Chair asked the applicant whether they had considered including rain water harvesting in the scheme. The applicant explained that they had incorporated a number of environmentally sustainable methods which they felt offered best value for money and that the limiting factor in implementing rain water harvesting would be funding. He estimated it would cost between £50-100,000 to implement. The Chair requested that the applicant investigate this proposal and that this be added as an additional condition.
- 7.3 Reference was made to paragraph 6.2.1 regarding the design and appearance of the proposed development. Councillor Desmond raised concern over the proposed use of pronounced colours for the exterior of the building and questioned why this had been chosen over more muted colours. The applicant explained that they had allocated these colours due to the nature of the building and felt that they needed to make a statement with this particular development. They believed in striking a modern balance.
- 7.4 The Chair made reference to the fact that the development was still work in progress and that some aspects of the design and appearance of the proposed development were still undecided.

- 7.5 He requested that the proposals for external materials, be brought back to Planning Sub-Committee for approval.
- 7.6 Councillor Webb expressed concern about the allocation of only 110 spaces for cycle storage, as she believed this was not an adequate number due to the nature of the development and also in the interest of encouraging healthy living.
- 7.7 In response to a question, a representative from the Council's Highways Team stated that TfL standards for cycle spaces would identify 129 spaces. The applicant also added that it would be difficult to provide space for any more cycle racks, although if the demand grew they could look at the possibility of accommodating more spaces. They believed it was better to test the development with the 110 spaces first to assess demand. They also stated that the catchment area for the school was quite tight, so it was expected that a large majority of the pupils would walk to school.
- 7.8 Councillor Webb proposed an amendment to the report which was seconded by Councillor Hanson, for 220 spaces to be provided. This was **AGREED**.

**RESOLVED that planning permission be GRANTED, subject to S106 Legal Agreement and the conditions as set out in the agenda, with the additional conditions:-**

**All detailed matters identified in paragraph SCM7 – Details to be approved, should be brought back to Planning Sub-Committee for its consideration.**

**The applicant will use best endeavours to introduce rain water harvesting to the development.**

**SCH10 – Secure bicycle parking, be revised as follows:-**

**Secure, covered parking shall be provided for 220 bicycles in the form of Sheffield stands (or an alternative approved in writing by the Local Planning Authority), as shown on the plans hereby approved, before use of the development hereby permitted commences.**

**REASON: To ensure that a reasonable provision is made within the site for the parking of bicycles in the interests of discouraging car use, relieving congestion in surrounding streets and improving highway conditions in general.**

**INFORMATIVES agreed as per the agenda.**

