

<b>Committee:</b> Strategic Development	<b>Date:</b> 16 <sup>th</sup> March 2010	<b>Classification:</b> Unrestricted	<b>Agenda Item No:</b> 6
<b>Report of:</b> Corporate Director Development and Renewal		<b>Title:</b> Deferred Items	
<b>Originating Officer:</b> Owen Whalley		<b>Ref No:</b> See reports attached for each item	
		<b>Ward(s):</b> See reports attached for each item	

## 1. INTRODUCTION

- 1.1 This report is submitted to advise the Committee of planning applications that have been considered at previous meetings and currently stand deferred. The following information and advice applies to them.

## 2. DEFERRED ITEMS

- 2.1 The following items are in this category:

Date deferred	Reference number	Location	Development	Reason for deferral
15 <sup>th</sup> December 2009	PA/09/965	Former Goodmans Fields, 74 Alie Street & Land North of Hooper Street and East of 99 Lemman Street, Hooper Street, London	Redevelopment of Former Goodmans Fields, 74 Alie Street (Land north of Hooper Street and east of 99 Lemman Street, Hooper Street), London, to provide four courtyard buildings of 19-23 storeys, erection of a 4 storey terrace along Gower's Walk, change of use to residential (Class C3) and construction of an additional storey to 75 Lemman Street: the overall scheme comprising 772 residential units (Class C3), 650 bedroom student accommodation (sui generis), 351 bedroom hotel (Class C1), primary care centre (Class D1), commercial uses (Class A1, A2, A3, A4, A5, B1 and D2), public	<p>The Committee indicated that they were minded to refuse the planning application because of serious concerns over:</p> <p>The overdevelopment of the site as manifested particularly in the number of towers and the height of the proposed buildings.</p> <p>Excessive massing of the perimeter buildings and their impact on surrounding properties.</p>

**LOCAL GOVERNMENT ACT 2000 (Section 97)**  
**LIST OF BACKGROUND PAPERS USED IN THE DRAFTING OF THE REPORTS UNDER ITEM 6**

Brief Description of background papers:	Tick if copy supplied for register:	Name and telephone no. of holder:
Application, plans, adopted UDP, Interim Planning Guidance and London Plan	✓	Eileen McGrath (020) 7364 5321

			open space, landscaping, servicing, plant accommodation, car parking and access and associated works	
15 <sup>th</sup> December 2009	PA/09/01220	40 Marsh Wall, London E14 9TP	Demolition of the existing building at 40 Marsh Wall and erection of a 39 storey building (equivalent of 40 storeys on Manila Street) with three-level basement, comprising a 305 bedroom hotel (Use Class C1) with associated ancillary hotel facilities including restaurants (Use Class A3), leisure facilities (Use Class A3), leisure facilities (Use Class D2) and conference facilities (Use Class D1), serviced offices (Use Class B1); together with rooftop plant and associated landscaping and the formation of a taxi drop-off point on Marsh Wall	<p>The Committee indicated that they were minded to refuse the planning application because of serious concerns over:</p> <p>The issue of impact on views from the south of the site.</p> <p>The allocation of S106 funding towards urban realmworks.</p> <p>Public transport issues.</p> <p>Inadequacy of coach and other vehicular parking facilities.</p> <p>The height, density, bulk and mass of the proposed building.</p>
2 <sup>nd</sup> February 2010	(PA/09/2099)	Site at 82 West India Dock Road and 15 Salter Street London	Erection of a part 3, 14 and 16 storey building on the site at 82 West India Dock Road and 15 Salter Street, London, to provide a 252 hotel and incorporating meeting/conference rooms, restaurant, café and bar as well as formation of a drop-off area and servicing access off Salter	<p>The Committee indicated that they were minded to refuse the planning application because of concerns over:</p> <p>The height, bulk and mass of the proposed building.</p> <p>Possible inadequacy of the degree of public consultation undertaken.</p> <p>Loss of street car parking</p>

			Street	spaces.  Hotel use was incompatible with the residential nature of the area.
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**3. CONSIDERATION OF DEFERRED ITEMS**

3.1 The following deferred application is for consideration by the Committee. The original report along with any update reports are attached.

6.1 PA/09/965 - Former Goodmans Fields, 74 Alie Street & Land North of Hooper Street and East of 99 Lemman Street, Hooper Street, London

6.2 PA/09/01220 - 40 Marsh Wall, London E14 9TP

6.3 PA/09/2099 - Site at 82 West India Dock Road and 15 Salter Street London

3.2 Deferred applications may also be reported in the Addendum Update Report if they are ready to be reconsidered by the Committee. This report is available in the Council Chamber 30 minutes before the commencement of the meeting.

**4. PUBLIC SPEAKING**

4.1 As public speaking has already occurred when the Committee first considered these deferred items, the Council's Constitution does not allow a further opportunity for public speaking. The only exception to this is where a fresh report has been prepared and presented in the "Planning Applications for Decision" part of the agenda. This is generally where substantial new material is being reported to Committee and the recommendation is significantly altered.

**5. RECOMMENDATION**

5.1 That the Committee note the position relating to deferred items and to take any decisions recommended in the attached reports.