

Committee: Strategic Development	Date: 16th August 2012	Classification: Unrestricted	Agenda Item No: 6
Report of: Corporate Director Development and Renewal		Title: Deferred Items	
Originating Officer: Owen Whalley		Ref No: See reports attached for each item	
		Ward(s): 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
5 th July 2012	PA/10/00373	Stroudley Walk market, Stroudley Walk, London, E3 3EW	Outline application for the demolition of Warren House and 30-49 Stroudley Walk, and redevelopment of the site in the form of five buildings reaching between 3 and 16 storeys to provide 380 sq m retail space (Use Classes A1, A2 and A3), up to 127 sq m community space (Use Class D1) and 130 new dwellings comprising 45 x one bedroom flats, 44 x two bedroom flats, 27 x three bedroom flats, 10 x four bedroom flats and four x five bedroom flats, plus opening up of Stroudley Walk one way to vehicles, associated landscaping and car parking.	That the Officer recommendation to refuse outline planning permission (PA/10/00373) at Stroudley Walk Market, Stroudley Walk, London, E3 3EW, be NOT ACCEPTED for the following reasons: (1) The need to carry out improvements to the existing housing stock on the estate is paramount for the benefit of residents.
5 th July 2012	PA/10/00374	Stroudley Walk market, Stroudley Walk, London, E3 3EW	Full Planning Application for erection of a part 3, part 5 storey building to accommodate 19 residential units comprising 10 x one bedroom, seven x two bedroom, one x three bedroom and one x four bedroom units.	(2) Whilst current market conditions are not ideal to ensure viable education and health provision, the

**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:

Application, plans, adopted UDP, Interim Planning Guidance and London Plan

Tick if copy supplied for register:

Name and telephone no. of holder:

Eileen McGrath (020) 7364 5321

				<p>applicant has indicated a willingness to accept the financial risks involved in completing the scheme and the other benefits associated with the scheme outweigh the failure to meet the planning obligation requirements associated with the development.</p> <p>(3)The overall gain in social housing provision that will accrue from this particular proposal, taking account of viability considerations, is enough to help address the current housing problems in the Borough.</p> <p>(4) The Committee takes the view that weight should be afforded to other non-financial considerations the development can bring as mitigating factors and is prepared to accept the current S106 offer accordingly.</p> <p>(5) The Committee accepts that it must be mindful of its responsibilities to ensure that proposed development is sustainable but considers that maintaining current housing conditions associated with this particular estate is not sustainable and neither is it</p>
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				<p>sustainable for existing residents if the site is left undeveloped.</p> <p>NOTE: The Committee further agreed that a condition should be added to the proposed scheme requiring retail units to be retained in the current format of several smaller units, rather than amalgamating them into one large unit.</p>
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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.

- Stroudley Walk market, Stroudley Walk, London, E3 3EW PA/10/00373
- Stroudley Walk market, Stroudley Walk, London, E3 3EW PA/10/00374

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.