

Committee: Strategic Development	Date: 9 th January 2014	Classification: Unrestricted	Agenda Item No:
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	Location Reference number	Development	Reason for deferral
21 st November 2013	Suttons Wharf North, Palmers Road, London (PA/13/02108)	Application under s.73 of the Town and Country Planning Act for a variation of Condition 22 of the Planning Permission PA/11/3348 dated 30/03/12 at Suttons Wharf North, Palmers Road, London to seek minor material amendments to the *approved Suttons Wharf North development comprising the conversion of ground, first and second floor levels to create ten additional residential units and associated minor alternations to Block B	The Committee were minded to refuse the application due to concerns over: Overdevelopment of the site. Loss of the commercial units given the need for such uses for existing residents (for example to provide much needed childcare facilities). Lack of marketing evidence/exploration work to inform the lack of demand for the commercial space.
21 st November 2013	Land bounded by 2-10 Bethnal Green Road, 1-5 Chance Street (Huntingdon Industrial Estate) and	<i>FPP PA/13/01638</i> Demolition and redevelopment to provide a mixed use development comprising two basement floors and between 2 - 14 storeys. The proposal provides 78 residential units (Use Class C3), 456 sqm Class A1, 359 sqm Class A1/B1/D2 and 1,131 sqm A1/A3/A4/D2 at basement and ground floor; parking, plant and ancillary	The Committee were minded to refuse the application due to concerns over: Impact on the surrounds and the heritage assets in view of the height, scale and massing, demolition of 30-32 Redchurch Street, the design (especially the use of Roman Brick, the design of the proposed balcony and the roof terrace arrangements) and

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

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	30-32 Redchurch Street (PA/13/01638, PA/13/01644)	accommodation; a central courtyard and accessible amenity roof terraces. <i>CAC PA/13/01644</i> Demolition of 1-5 Chance Street and 28 and 30-32 Redchurch Street in conjunction with the comprehensive redevelopment of the Huntingdon Estate site to provide a mixed use development.	the loss of the historic street pattern with regards to Whitby Street. The heritage assets include: the Owl and the Pussycat Public House and the neighbouring Redchurch Street, South Shoreditch, Brick Lane/Fournier Street and Boundary Gardens Conservation Area. The failure to provide a mixed and balanced community given the overprovision of private sale within the development and concentration of affordable housing on the linked Fleet Street Hill application. (PA/13/01637)
21 st November 2013	Land at Fleet Street Hill, London, E2 (PA/13/01637)	Redevelopment of the site to provide 34 residential dwellings of mixed tenure (7x 1 bed, 12 x 2 bed, 8 x 3 bed, 6 x 4 bed and 1 x 5 bed) in buildings of part one, two, three, four and eight storeys. The development includes the provision of 135 sqm of restaurant (Use Class A3) and 671 sqm of flexible commercial and community space (Use Classes A1, B1a, D1 and D2), five car parking spaces plus other incidental works.	The Committee were minded to refuse the application due to concerns over: The failure to provide a mixed and balanced community given the concentration of affordable housing within the proposed development and the overprovision of private sale within the linked application for Huntingdon Industrial Estate (PA/13/01638, PA/13/01644). The suitability of the site for family housing given the security and environmental challenges within the area and noise and vibration from the nearby railway lines. The commercial units particularly whether the units could be sustainable and viably occupied.

3. CONSIDERATION OF DEFERRED ITEMS

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

- Suttons Wharf North, Palmers Road, London (PA/13/02108)
- Land bounded by 2-10 Bethnal Green Road, 1-5 Chance Street (Huntingdon Industrial Estate) and 30-32 Redchurch Street (PA/13/01638, PA/13/01644)
- Land at Fleet Street Hill, London, E2 (PA/13/01637)

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.