

Agenda Item number:	6.1
Reference number:	PA/13/02108
Location:	Suttons Wharf North, Palmers Road, London
Proposal:	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 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.

1.0 ADDITIONAL REPRESENTATIONS RECIEVED

- 1.1 Since the publication of the committee report, three additional representations were received from Suttons Wharf Residents Group, a resident and Councillor Whitelock Gibbs, a ward Councillor for Mile End and Globe Town.
- 1.2 The representation received from the Residents Group and the resident raises the same objections as already addressed In the main report.
- 1.3 In relation to the Ward Councillor's representation, she raises the following objections:
- a) Loss of planned A1 and B1 uses within a predominately residential area
[Officer Comment: This has been addressed in the Land Use Section of the report, paragraphs 9.2-9.7]
 - b) Disagree with officer's report in paragraph 2.3 which refers to the A1 and B1 uses in an isolated location. The area is densely populated residential area, adjacent to main roads, and tub stations.
[Officer Comment: The isolated location is referred to in the context of consented A1 and B1 uses in isolation from other commercial units.]
 - c) The proposal contradict SP12 and SP02 of the Core Strategy where it refers to ensuring places have access to a mixed use town centre that offers a variety of shops and services; and distribution and density of housing to the hierarchy and proximity of nearby town centres, respectively.
[Officer Comment: The proposal complies with the mentioned policies as the site, and its density correspond with its location being very close to Roman Road East and West District Centres.]
 - d) Disagrees with Paragraphs 2.5 and 2.6 of the officer's report which refers to the sufficient provision of external space and servicing not being affected as there are issues with fly tipping and there is a lack of any communal space such as a square or play facilities for residents to use.
[Officer Comment: The consented scheme as a whole does have sufficient external amenity space. It should be noted that the site as a whole is still under construction and therefore the delivery of all amenities associated with the wider development is forthcoming. The full potential of the development cannot yet be appreciated due to the construction works currently on site.]

- e) As the residential use will be private, it will do little if any to alleviate the pressure on the housing list.

[Officer Comment: As stated in the main report, the existing blocks on site are the affordable housing delivered for the consented scheme. A total of 136 units ranging in unit size, were delivered as target rented units (additional 70 delivered as Intermediate provision) and now occupied, which is managed by One Housing Group RSL. In terms of percentage, this equates to 48.6% of affordable housing provision on site with the proposal, or 49.6% as consented.]

2.0 CORRECTION

- 2.1 In paragraph 5.8 it refers to 3 additional units in private tenure, and it should have stated 3 additional units in the intermediate tenure.
- 2.2 In paragraph 5.5, Block G should be 12 units, and not 14.
- 2.3 In paragraph 5.8 Block A should be 154 and not 151.
- 2.4 In paragraph 9.17 It should read:

The site originally was consented with 419 residential units separated in 7 residential blocks, with a total of 200 units for affordable housing, equating 52% in habitable room numbers. '.....therefore the current consented scheme on site is 424 residential with 206 affordable housing units (49% habitable room).

- 2.5 These errors are typographical errors and therefore do not change the conclusion of the report nor the % of the affordable housing as reported.

3.0 RECOMMENDATION

- 3.1 Officers' recommendation remains as outlined in the main report.