

<b>Committee:</b> Strategic Development	<b>Date:</b> 12 April 2016	<b>Classification:</b> Unrestricted	<b>Agenda Item No:</b> 5
<b>Report of:</b> Corporate Director Development and Renewal		<b>Title:</b> Deferred Items	
<b>Originating Officer:</b>		<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	Location and Reference number	Development	Reason for deferral
10 March 2016	34-40 White Church Lane and 29-31 Commercial Road, London, E1	Demolition of existing buildings at 34-40 White Church Lane and 29-31 Commercial Road and erection of a ground floor plus 18 upper storey building (75.5m AOD metre) with basement to provide 155sqm (NIA) of flexible use commercial space (B1/A1/A3 Use Class) at ground floor and 42 residential units (C3 Use Class) above with basement, new public realm, cycle parking and all associated works.	Members were reminded to refuse the scheme due to:  Insufficient provision of affordable housing; High residential density in excess of London Plan; Height of the building; The servicing arrangements; The child play space and communal amenity space; The design of the ground floor entrances; Impact on local infrastructure from the scheme; That the scheme would be out of keeping with the character of area and would change the character of the area.
10 March 2016	Hercules Wharf, Castle Wharf and Union Wharf, Orchard Place, London E14	Full Planning Application – PA/14/03594 Demolition of existing buildings at Hercules Wharf, Union Wharf and Castle Wharf and erection of 16 blocks (A-M) ranging in height from	For information on the following issues:  The operation of the viability review mechanism. The viability of the application

**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:  
See Individual reports

Tick if copy supplied for register:  
✓

Name and telephone no. of holder:  
See Individual reports

	(PA/14/03594, PA/14/03595)	<p>three-storeys up to 30 storeys (100m) (plus basement) providing 804 residential units; 1,912sq.m GIA of Retail / Employment Space (Class A1 – A4, B1, D1); Management Offices (Class B1) and 223sq.m GIA of Education Space (Class D1); car parking spaces; bicycle parking spaces; hard and soft landscaping works including to Orchard Dry Dock and the repair and replacement of the river wall.</p> <p>The application is accompanied by an Environmental Impact Assessment</p> <p><u>Listed Building Consent application - PA/14/03595</u></p> <p>Works to listed structures including repairs to 19th century river wall in eastern section of Union Wharf; restoration of the caisson and brick piers, and alteration of the surface of the in filled Orchard Dry Dock in connection with the use of the dry docks as part of public landscaping. Works to curtilage structures including landscaping works around bollards; oil tank repaired and remodelled and section of 19th century wall on to Orchard Place to be demolished with bricks salvaged where possible to be reused in detailed landscape design.</p>	<p>with different mixes of affordable housing</p> <p>The Committee also asked that the Greater London Authority be contacted to confirm whether their concerns about the application had been addressed.</p>
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### 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.
- 34-40 White Church Lane and 29-31 Commercial Road, London, E1 (PA/15/02527)
  - Hercules Wharf, Castle Wharf and Union Wharf, Orchard Place, London E14 (PA/14/03594, PA/14/03595)
- 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.

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**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.
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