

Agenda Item number:	7.6.
Reference number:	PA/08/02239 & PA/08/02240
Location:	The Eric and Treby Estates, Treby Street, Mile End, E3.
Proposal:	Applications for planning permission and conservation area consent comprising: Regeneration of existing estate comprising the refurbishment of existing buildings, the demolition of 27 bedsits, two x one bed flats at 1-14 Brookesley Street, 106-128 Hamlets Way and 1-7 Burdett Road and the erection of buildings between 2 and 7 storeys to provide 181 new residential units (comprising 19xstudio, 61x1bed, 52x2bed, 40x3bed and 9x5bed), a new community centre of 310 sq m, a new housing management office of 365 sq m and 85 sq m commercial space.

1. CLARIFICATIONS

- 1.1. Paragraph 4.1 of the Committee Report (Agenda item 7.6) contains a typing error in relation to the number of five bed houses. The description of development should read:

“The provision of 181 new residential units comprising 19 x studio flats, 61 x 1 bed flats, 52 x 2 bed flats, 40 x 3 bed flats and 8 x 5 bed house and 1 x 5 bed flat.”

2. AMENDED ENERGY STRATEGY

- 2.1. Further to the consideration of sustainability matters at paragraph 8.177 of the Committee Report, following discussions with the Greater London Authority the applicant has amended the submitted energy strategy. The scheme originally did not propose any on-site renewable energy provision. The amended strategy now proposes the installation of PV arrays on un-shaded roofs. This would provide 4.6% of the site wide energy demand from renewable sources.

- 1.1. This is an improvement on the reported scheme and would accord with policy 4A.3 of The London Plan 2008 and policies DEV5 to DEV9 of the council's interim planning guidance (October 2007) which seek to reduce carbon emissions.
- 1.2. It is recommended that an additional condition is imposed on any permission requiring the submission of the details of this renewable energy provision.

2. ADDITIONAL REPRESENTATIONS

- 2.1. The following additional representations have been received: -
- 2.2. The ELT Baptist Church advises that following the submission of amended plans they no longer have any objections.

- 2.3. Four additional letters have been received raising objection on the following grounds:
- Poor housing mix / lack of 4 bed units.
 - Loss of open space.
 - No need for commercial space / housing is the priority.
 - Lack of consultation from the developer.
 - Lack of opportunity to speak to Committee (*The available slots had already been taken by other objectors*).
 - Scheme not viable in the current market (*Not a planning matter*).
 - Works likely to result in increase in service charges (*Not a planning matter*).
 - Standard of cleanliness and maintenance of estate (*Not a planning matter*).
- 2.4. The material planning issues raised by objectors are already discussed in the main Committee report.

3. AMENDMENT TO THE RECOMMENDED SECTION 106 CONTRIBUTIONS

- 4.1. Following the deletion of Site 6 from the scheme, the recommended contributions to mitigate the impact of the development on local healthcare and education resources have been recalculated. The amounts have fallen slightly due to the reduced number of units. The revised figures recommended below update those at paragraph 3.1B of the Committee report.

4. RECOMMENDATION

- 5.1. Paragraph 3.1B is amended to read:

Financial Contributions

- a) To provide a contribution of £224,122 towards the provision of future health and social care facilities.
- b) To provide a contribution of £320,892 towards the provision of primary school places.
- 5.2. Paragraph 3.3 Conditions: An additional condition is recommended to require the submission of the details and implementation of the revised energy strategy.
- 5.3. My recommendations to GRANT planning permission and conservation area consent are otherwise unchanged