

Committee: Strategic Development	Date: 16 th August 2012	Classification: Unrestricted	Agenda Item No:
Report of: Director of Development and Renewal		Title: Application for Planning Permission	
Case Officer: Jane Jin		Ref No: PA/10/374	
		Ward: Bromley by Bow	

1. APPLICATION DETAILS

Location:	Stroudley Walk Market, Stroudley Walk, London E3
Existing Use:	Mixed use retail and residential
Proposal:	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.
Drawing Nos:	2825D-002 Rev P3; 2825A-A002 Rev P2; 2825A-D-003 Rev P3; 2825A-D-004 Rev P5; 2825A-D-100 Rev P4; 2825A-D-101 Rev P4; 2825A-D-102 Rev P4; 2825A-D-200 P2; 2825A-D-202 Rev P4; 2825A-D-201 Rev P4; 2825-D-300 Rev P4; 2825A-D-203 Rev P3; 2825A-D-204 Rev P3; 2825A-D-205 Rev P3; 2825A-D-206 P3; 2825A-D-400 Rev P3; 2825A-D-401 Rev P3;
Applicant:	Poplar HARCA
Owner:	Poplar HARCA
Historic Building:	Grade II listed: Rose and Crown Public House Grade II listed: 10-12 Stroudley Walk Both sites are outside the redline boundary
Conservation Area:	N/A

2. BACKGROUND

- 2.1 This application for full planning permission was reported to Strategic Development Committee on 5th July 2012 with an Officer recommendation for Refusal. A copy of the report is attached at Appendix B for ease of reference.
- 2.2 After consideration of the report and the update report, the committee resolved to Approve the application for the following reasons:
1. The proposal will deliver improvements to the existing housing stock on the estate is paramount for the benefit of residents.
 2. Whilst current market conditions are not ideal to ensure viable education and health provision, the 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.

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.
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.
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 in this particular estate is not sustainable for existing residents if the site is left undeveloped.

2.3 It was noted that Officers will bring further report back to the Committee setting out the detailed reasons for approval, list of planning conditions and Heads of Terms for s106.

3.0 REASONS FOR APPROVAL

3.1 The following detailed reasons for approval are recommended.

1. Whilst the s106 package falls significantly short of the required amount for a development of this scale, the Council accept that the applicant's offer in light of the viability constraints identified in this proposal. The provision of affordable housing, alongside other regenerative benefits that will come forward with the side wide outline scheme, the s106 package is considered to be acceptable in line with Regulation 122 of Community Infrastructure Levy 2010, saved policy DEV4 of the Council's Unitary Development Plan 1998, policies SP02 and SP13 of the Core Strategy 2010, which seek to secure contributions towards infrastructure and services required to facilitate the proposed development.
2. The proposal provides an acceptable amount of affordable housing and mix of units, as demonstrated through viability assessment. As such, the proposal is in line with Planning Policy Statement 3, policies 3.8, 8.10, 3.11, 3.12, 3.13 of the London Plan (2011), saved policy HSG7 of the Council's Unitary Development Plan (1998), policies HSG2 and HSG3 of the Council's Interim Planning Guidance (2007); policy SP02 of the Core Strategy Development Plan Document (2010); and DM3 of the Managing Development DPD 2011 which seek to ensure that new developments offer a range of housing choices.

4.0 LIST OF PLANNING CONDITIONS

4.1 Following conditions and informatives on the Full Planning Permission should be secured and that the Corporate Director Development & Renewal is delegated to impose the following matters:

4.2 Conditions

1. Time Limit
2. Approved Plan numbers
3. Details for Material
4. Details for ground floor elevations for residential
5. Ground Contamination site investigation
6. Verification report
7. Water supply impact study
8. Scheme of highway works
9. Delivery and servicing plan
10. Construction environmental management plan

11. Construction logistics plan
12. Details for a site wide landscape strategy
13. Details for landscaping
14. Details for lighting and CCTV
15. 10% wheelchair provision
16. Life time Homes
17. Sound insulation
18. Refuse and recycling
19. Final Code for Sustainable Homes
20. Archaeology
21. Revised plan showing no roof top terrace
22. Energy Strategy
- 23.

Informatives

- 3.3
 1. Definition
 2. S106
 3. s278 Agreement
 4. Community Infrastructure Levy

5.0 **S106**

- 5.1 As stated in the original main report, the applicant can offer a total of £139,500 (£1,500 per private unit) for the site-wide development. The apportioning of the financial contribution was discussed at an internal meeting by the Planning Contribution Obligation Panel and considers that the amounts should be allocated to the following heads of terms and that Corporate Director Development & Renewal is delegated power to negotiate the legal agreement indicated below.

5.2 Financial Contribution

It is considered that, due to the on-site community facility, improvement of public realm, and proposal to include communal amenity space which is accessible to public, and securing non-financial contribution to employment, the financial contribution towards Education Facilities is a priority in this instance and that the £139,500 should be afforded to education facilities for the borough.

Given that the total sum of **£52,007** is required to fully mitigate the impact arising from this development towards demand for education places, £52,007 shall be secured towards **education facilities** upon commencement of the development.

Within 2 years following practical completion of the development (full planning permission scheme/or phase 1) and/or on commencement of Phase 2 of development (which ever is sooner) the remaining **£87,493** is to be paid towards **education facilities**.

2% monitoring fee of £420.00 is also required.

5.3 Non-financial Contribution

- Delivery of 5 affordable housing units;
- Car Free;
- 20% of construction phase force to be local residents through Skillsmatch;
- 20% local goods/services procured during construction phase;
- 10% wheelchair units;
- Review of viability prior to commencement of Phase 2 and 3 to assess delivery of additional affordable housing and contribution to mitigate the impact arising from the development.

6.0 **OFFICERS' RECOMMENDATION**

- 6.1 The officers' recommendation as at 5th July 2012 to refuse planning permission remains unchanged. As it can be seen above, the proposed amount of financial planning contribution is insufficient to fully mitigate the impact arising from this development. Accordingly, the Committee are recommended not to approve the application and to resolve to **REFUSE** planning permission as previously detailed within the published report and addendum report at the Strategic Development Committee meeting held on 5th July 2012. The suggested reasons for refusal are outlined in the main report, appended as Appendix B of this report.