

Agenda Item number:	6.2
Reference number:	PA/13/01638 and PA/13/01644
Location:	Land bounded by 2-10 Bethnal Green Road, 1-5 Chance Street (Huntingdon Industrial Estate) and 30-32 Redchurch Street
Proposal:	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 accommodation; a central courtyard and accessible amenity roof terraces.

1.0 CLARIFICATIONS AND CORRECTIONS

1.1 Paragraphs 8.335 and 8.336 of the report consider the s106 in the event the scheme is for outline planning permission, this is an error the scheme is not an outline planning application and as such, these paragraphs do not apply.

1.2 Paragraph 8.168 states

Overall, officers are satisfied that a wide range of measures have been adopted to ensure that despite the high proportion of rented accommodation the proposed development will result in a mixed and balanced community.

It should read:

1.3 *Overall, officers are satisfied that a wide range of measures have been adopted to ensure that despite the high proportion of market accommodation the proposed development will result in a mixed and balanced community.*

2.0 ADDITIONAL REPRESENTATIONS RECEIVED

2.1 Since the publication of the committee report additional representations have been received.

- 123 pro-forma letters in objection to the scheme, of which 12 contained no address
- 6 letters in objection to the scheme.
- 1 letter in opposition have been received from Cllr Jackson
- 12 letters of support have also been raised

2.2 The majority of issues raised in the letters have been addressed within the committee report. The following additional comments have been received.

Daylight/Sunlight

2.3 A letter has been received by Anstey Horne, Chartered Surveyors on behalf of local residents. The letter reports on the findings of the Daylight and Sunlight review carried out as part of the Environmental Statement, however disagrees with the summary of the findings for both Daylight and Sunlight.

[Officer Comment: Officers have considered the daylight and sunlight impacts for the application and the findings are discussed within sections 8.234 and 8.263 of the main report to committee. The assessment made by officers is based on an independent review of the daylight/ sunlight study and has not changed following the publication of the committee report and the letter received by Anstey Home]

Viability

- 2.4 Several objection letters consider Fleet Street Hill as proposed is not fully maximised and that should it be maximised the development at Huntingdon would be able to be reduced in height, without impacting on the viability of the scheme, and would result in a more mixed and balanced community. A spread sheet has been submitted which suggests an appropriate balance would be for Fleet Street Hill to provide 42 dwellings (instead of 34 units) and Huntingdon Industrial Estate to provide 66 dwellings (instead of 79 units).

[Officer Comment: Given no planning application has been submitted or assessed, officers are unable to attribute much weight to this suggestion. However, it is noted, that a previous application on Fleet Street Hill (PA/11/00459) proposed 43 units, which is one more than what is suggested within the spreadsheet and this was not considered acceptable. In addition, based on the current plans for Fleet Street Hill additional units, could be at the expense of the delivery of family sized units]

Whitby Street

- 2.5 Objections have been received regarding the closure of Whitby Street in the 1980's to facilitate a development that was not implemented. On this basis, objectors consider that the Council should seek to re-instate Whitby Street and that the developer should not benefit from this.
- 2.6 The partial loss of Whitby Street has been fully considered by officers in the assessment of the planning application, and its loss to facilitate the development has been considered acceptable. The objections received on this ground do not change this position.

3.0 RECOMMENDATION

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