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| Agenda Item number: | 6.3 |
| Reference number: | PA/13/01637 |
| Location: | Land at Fleet Street Hill |
| Proposal: | Redevelopment of the site to provide 34 residential dwellings of mixed tenure (7x 1 bed, 12 x 2 bed, 8 x 3 bed, 6 x 4 bed and 1 x 5 bed) in buildings of part one, two, three, four and eight storeys. |

1.0 CLARIFICATIONS AND CORRECTIONS

1.1 Paragraphs 3.3 and 8.336 of the report incorrectly state the s106 allocations. Whilst the total contribution is correct £863,660.77 this amount is to be allocated in the following heads of terms:

- a) A contribution of between £14,756.30 towards employment, skills, training and enterprise.
- b) A contribution of between £56,569.95 towards Community Facilities.
- c) A contribution of between £1,530 towards Sustainable Transport.
- d) A contribution of £335,519.72 towards Education.
- e) A contribution of £129,977.28 towards Public Realm.
- f) A contribution of £58,373.00 towards Health
- g) A contribution of £250,000.00 towards Network Rail bridge and public realm improvements
- h) 2% Monitoring fee £16,934.52

Total: £863,660.77

1.2 The proposed s106 contribution is fully SPD compliant and the Network Rail and public realm contribution of £250,000.00 is in excess of the SPD requirements.

1.3 Paragraph 4.1 refers to 7x4bed, however should read be 6x4bed and 1x5bed

1.4 The table within paragraph 8.81 states the 3 bed are at POD Level, it should state they are target rent levels

1.5 Paragraph 8.193 refers to the 4 wheelchair units, however, should read 3 (which match the 3 wheelchair parking spaces)

1.4 As advised in paragraph 8.208 of the Committee Report, public rights of way in the vicinity of the application site were previously removed to facilitate works associated with the London Overground works. Rights of access between the application site and the part of Pedley Street which is adopted highway do not presently exist. Whilst proactive engagement between the applicant, Highways, Network Rail and Transport for London is on-going and is likely to satisfactorily resolve the outstanding issues, it is considered prudent to impose the following condition to deal with the current situation.

No development shall take place until such time as a scheme to confirm access rights to and from the site has been submitted to and approved in writing by the local planning authority. The development shall not be carried

out unless in accordance with the access rights specified in the approved scheme.

Reason: To ensure that the occupiers of the site have access rights to and from the site, linked to the local highway network.

2.0 ADDITIONAL REPRESENTATIONS RECIEVED

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

- 12 letters of support have also been raised

2.2 The issues raised in the letters have been addressed within the committee report.

3.0 RECOMMENDATION

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