

UPDATE REPORT, DEVELOPMENT COMMITTEE. 17th September 2020

Agenda item no	Reference no	Location	Proposal / Title
5.3	PA/19/02608	Brunton Wharf Estate, Salmon Lane, E14	Construction of a part-four and part-nine storey building comprising 32 x Class C3 residential dwellings, hard and soft landscaping works, security enhancements, and the re-opening of an existing undercroft parking structure.

1 CORRECTIONS, ADDITIONS AND CLARIFICATIONS

1.1 To be inserted at paragraph 3.2, the following text:

PF/19/00137 (Brunton Wharf Estate): Construction of a new residential block at the west end of the estate. Estate-wide enhancement of the hard and soft landscaping. First pre application meeting held in July 2019.

1.2 To be inserted at the end of paragraph 4.2, the following text:

The applicants Statement of Community Involvement indicates that community consultation events were held in the Estate Community Room on 24th/ 27th April 2019; 19th/ 22nd June 2019; 7th/10th August 2019 and 6th/ 19th November 2019.

1.3 Paragraph 5.10 to be amended to read:

No objections to the proposal. Financial contribution of £27,540 to be provided which would offset the residual emissions of the development.

1.4 Paragraph 5.11 to be amended to read:

No objections to the proposal subject to the development including a 20% provision for local goods and services during construction as well as 20% provision for local construction phase workforce. A Financial contribution is also required with a figure of £10,092.00 to be provided for training and skills for local residents. A total 2 construction phase apprenticeships to be provided. The development does not provoke a contribution towards end- user phase employment skills training.

1.5 Paragraph 5.17 to be amended to read:

The Met Police confirm that they met with the project architects to discuss their intention around security and Secured by Design. The Met Police raise no objection to the proposal, subject to a condition which requires compliance with Secured by Design standards, both for the new building and the wider site. They advise that the developer incorporate a series of recommendations into the scheme, in relation to the vehicular access gate, communal entrance doors, pedestrian access to the undercroft, brick detailing, the void above the undercroft, external lighting, CCTV, refuse stores and cycle storage.

Officer Note: Conditions requiring details relating to these recommendations, and the submission of the relevant Certificate of Compliance, are recommended.

1.6 New paragraph 5.19 inserted, to read:

London Fire Brigade

No objection raised.

1.6 Paragraph 7.55 to be amended to read:

As originally submitted, the proposal included fob- access security gates along the northern perimeter of the built form of the site. These gates would have served to prevent public access to the internal parts of the site. The council does not support proposals to create private, gated communities. Such proposals cut off convenient, traffic free pedestrian routes and change the character of estates to one which is less accessible for residents, visitors and wider community. Following a recent discussion with the applicant's agent in this regard, the gates no longer form part of the proposal and the estate would remain publicly accessible. This is with the exception of the proposed gates to the undercroft parking, which remain part of the scheme and which are considered acceptable, given that they would provide security for the parking area and would not inhibit pedestrian access to the site. It should be noted that these gates have, on request, been reduced in height to 2m, to ensure that they have an acceptable visual impact.

Paragraph 7.125 to be amended to read:

With the development in place, the 25 existing spaces on the site of the proposed building would be re-provided in the undercroft area. As originally submitted, an additional 6 spaces in the undercroft were to be designated for Visitor parking. The councils Highways Team objected to the designation of these spaces for visitor use, given that the undercroft would be accessible only with a fob and given that such provision does not have policy support. As such, these spaces no longer form part of the scheme. 6 parking bays would be provided fronting Salmon Lane. These would comprise 3 disabled parking bays, 2 loading bays and 1 contractor bay. Upon discussion with the applicant's agent, it was established that the loading bays could be used by residents, wishing to drop- off and unload, before moving to a residents bay. With regards to the undercroft parking, it is noted that access would be via stairs only. The possibility of installing a lift was explored by the applicant, however it was concluded that given the constraints of the existing building and the layout of the undercroft area, it was not possible to do so. Whilst this is unfortunate and will limit access to the basement for some residents, it is noted that the scheme proposes 3 disabled parking bays at surface level, which would provide accessible and convenient blue badge parking. In addition, there is no policy requirement to reprovide the existing parking spaces. In the circumstances and given the constraints of the site, these arrangements are considered to be acceptable.

1.7 Paragraph 9.2 to be amended to read:

Financial Obligations

a. £10,092 towards construction phase employment skills training

b. £27,540 Carbon offsetting obligation

1.8 Appendix 1 – List of drawings numbers for approval to be amended as follows:

- BRW_RSS_00_00_DR_A_0501 D03
- BRW_RSS_00_XX_DR_A_1001 D01
- BRW_RSS_00_XX_DR_A_1002 D01
- BRW_RSS_00_XX_DR_A_1003 D01
- BRW_RSS_00_XX_DR_A_1004 D01
- BRW_RSS_00_00_DR_A_1051 D01
- BRW_RSS_00_00_DR_A_1200 D04
- BRW_RSS_00_00_DR_A_1201 D10¹
- BRW_RSS_00_00_DR_A_1202 D08⁹
- BRW_RSS_00_00_DR_A_1203 D05⁶
- BRW_RSS_00_00_DR_A_1210 D08
- BRW_RSS_00_00_DR_A_1211 D04
- BRW_RSS_00_00_DR_A_1212 D01
- BRW_RSS_00_00_DR_A_1213 D01
- BRW_RSS_00_00_DR_A_1214 D02³
- BRW_RSS_00_00_DR_A_1219 D03¹
- BRW_RSS_XX_XX_DR_A_1301 D04²
- BRW_RSS_XX_XX_DR_A_1304² D02
- BRW_RSS_XX_XX_DR_A_1401 D04
- BRW_RSS_XX_XX_DR_A_1402 D05
- BRW_RSS_XX_XX_DR_A_1403 D05⁶
- BRW_RSS_XX_XX_DR_A_1404 D04⁵
- BRW_RSS_XX_XX_VS_A_8001 D01
- BRW_RSS_XX_XX_DR_A_8002 D01
- BRW_RSS_XX_00_DR_A_8003 D01
- BRW_RSS_00_00_DR_A_1230 D01
- BRW_RSS_00_00_DR_A_1231 D01
- BRW_RSS_00_00_DR_A_1250 D02
- BRW_RSS_ZZ_ZZ_DR_A_1410 D04³
- BRW_RSS_ZZ_ZZ_DR_A_1430 D01
- BRW_RSS_ZZ_ZZ_DR_A_1431 D01
- BRW_RSS_XX_XX_DR_A_7004 D01
- BRW_RSS_00_00_DR_A_1240 D01

2.0 ADDITIONAL REPRESENTATIONS

2.1 Three additional letters of objection were received, post publication of the report. The additional comments raised are summarised below:

- Concern that a consultation letter was not received
- Noise impacts on the future occupiers of the new building, fronting Yorkshire Road
- Request for the committee meeting to be postponed, given a lack of meaningful engagement with residents
- Proximity of proposed residential windows to the playground at Stephen Hawking School
- Increase in residents on the site may lead to an increase in antisocial behaviour

- Security gates have been removed from the scheme – they would have prevented anti-social behaviour on the estate.
- The new bin store would be a very long walk for Anglia House residents
- Noise from the more intensively used undercroft
- Concern that proposed landscape improvements would not follow through to implementation.

(Officer Note: Contact was made with the resident in relation to the concern regarding lack of receipt of their consultation letter. A consultation letter was sent to the occupier on 10/12/2019. Refuse arrangements for Anglia House would remain as existing, the development in place.)

3.0 RECOMMENDATION

- 3.1 Officer recommendation remains that planning permission should be GRANTED for the reasons set out in the main report and all conditions/obligations.