

PLANNING COMMITTEE MEETING: 8 October 2009

ADDENDUM REPORT

UDC CASE NUMBER:	LTGDC-09-019-FUL	DATE MADE VALID:	12/05/2009
APPLICATION NUMBER:	09/00361/LTGDC/LBNM	TARGET DATE:	Subject to a PPA

APPLICANT:	One Housing Group
AGENT:	Stock Woolstencroft
PROPOSAL:	<p>Application for amendments to full planning approval reference 06/00634/LTGDC for 178 No. new homes and 946m² of commercial space (A1, A2, A3, B1, D1 & D2). The amendments propose the omission of 15 No. studio flats to be replaced with 10 No. 1-bed flats, resulting in a reduction in the total number of residential units to 173; the omission of parking stackers and re-planning of semi-basement car park resulting in a reduction in the number of car parking spaces from 85 No. spaces + 2 No. car club spaces to 60 No. spaces + 2 No. car club spaces; the raising of the commercial entrance level of the proposed units along Rick Roberts Way to the existing level of the pavement to provide level access to these units; amended refuse arrangements; the addition of gates to the main entrance of Blocks A & C; and minor amendments to the setting out of the building. Additional amended plans received on 25/08/2009 proposing to amend the end residential unit of the proposed Rick Roberts Way terrace (adjoining 79 Wise Road) from a 3 storey 4-bed unit to a 2 storey 3-bed unit.</p>
LOCATION:	Site of 223-231 High Street, Stratford, London E15

1. RECOMMENDATION FROM LONDON BOROUGH OF NEWHAM'S DEVELOPMENT CONTROL COMMITTEE

1.1 The application was discussed at London Borough of Newham's Development Control Committee on Wednesday 7 October 2009.

Meeting: 8 October 2009
Agenda Item: 3
Report No: LTGDC/09/PC45

- 1.2 The London Borough of Newham has recommended that the Corporation approves planning permission subject to the conditions and the S106 Agreement Heads of Terms set out in their committee report.
- 1.3 The conditions set out in Newham's committee report are reflected in the conditions proposed in the Corporation's committee report.
- 1.4 The S106 Heads of Terms set out in Newham's committee report are reflected in the S106 Heads of Terms proposed in the Corporation's committee report, with the exception of the Cam Road/High Street south junction signalisation and improvements contribution which the Corporation recommends be set at £135,000 so that S106 contributions remain generally in line with the level of contributions required under the previous consent. Newham has recommended that the contribution for this Head of Term should be £300,000.
- 1.5 Officers do not believe that an increase in S106 contributions of £165,000 is justified in respect of this amendment application since the level of development proposed will be 5 residential units less than previously approved.

CASE OFFICER: Adele Williamson