

**LONDON BOROUGH OF WALTHAM FOREST
MINUTES OF THE PLANNING COMMITTEE**

11 January 2022 at 7.06 pm

PRESENT:

Chair: Councillor Jenny Gray

Vice-Chair: Councillor Sally Littlejohn

Committee Members: Councillors Keith Rayner, Alan Siggers and Steve Terry

Officers in Attendance:

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| Justin Carr | Assistant Director - Development Management and Building Control |
| Jon Price | Planning Manager |
| Jedd Roberts | Senior Planning Officer |
| Mahnaz Chowdhery | Senior Planning Officer |
| Donya Kalantari | Planning and Licensing Lawyer (Virtual Attendance) |
| Perminder Purewal | Democratic Services Officer |

276. APOLOGIES FOR ABSENCE AND SUBSTITUTE MEMBERS

Apologies for absence were received from Councillor Marie Pye.
Councillor Steve Terry attended as a substitute member.

277. DECLARATIONS OF INTEREST

There were no declarations of interest.

278. MINUTES OF THE PREVIOUS MEETINGS

The minutes of the meetings held on 24 November 2021 and 7 December 2021 were agreed by the Committee.

279. DEVELOPMENT MANAGEMENT

The Committee considered applications for planning permission received by the Assistant Director – Development Management & Building Control under the Town and Country Planning Act 1990 and took into account the oral representations made by members of the public and applicants and their agents.

The update report of the Assistant Director – Development Management & Building Control was noted in accordance with the urgency provisions of Section 100 B (4) of

the Local Government Act 1972 to ensure that Members had before them all the relevant facts and information about the planning applications set out in the agenda.

The Committee resolved that, in the event of recommendations being amended at the meeting in light of debate, or other representations made by members of the public, applicants or their agents, the task of formalising the wording of conditions and/or reasons for refusal is to be delegated to the Assistant Director – Development Management & Building Control.

280. 211664 MISTRAL COURT, 85 CHINGFORD AVENUE, CHINGFORD, LONDON, E4

RESOLVED:

That planning permission be granted, in line with the recommendations, conditions, reasons and informatives as set out in the committee report and update report for application 211664 for construction of an additional floor above existing three storey residential block to form three additional self-contained flats (2x1-bed and 1x2-bed) (Use Class C3). Provision of refuse/recycling storage, two additional car parking spaces, bicycle parking and landscaping (amended description) subject to the conditions and informatives detailed in the committee report and update report and completion of a Section 106 Agreement with the following Heads of Terms:

£3000 requested toward improving sustainable modes of transport including walking and cycling in the site's vicinity which will directly benefit new residents in this development.

Legal Fees:

- Payment of the Council's legal fees for the preparation and completion of the Legal Agreement.

That authority to be given to the Assistant Director of Development Management and Building Control in consultation with the Council's Legal Services for the sealing of the Section 106 Agreement and to agree any minor amendments to the conditions or the Section 106 Agreement on the terms set out above.

In the event that the Section 106 Agreement is not completed within 12 weeks following the date of Planning Committee, the Assistant Director of Development Management and Building Control is hereby authorised to refuse the application, if appropriate. In the absence of this Section 106 Agreement, the proposed development would not be able to deliver the residential development on the site. The implication of this happening is that the opportunity for securing the additional housing would be lost. Additionally, financial, and non-financial contributions would be lost towards transport related matters which must be secured by the Section 106 Agreement.

281. 204029 LAND REAR OF 37 WOLSEY AVENUE, LONDON, E17

RESOLVED:

That planning permission be granted, in line with the recommendations, conditions, reasons and informatives as set out in the committee report and update report for application 204029 for demolition of existing garages and erection of four self-

contained two storey dwellings comprising of 3X2 bedroom dwellings and 1X3 bedroom dwelling with associated hard and soft landscaping works subject to the conditions and informatives detailed in the committee report and update report and completion of a Section 106 Agreement with the following Heads of Terms:

- Highways: Car free development – Residents will not be eligible for a parking permit for any surrounding CPZ.
- Highways: S278 agreement for Highways Works.
- Highways: Conditions Survey

Legal Fees:

- Payment of the Council’s legal fees for the preparation and completion of the Legal Agreement.

That authority to be given to the Assistant Director of Development Management and Building Control in consultation with the Council’s Legal Services for the sealing of the Section 106 Agreement and to agree any minor amendments to the conditions or the Section 106 Agreement on the terms set out above.

In the event that the Section 106 Agreement is not completed within 12 weeks following the date of Planning Committee, the Assistant Director of Development Management and Building Control is hereby authorised to refuse the application, if appropriate. In the absence of this Section 106 Agreement, the proposed development would not be able to deliver the residential development on the site. The implication of this happening is that the opportunity for securing the additional housing would be lost. Additionally, financial, and non-financial contributions would be lost towards transport related matters which must be secured by the Section 106 Agreement.

282. PUBLIC SPEAKERS

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| 4.1 | 211664 - Mistral Court, 85 Chingford Avenue, Chingford, London, E4 | Tuba Korkmaz |
| 4.2 | 204029 - Land rear of 37 Wolsey Avenue, London, E17 | Rachel Jones Elaine McCloskey Louis Gino Bumbalo (statement read by Clerk) Brie Foster |

The meeting closed at 8.19 pm

Chair’s Signature _____

Date _____