

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

05 September 2023 at 7.00 pm

PRESENT:

Chair: Councillor Jenny Gray

Vice-Chair: Councillor Sebastian Salek

Committee Members: Councillors Kira Lewis, John Moss and Keith Rayner

Councillors in Attendance: Councillor Gerry Lyons

Officers in Attendance:

Justin Carr	Assistant Director - Development Management and Building Control
Stanley Lau	Planning Manager - Majors
Sonia Malcolm	Planning Manager - South Area Team
Karim Badawi	Principal Planning Officer
Tania Drew	Design and Conservation Lead, Place and Design
Joanna West	Planning Lawyer
Jennifer Richards	Democratic Services

87. APOLOGIES FOR ABSENCE AND SUBSTITUTE MEMBERS

None.

88. DECLARATIONS OF INTEREST

None.

89. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 4 July 2023 were agreed by the Committee.

90. 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.

91. ASTON GRANGE, 484 FOREST ROAD, WALTHAMSTOW, LONDON, E17 4NZ (230623)

Resolved

That planning permission be GRANTED subject to conditions, informatives and completion of a Section 106 Agreement with the following Heads of Terms:

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 230623 for the demolition of the existing Care Home (Use Class C2), and the construction of a part 3, part 5 storey building (over basement) purpose built communal living (Sui Generis) with associated internal and external amenity space, cycle and refuse stores, landscaping, boundary treatments and other associated works subject to the conditions and informatives set out in the report and update report and completion of a Section 106 Legal Agreement with the Heads of Terms below:

Heads of Terms:

Affordable homes:

- A financial contribution of £866,198.00 towards offsite affordable housing provision.
- An early-stage review of the development viability would be required if the applicant could not demonstrate substantial implementation of the scheme within 2 years of granting planning permission.
- A Late-stage viability review mechanism.

Marketing of Shared Living Rooms:

- All shared living rooms to be marketed exclusively to key workers and local residents for a period of three months before marketing the shared living rooms on the open market.

Accessibility:

- A wheelchair user dwellings marketing strategy.
- Wheelchair homes delivered as approved.
- The requirement for all wheelchair user dwellings to be exclusively marketed as such for a minimum period of 12 months.

- Prepare a Wheelchair Accessible Dwelling Marketing Strategy for the Development that sets out how the wheelchair shared-living units will be promoted and advertised during the exclusivity period of one year, to be agreed prior commencement.

Architecture:

- The ongoing involvement of APT to monitor design quality through to the completion of the proposed development.

Highways and Public Realm:

- S.278: Highway works will be required upon completion of the works relating to the development prior to occupation. These will require a S278 agreement and would include but would not be limited to:
 - Renewal of the footway and cycle track along the frontage of the site along Forest Road
 - Renewal of the footway and carriageway along the frontage of the site along Hawthorne Road
 - Upgrade of the lantern on the lamp column outside the frontage of the site along Hawthorne Road
 - Review and amendment of the existing waiting, loading and parking restrictions in Hawthorne Road along with the necessary revision to the TTRO traffic order. Possible introduction of double yellow lines and extension of CPZ parking bay.
 - Review and amendment of the waiting and loading restrictions along the frontage of Forest Road to ensure loading is discouraged and the walking and cycle provisions are safeguarded.
 - Removal of all required enabling works installed for construction
- A financial contribution of £15,000 towards walking, cycling and road danger reduction interventions in the residential roads between the site and Hoe Street.
- A financial contribution of £85,000 towards the Council's Forest Road corridor improvement scheme. The proposed scheme covers approximately 2.5km from the Bell Junction to Woodford New Road and aims to further improve accessibility, connectivity, and safety for active and sustainable transport modes, supporting and enabling key developments such as Aston Grange by connecting them to local and strategic destinations, attractions, employment and amenities.
- A financial contribution of £7,500 towards monitoring the Construction Logistics Plan.

- The development would be car free residents will not be entitled to parking permits for any CPZ.
- Car Club membership memberships to be provided for all new residents to a nearby Car Club.

Air quality:

- A financial contribution of £5,000.00 towards mitigating the impact of existing poor air quality on the proposed development.

Energy efficiency and carbon reductions:

- A financial contribution of £34,310 towards a carbon offset fund with 100% upfront payment.
- Second COF payment
- Updated Energy Statements on commencement and completion based on As Built energy calculations.
- Measures to secure post-construction monitoring ("Be Seen").
 - A. Within 8 weeks of the grant of planning permission, to submit to the GLA accurate and verified estimates of the 'Be Seen' energy performance indicators.
 - B. Prior to occupation, the Owner shall provide updated accurate and verified 'as-built' design estimates of the 'Be Seen' energy performance indicators for each Reportable Unit of the development.
 - C. Upon completion of the first year of Occupation or following the end of the Defects Liability Period (whichever is the later) and at least for the following four years after that date, the Owner is required to provide accurate and verified annual in-use energy performance data for all relevant indicators under each Reportable Unit of the development.
 - In the event that the 'In-use stage' evidence submitted under Clause c) shows that the 'As-built stage' performance estimates derived from Clause b) have not been or are not being met, the Owner should investigate and identify the causes of underperformance and the potential mitigation measures and set these out in the relevant comment box of the 'Be Seen' in-use stage reporting webform. An action plan comprising measures identified in Clause c) shall be submitted to and approved in writing by the GLA, identifying measures which would be reasonably practicable to implement and a proposed timescale for implementation. The action plan and measures

approved by the GLA should be implemented by the Owner as soon as reasonably practicable.)

Epping Forest:

- A financial contribution of £348.33 (pro-rata) per new bedspace towards Strategic Access Management and Monitoring (SAMM) with a total of £31,350.0.

Street Trees:

Any tree losses should be mitigated in a replanting program, the Council's own policy is 5 replacement trees for each tree lost. Any tree losses not compensated by 5 trees would amount to a financial compensation relative to the CAVAT of the said trees. Total amount to be agreed with the Parks and Open Spaces department.

Training, employment, and business:

- An Employment and Skills Plan.
- The provision of 8 apprentice posts for local residents in the construction trade during the construction phase of the development.
- The provision of four work placements for local residents in the construction trade during the construction phase of the development.
- Measures to encourage applications for jobs during the construction phase of the development from local residents, with a target of offering 30% of all such jobs to local residents.
- Alternative financial contributions in the event of non-compliance with the recommended apprentice post, work placement, and jobs planning obligations.
- Measures to ensure that all suppliers during the construction phase of development are local to the London Borough of Waltham Forest, with a minimum of 20% being local suppliers, and including attendance at four "Meet the Buyer" events.

The provision of monitoring information in relation to training and employment planning obligations.

Management Plan:

The agreed management plan should be secured through a Section 106 agreement and should include, but not be limited to, detailed information on:

- security and fire safety procedures;
- move in and move out arrangements;

- how all internal and external areas of the development will be maintained;
- how communal spaces and private units will be cleaned and how linen changing services will operate
- how deliveries for servicing the development and residents' deliveries will be managed.

S106 preparation, completion, implementation, monitoring, and compliance:

- The payment of the Council's legal fees for the preparation and completion of the S106.
- A financial contribution towards the implementation and monitoring of and securing compliance with the S106, equal to £32,641.0)

- 1.1 That authority 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 S106 and to agree any minor amendments to the conditions, informatives, and/or the S106 heads of terms.
- 1.2 If the S106 is not completed within a reasonable timeframe following the date of Planning Committee, that the Assistant Director of Development Management and Building Control is hereby authorised to refuse this application, if appropriate, in consultation with the Planning Committee Chair. In the absence of the S106 the proposed development would not be able to secure the provision of compatibility with the extant planning permission scheme; affordable homes; accessible homes; high-quality design; appropriate transport mitigation; air quality mitigation; energy efficiency and carbon reductions; acceptable impacts on Epping Forest; and local training, employment, and business opportunities.

92. ARCHES 75 TO 78 ROSEBANK ROAD, WALTHAMSTOW, E17 8NH (230487)

Resolved

That planning permission be granted in line the recommendations, conditions, reasons and informatives as set out in the committee report for application 230487 for construction of a single storey rear extension together with excavation to form a vehicle inspection pit in association with existing commercial MOT use (Use Class B2).

93. PUBLIC SPEAKERS

4.1	Aston Grange, 484 Forest Road, Walthamstow, London, E17 4NZ (230623)	Assad Saeed Beverley Millan Shun Song Stuart Baillie
4.2	Arches 75 To 78 Rosebank Road, Walthamstow, E17 8NH (230487)	Cllr Gerry Lyons

The meeting closed at 8.09 pm

Chair's Signature _____

Date _____