
Planning Committee

Minutes of
05 March 2024 at 7.04 pm

Present:

Chair: Councillor Jenny Gray

Vice-Chair: Councillor Sebastian Salek

Committee Members: Councillors John Moss and Keith Rayner

Councillors in Attendance: Councillor Kay Isa

Officers in Attendance:

Justin Carr	Assistant Director - Development Management and Building Control
Mahnaz Chowdhery	Deputy Planning Manager - North Area Team
Sonia Malcolm	Planning Manager - South Area Team
Ka-Lei Lai	Planning Officer
Zara Raza	Planning Officer
Jenny Richards	Democratic Services Officer

125. Apologies for absence and substitute members

Apologies for absence were received from Councillor Kira Lewis.

126. Declarations of interest

None.

127. Minutes of the previous meeting

The minutes of the meeting held on 9 January 2024 were agreed by the Committee.

128. 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.

129. 698a High Road Leytonstone (223174)

Resolved:

That Planning permission be granted for application 223174 in line with the recommendations and reasons contained in the committee report and update report, subject to:

- The conditions and informatives set out in the committee report and update report;
- Completion of a Section 106 Legal Agreement (S106) with the following Heads of Terms:

Highways:

- Car Free Development - the development is to be classified as car-free and residents will not be eligible for parking permits.
- A condition survey is required of the carriageway and footways fronting the site prior to the commencement of any works.
- A S106 request of £6,000 is requested toward improving sustainable modes of transport.
- A S106 contribution of £500.00 towards CLP monitoring.
- S278 works:
 - a) Renewal of vehicle crossover on Grove Road, E11

SAMMS:

- A financial contribution of £3,762 towards Strategic Access Management and Monitoring measures (SAMMS).

Legal Fees:

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

Monitoring Fee:

- A financial contribution towards the implementation and monitoring of and securing compliance with the S106, equal to 5% of the total of all other financial contributions.

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 S106 agreement and to agree any minor amendments to the conditions or the S106 agreement on the terms set out above.

In the event that the S106 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. In the absence of this S106 agreement, the proposed development would not be able to deliver the residential development on the site.

A) Resolved:

That Listed Building Consent be issued for application 223276 in line with the recommendations and reasons contained in the committee report and update report subject to the conditions and informatives set out in the committee report and update report.

130. 80b Mornington Road, E4 JPC (231327)

That planning permission be granted for application 231327 in line with the recommendations and reasons contained in the committee report and update subject to:

- The conditions and informatives set out in the committee report and update report.
- The additional condition and reason agreed by the Committee as follows:

Condition

The outbuilding hereby permitted shall be used for purposes incidental to the enjoyment of the residential dwelling at 80b Mornington Road, Chingford, London, E4 7DT and for no other purpose. The outbuilding shall not be used for any form of living or sleeping accommodation.

Reason

To preserve the amenities of the occupiers of adjoining and nearby properties, in accordance with Policy 57 of the adopted Waltham Forest Local

Plan -Shaping the Borough – London Borough Waltham Forest Local Plan (2024).

131. Planning performance report

The Committee considered and noted the information within the report regarding planning performance, timeliness and appeal decisions.

132. Public Speakers

4.1	698a High Road Leytonstone, Leytonstone, London, E11 3AJ (223174)	Councillor Marie Pye (written statement)
4.1a	698a High Road Leytonstone, Leytonstone, London, E11 3AJ (223276)	
4.2	80b Mornington Road, Chingford, London, E4 7DT (231327)	Richard Preamble Councillor Kay Isa

The meeting closed at 8.19 pm

Chair's Signature _____

Date _____