
Planning Committee

Minutes of
02 April 2024 at 7.10 pm

Present:

Chair: Councillor Jenny Gray

Vice-Chair: Councillor Sebastian Salek

Committee Members: Kira Lewis and John Moss

Officers in Attendance:

Justin Carr	Assistant Director - Development Management and Building Control
Mahnaz Chowdhery	Deputy Planning Manager - North Area Team
Eshan Hussain	Principal Planning Officer
Lauren Kimpton	Planning Officer
Joanna West	Planning Lawyer
Jennifer Richards	Democratic Services Officer

133. Apologies for absence and substitute members

Apologies for absence were received from Councillor Keith Rayner.

134. Declarations of interest

None.

135. Minutes of the previous meeting

The minutes of the meeting held on 5 March 2024 were agreed by the Committee.

136. 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.

137. 55 Mount Echo Avenue (230402)

Resolved:

That Planning Permission be granted for application 230402 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, including the updates to conditions 14 and 16 therein, agreed by the Committee, as follows:

Condition 14

Prior to the commencement of development on site, notwithstanding site investigation work, clearance and demolition and notwithstanding any indication on the submitted drawing, details relating to the siting, design finish of all balconies and roof terrace shall be submitted to and approved in writing by the Local Planning Authority. The details should include the siting, design and height of privacy screening to the rear balconies and privacy screening and planters to be located to the communal roof amenity area of building 1. The development shall be carried out solely in accordance with the approved details, and thereafter shall be fully retained and maintained accordingly for the lifetime of the development.

Reason: In the interest of general visual amenity, and avoid overlooking of neighbouring properties so as to preserve the amenity of existing and future residents, in accordance with Policies 53 and 57 of the adopted Waltham Forest Local Plan Part 1 (2024).

Condition 16

Prior to the commencement of development on site excluding ground works, details of the hard and soft landscaping to be provided on site shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include details of the retained and proposed

planting around the site as well as two replacement mature trees and planters to the communal roof amenity area, along with the requirement to demonstrate any permeable areas. The development shall be carried out solely in accordance with the approved details and all approved planting shall be carried out in the first planting season following the occupation of the development hereby permitted or the substantial completion of the development, whichever is the sooner. Any trees, hedges, shrubs, and greenspaces forming part of the approved scheme which within a period of five years, dies, is removed, or becomes seriously damaged or diseased shall be replaced with others of similar size and species.

Reason: To ensure a satisfactory appearance and in the interest of local amenity and biodiversity in accordance with Policies 53, 77, 79 and 80 relating to trees of the adopted Waltham Forest Local Plan Part 1 (2024).

- Completion of a Section 106 Legal Agreement (S106) with the following Heads of Terms:

Highways and Transportation:

- Highway works under a S278 will be required upon completion of the development, prior to occupation. The works will be funded by the Developer and carried out by the Council:
 - Renewal of the footway on both frontages of the site on Mount Echo Drive and Mount Echo Avenue
 - Removal of the redundant dropped kerb on Mount Echo Avenue and a provision of a grass verge.
 - Construction of a dropped kerb for bin collection within 15 metres of the bin store.
 - Renewal and extension of the existing dropped kerb adjacent to no.53 Mount Echo Avenue and subsequent removal of part of the grass verge
 - Installation of a short length of full height kerb between no.53 Mount Echo Avenue and the development boundary
 - Review of waiting and loading restrictions along both frontages of the site including a traffic management order
- A S106 contribution of £750.00 is required towards CLP monitoring.
- A S106 request of £9,000.00 is requested toward improving sustainable modes of transport including walking and cycling in the sites vicinity which will directly benefit new residents in this development.
- A condition survey to ensure, if the public highway is damaged as a result of the construction works, that any damage would be reinstated by the Council and funded by the developer.
- In the event that a CPZ is implemented in the future, with the exception of existing blue badge holders, this site must be classified as permit - free with no existing or future residents being entitled to parking permits.

Carbon Offset Fund:

- In the event that a verification report submitted under the terms of planning conditions demonstrates that the 35% carbon reduction target has not been met, a financial contribution towards a carbon levy.

Epping Forest Special Area of Conservation (SAC):

- A financial contribution of £627 per new homes towards Strategic Access Management and Monitoring (SAMM) with a total of £5,623.

Retention of Architect

- The applicant shall retain the architect during the build phase until completion unless otherwise agreed in writing by the Council.

Legal Fees:

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

Monitoring and Implementation:

- Payment of 5% of the total amount of S106 contributions towards monitoring, implementation and compliance of the legal agreement.

Minor Amendments

That authority to be given to the Assistant Director - 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 legal agreement on the terms set out above.

In the event that the S106 Agreement is not completed within a reasonable timeframe following the date of Planning Committee, the Assistant Director - Development Management and Building Control is hereby authorised to refuse the application in consultation with the Chair of the Planning Committee. In the absence of this S106 Agreement, the proposed development would not be able to deliver the development on the site. The implication of this happening is that the opportunity for securing the provision of affordable housing would be lost. Additionally, other financial and non-financial commitments would be lost, which otherwise would be secured by the S106 Agreement.

138. Burghley Road (233078)

Resolved:

That planning permission be granted for application 233078 in line with the recommendations and reasons contained in the committee report, subject to the conditions and informatives set out in the committee report.

139. Public speakers

4.1	55 Mount Echo Avenue, Chingford, London, E4 7JX (230402)	Richard Woodburn Edward Hall Leigh Healy Derek Farmer George Ruffy Councillor Emma Best
4.2	7 Burghley Road, Leytonstone, London, E11 4QP (233078)	None

The meeting closed at 8.21 pm

Chair's Signature _____

Date _____