
Planning Committee

Minutes of
03 September 2024 at 7.01 pm

Present:

Chair: Councillor Sebastian Salek

Committee Members: Councillors Jenny Gray, John Moss, Uzma Rasool and Keith Rayner

Councillors in Attendance: Councillor Emma Best

Officers in Attendance:

Justin Carr	Assistant Director - Development Management and Building Control
Stanley Lau	Planning Manager
Sonia Malcolm	Planning Manager - South Area Team
Charlie Conyers	Head of Income and Lettings, Housing Strategy and Options
Harveen Dhillon	Design & Conservation Officer
Kurt Henry	Planning Officer
Neil Holdsworth	Principal Planning Officer – Majors Team
Phil Taylor	Interim Head of Prevention and Assessment, Housing Strategy and Options
Joanna West	Planning Lawyer
Jenny Richards	Democratic Services Officer

167. Apologies for absence and substitute members

Apologies for absence were received from Councillor Andrew Dixon for whom Councillor Keith Rayner attended as substitute.

168. Declarations of interest

None.

169. Minutes of the previous meeting

The minutes of the meeting held on 16 July 2024 were agreed by the Committee.

170. 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.

171. 22 Highams Court, 1 Friars Close, Chingford, London, E4 6UU (220739)

Resolved

That Planning Permission be granted for application 220739 in line with the reasons and recommendations contained in the committee report and update report, subject to the conditions and informatives therein, and completion of a Section 106 Legal Agreement (S106) with the following Heads of Terms:

Affordable Housing Provision

Securing 100% affordable housing as defined in the tenure shown in the application, or an alternative plan to be agreed in writing subject to a minimum policy compliant scheme on a habitable room basis (across tenure types) across the development.

Local Labour, Employment and Skills

- Submission of an employment and skills plan
- Provision of policy compliant apprentice posts to be offered to local residents.
- Provision of policy compliant work placements in construction phase
- Local Labour – to use reasonable endeavours to secure 30% of all jobs during construction phase offered to local residents.
- Local suppliers- reasonable endeavours to secure 20% during construction phase.
- Monitoring and default payments.

Car Free Housing

- No residential unit eligible for parking space unless disabled/blue badge holder.
- Each new Residential Occupier of the development must be informed prior to occupying any residential unit that they shall not be entitled to a residents parking permit unless blue badge holder, in the event that a CPZ is introduced.

Transport and Highways

- Enabling works associated with construction.
- A S278 agreement included but not limited to:
 - Renewal of the footway along the frontage of the site on Friars Close.
 - Changes and upgrades to the existing public realm frontage across the site along Larkshall Road.
 - Parking restrictions along Friars Close to facilitate waste collection. These changes must be in the form of double yellow lines with suitable loading restrictions as opposed to loading bays.
 - Possible relocation of lamp column.
 - Waiting and loading restrictions along Larkshall Road to maintain access to bus services and cycle infrastructure along Larkshall Road.
 - Waiting and loading restrictions in the surrounding roads.
 - Installation of a vehicle crossover.
 - Renewal of road marking and signage along Friars Close.
 - Review and amendment of existing TTRO.
 - Removal of all enabling works installed to enable construction of the site.
 - Speed reduction works to the junction of Friars Close with Larkshall Road, to be agreed with the Highway Authority.
- A S106 contribution of £10,000.00 for CLP monitoring.
- £70,000 walking and cycling contribution.
- A S106 contribution of £35,000 towards additional parking enforcement presence along Friars Close, Larkshall Road and within the surrounding highway network is required to mitigate the parking generated directly by this application.
- Travel Plan implementation and monitoring.
- Street tree replanting/mitigation payment (£12500)

Travel Plans

- Travel plan monitoring fee

Energy and Sustainability

- A financial contribution of £28,524 towards a Carbon Offset Fund, payable upon implementation.
- Second Carbon Offset payment
- Connection Ready.

- 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.)

Air Quality

- A payment of £4600 towards implementation measures of the Air Quality Action Plan.

Epping Forest SAC

- Strategic Access Management fee of £28215 towards mitigating the impact of the development on Epping Forest SAC.
- SANGS payment In lieu payment of CIL (due to social housing relief) to address SAC impacts = £43225

Retention of Architect

- The architect for this planning application to be retained in an oversight role as a minimum to ensure the original design vision is achieved, unless otherwise agreed in writing with Local Planning Authority.

Monitoring and Implementation

- 5% contribution towards monitoring, implementation and compliance of the Section 106 legal agreement

Legal Fees

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

172. 543 Lea Bridge Road, London, E10 7EB (240671)

Resolved

That Planning Permission be granted for application 240671 in line with the reasons and recommendations contained in the committee report, subject to the conditions and informatives therein.

173. 586 Lea Bridge Road, London, E10 7DN (240672)

Resolved

That Planning Permission be granted for application 240672 in line with the reasons and recommendations contained in the committee report, subject to the conditions and informatives therein.

174. Public speakers

4.1	220739 Highams Court, 1 Friars Close, Chingford, London, E4 6UU	Kareem Councillor Emma Best Councillor Catherine Saumarez (written statement) Louis Gavriel
4.2	240671 543 Lea Bridge Road, Leyton, London, E10 7EB	Simon Fowler Alex Palaghiu
4.3	240672 586 Lea Bridge Road, Leyton, London, E10 7DN	

The meeting closed at 8.40 pm

Chair's Signature _____

Date _____