
Planning Committee

Minutes of
08 October 2024 at 7.00 pm

Present:

Chair: Councillor Andrew Dixon

Vice-Chair: Councillor Sebastian Salek

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

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
Joanna West	Planning Lawyer
Catherine Slade	Deputy Planning Manager – Majors Team
Yiyang He	Planning Officer
Hughie Johnston	Planning Officer
Lauren Kimpton	Planning Officer
Jenny Richards	Democratic Services Officer

175. Apologies for absence and substitute members

None.

176. Declarations of interest

Councillor Dixon declared a non-pecuniary interest in application 241506 as he was a ward councillor and had received emails from residents about the item but had only responded to say he could not engage in communications about the application.

Notwithstanding his interest in this item, Councillor Dixon was able to remain in the room and participate in the debate and vote.

177. Minutes of the previous meeting

The minutes of the meeting held on 3 September 2024 were agreed by the Committee.

178. 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.

179. Former Percy Ingles Site, Unit 2, 210 Church Road, Leyton, London, E10 7JQ (241367)

Resolved

That a Deed of Variation be entered into under Section 106A of the Town and Country Planning Act 1990 (as amended) in line with the reasons and recommendations outlined in the Committee report to vary the Section 106 Legal Agreement associated with planning permission reference 220695, allowing for the delivery of 20% onsite affordable housing as per the S106 Legal Agreement, or in the alternative, a payment in lieu of £1million to the Council.

The Committee requested that delegated authority be given to the Assistant Director of Development Management to agree the wording of the Deed of Variation and in particular to consider:

- wording that ensures that the option elected by the Developer is the most optimal in terms of providing affordable housing (viability permitting), and;
- a requirement that the developer demonstrate that they have tried to secure a Registered Provider to take on the onsite affordable housing if they opt to provide the payment in lieu.

180. The Plains, 3 Crescent Road, Chingford, E4 6AU (240987)

Resolved

That Planning Permission be granted for application 240987 in line with the reasons and recommendations contained in the committee report, subject to:

- The conditions and informatives therein;
- An additional condition agreed by the Committee as follows:
 - Prior to the commencement of the development, a detailed Construction Logistics Plan (CLP) shall be submitted to and approved in writing by the local planning authority. The logistics plan shall ensure that access via Gordon Road would not be used for construction access purposes and shall include details of site access, journey planning, access routes, hours of delivery, temporary traffic arrangements or restrictions, site operation times, loading and unloading locations and material storage. This document should include all stage of construction including all demolition and site clearance. This would need to be submitted using the template and guidance found here: [Construction logistics plans | London Borough of Waltham Forest](#). All works shall be carried out in accordance with the approved details throughout all demolition and construction works.
- Completion of a Section 106 Legal Agreement (S106) with the following Heads of Terms:

Highways and Transportation:

- A S106 contribution of £250.00 is required towards CLP monitoring.
- A S106 contribution of £2,000.00 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 is required for the nearby carriageway and footways in Crescent Road outside the frontage of the site and 20m on either side.

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 £1254.

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.

181. 37 Orford Road, Walthamstow, London, E17 9NL (241506)

Resolved

That Planning Permission be granted for application 241506 in line with the reasons and recommendations contained in the committee report and update report, subject to the conditions and informatives therein.

182. Public Speakers

4.1	241367 Former Percy Ingles Site, Unit 2 210 Church Road, Leyton, London, E10 7JQ	Phoebe Juggins
4.2	240987 The Plains, 3 Crescent Road, Chingford, E4 6AU	Marsha Bloom (written statement) Gisèle Coupe Stuart Grix (written statement) Nicholas Whiddon
4.3	241506 37 Orford Road, Walthamstow, London E17 9NL	Tom Greenhill David Ryner Ama Boaten-Rolfe Rebekah Gibson

The meeting closed at 9.11 pm

Chair's Signature _____

Date
