
Planning Committee

Minutes of
05 November 2024 at 7.02 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
Kelvin Bathie	Deputy Planning Manager
Mahnaz Chowdhery	Deputy Planning Manager
Eshan Hussain	Deputy Planning Manager
Hughie Johnston	Planning Officer
Elsie Morgan	Planning Officer
Cyrus Wong	Planning Officer
Joanna West	Planning Lawyer
Clare Rhatigan	Area Regeneration Project Manager
Jenny Richards	Democratic Services Officer

183. Apologies for absence and substitute members

None.

184. Declarations of interest

Councillor Moss declared a non-pecuniary interest in applications 241922 and 241905 as he was a ward councillor and had been contacted by residents regarding these items. Notwithstanding his interest in the items, Councillor Moss was able to remain in the room and participate in the debate and vote.

185. Minutes of the previous meeting

The minutes of the meeting held on 8 October 2024 were agreed by the Committee.

186. 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.

187. Essex Mansions, Essex Road, E10 (241769)

Resolved

That planning permission for application 241769 be granted in line with the reasons and recommendations contained in the committee report, subject to conditions, informatives and completion of a Section 106 Legal Agreement (S106) with the following Heads of Terms:

Transport and Highways

- A S278 Agreement will be needed subject to the extent of changes on public highways to be understood and agreed.
- Car free for the new units.
- A S106 contribution of £5,000 towards walking and cycling infrastructure.
- A S106 contribution of £5,000 towards public transport accessibility changes.
- A S106 contribution of £750 towards CLP monitoring.

SAMMs

- A financial contribution of £627 per new home towards Strategic Access Management and Monitoring (SAMM) with a total of £3135 (£627 x 5).

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 financial amount of S106 contributions towards monitoring, implementation and compliance of the legal agreement.

Minor Amendments

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 Legal 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 six months following the date of Planning Committee, the Assistant Director - Development Management and Building Control is hereby authorised to refuse the application, if appropriate, in consultation with the Chair of the Planning Committee. In the absence of the legal agreement the Council would not be able to ensure that:

- Necessary highway works are undertaken.
- Measures are in place to improve the public realm and promote sustainable travel options and reduce car use.
- The new development is car free.

188. 58 Hatherley Rd, Walthamstow, London, E17 6SF (230555)

Resolved

That Planning Permission be granted for application 230555 in line with the reasons and recommendations contained in the committee report, subject to conditions, informatives and completion of a Section 106 Legal Agreement (S106) with the following Heads of Terms:

Transport and Highways

- Section 278 Agreement
 - Renewal of the footway on both frontages of the site on 58 Hatherley Road and Westbury Road
 - Removal of redundant vehicle crossovers on Hatherley Road and Westbury Road. The crossovers will have to be reinstated to full height footway
 - Renewal of existing road markings
- £3,000 financial contribution towards improving sustainable modes of transport (walking and cycling), which future occupiers would benefit from
- A S106 contribution of £250 is requested towards CLP monitoring.
- Car-free status assigned to all new units, ensuring that future occupiers are not entitled to on-street car parking permits

SAMMS

- A financial contribution of £627 per new home towards Strategic Access Management and Monitoring (SAMM) with a total of £1881 (£627 x 3).

Legal Fees

- Legal monitoring fee equivalent to 5% of the total financial contribution

Monitoring and Implementation

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

189. Memorial Park Sport Pavilion, War Memorial Park, Chingford Mount Road, London, E4 (241922)

Resolved

That planning permission granted for application 241922 in line with the reasons and recommendations contained in the committee report, subject to the conditions therein.

190. Rolls Sport Ground Tennis Club, Hickman Avenue, Chingford, London, E4 (241905)

Resolved

That planning permission be granted for application 241905 in line with the reasons and recommendations contained in the committee report and update report, subject to the conditions therein.

191. Public Speakers

4.1	241769 Essex Mansions, 1 Essex Road South, Leytonstone, London, E11	Simon Wallis
4.2	230555 58 Hatherley Rd, Walthamstow, London, E17 6SF	Sheila Thorn Andrew J Robinson George Stamos
4.3	241922 War Memorial Park, Chingford Mount Road, Chingford, London, E4	

4.4	241905 Tennis Club, Rolls Sports Ground Hickman Avenue, Chingford, London, E4	Clare Rhatigan
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The meeting closed at 8.30 pm

Chair's Signature _____

Date _____