
Planning Committee

Minutes of
03 December 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
Kelvin Bathie	Deputy Planning Manager
Mahnaz Chowdhery	Planning Manager - North Area Team
Antonio Coquillat	Deputy Area Manager
Ka-Lei Lai	Planning Officer
Yiyang He	Planning Officer
Jenny Richards	Democratic Services
Joanna West	Planning Lawyer

192. Apologies for absence and substitute members

None.

193. Declarations of interest

None.

194. Minutes of the previous meeting

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

195. 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.

196. 242 - 246 Wood Street (241195)

Resolved

That planning permission 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:

Epping Forest Special Area of Conservation (SAC):

- Financial contribution of £627 towards Strategic Access Management and Monitoring Strategy (SAMMs).

Highways and Transportation:

- Facilitating 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, relating to:
 - Removal of the existing vehicular crossover fronting the site and reinstatement of the footway.
 - Provision of a dropped kerb for waste collection and cycle access.
- Financial contribution of £1,000 for improving sustainable modes of transport including walking and cycling in the sites vicinity which will directly benefit new residents in this development.
- Financial contribution of £250 for CLP monitoring.
- The developer would be required to carry out a pre and post construction highway condition survey of the carriageway and footways directly fronting the site. Any damage to the highways as a result of the construction works would be reinstated by the Council and funded by the developer.

Monitoring and Implementation:

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

Legal Fees:

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

197. 19 Sunnyside Drive (242050)

Resolved

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

Epping Forest Special Area of Conservation (SAC):

Financial contribution of £1,881 towards Strategic Access Management and Monitoring Strategy (SAMMS).

Biodiversity Net Gain (BNG)

- to register the site on the Biodiversity Gain Site Register.
- to complete the Habitat Creation and Enhancement Works at the application site in accordance with the Habitat Management and Monitoring Plan.
- to provide Management Plan Monitoring Reports to the Council
- Financial contribution towards BNG monitoring, over periods including year 1, 2, 5, 10, 20 and 30.

Highways and Transportation:

- Facilitating Highway works under a S278 agreement 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, relating to (not limited to):
 - Renewal of the footway on the Sunnyside Drive frontage of the site
 - Renewal of the unnamed access road to the side of the site for the full length of the property frontage, and any other areas that become damaged during construction.
 - Renewal of pedestrian link between Sunnyside Drive and the unnamed access road adjacent, including new steps to be installed
 - Renewal of double yellow lines at access road on Pole Hill Road
 - **Review of end of the cul-de-sac on Sunnyside Drive, to assess whether double yellow lines are required to facilitate the development, and to be provided only if necessary and justified.**
 - Upgrade of the existing lamp column / lantern along the unnamed access road
- Financial contribution of £750 for CLP monitoring.
- Highway Condition survey: the developer would be required to carry out a pre and post construction highway condition survey of the adjoining carriageway and footway on Sunnyside Drive and the access road adjoining Pole Hill Road. Any damage to the highways as a result of the construction works would be reinstated by the Council and funded by the developer.

Energy efficiency and carbon reductions:

In the event that the 35% carbon reduction target has not been met, a financial contribution towards a carbon levy.

Design:

Design quality monitoring agreement for original architects to be retained during the construction to completion stage to ensure quality build, or with the written agreement of the Local Planning Authority an alternative suitably qualified Architect team to be procured.

Monitoring and Implementation:

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

Legal Fees:

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

Members had requested change to the wording on one of the requirements within the s106 relating to Highways and Transportation Section. The new wording is highlighted in bold, which would address the concerns that double yellow lines would only to be provided after further review and if it is demonstrated that they are necessary on Sunnyside Road.

198. Public Speakers

4.1	241195 Apollo House, 242 - 246 Wood Street, Walthamstow, London, E17 3NA	Rob Hewson
4.2	242050 19 Sunnyside Drive, Chingford, London, E4 7DZ	Simon Twohig Omar El-Haj Steve Harp

The meeting closed at 7.56 pm

Chair's Signature _____

Date _____