
Planning Committee

Minutes of
04 February 2025 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
Stanley Lau	Planning Manager – Majors
Denis Toomey	Planning Officer
Conor Keappock	Design & Conservation Lead
Joanna West	Planning Lawyer
Jenny Richards	Democratic Services Officer

209. Apologies for absence and substitute members

None.

210. Declarations of interest

None.

211. Minutes of the previous meeting

The minutes of the meeting held on January 14, 2025 were agreed by the Committee.

212. 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.

213. Lea Bridge Station Sites (242970)

Resolved

That planning permission be granted 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 Deed of Variation to the Section 106 Agreement, dated 10 February 2023, with the following Heads of Terms to capture the changes:

Affordable Housing Provision

- 100% of homes would be affordable housing.
- 195 London Affordable Rent homes.
- 174 Social Rent homes.
- 18 Shared Ownership homes.

Wheelchair Housing Provision

- Wheelchair accessible units plans updated to reflect amended development

Air Quality Action Plan

- Financial contribution of £61,770 towards mitigating the impact of the development on air quality.

Healthcare Improvements

- A financial contribution of £211,980 is necessary towards capacity enhancements to local healthcare facilities.

Education

- A contribution of £118,000 for capacity enhancement to local early years educational facilities.

Play Space

- Contribution of £401,875 towards capacity enhancements to offsite play space.

Local Labour, Employment and Skills Training –

- A payment in lieu contribution to be agreed in writing with the Local Planning Authority to consider the deliverability of apprentices posts and work placements

Transport and Highways

- Walking and Cycling updated financial contribution of £210,000.
- Servicing Parking Enforcement Contribution of £10,000.
- Wind Mitigation works - Four 12m tall evergreen trees with 2m hedging beneath near the existing landscaping along Argall Way
- The following enabling works are also required to facilitate the construction of the development:
 - Installation of a construction standard vehicle access for all three sites.
 - Review of street furniture and the lighting design and potential relocations if required.
- S38 for Site 1 - To readopt the land for the cycle track that was stopped up

Sustainability

- A financial contribution of £336,304 towards a Carbon Offset Fund. Payable on implementation.

Epping Forest

- Financial contribution of £242,649 towards SAMMS to mitigate against recreational impacts to the Epping Forest SAC.

Lee Valley Regional Park/SANGS

- Financial contribution of £737,636 towards measures to improve access and biodiversity (including tree planting) and to mitigate against recreational impacts in the LVRP.

Monitoring and Implementation

- 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.

Schedule 6 – Viability – Early Stage Review

- This Schedule is not required as the development is now seeking to provide a 100% affordable housing scheme.

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 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 the absence of this s106 Agreement, the proposed development would not be able to deliver the development on the site.

The proposed heads of terms are based on the Deed Of Variation to the original S106 Agreement to be read alongside this agreement and the financial contributions have been increased proportionately, where justified.

214. Planning Performance Report

The Committee considered and noted the information within the report regarding planning performance, timeliness and appeal decisions.

215. Public Speakers

4.1	242970 Lea Bridge Station Sites	Colin Sinclair
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The meeting closed at 8.02 pm

Chair's Signature _____

Date _____