
Planning Committee

Minutes of
06 May 2025 at 7.02 pm

Present:

Chair: Councillor Andrew Dixon

Vice-Chair: Councillor Sebastian Salek

Committee Members: Councillors Jenny Gray, Uzma Rasool and Emma Best

Officers in Attendance:

Justin Carr	Assistant Director - Development Management and Building Control
Kelvin Bathie	Deputy Planning Manager
Eshan Hussain	Deputy Planning Manager
Ka-Lei Lai	Planning Officer
Joanna West	Planning Lawyer
Ian Buckle	Head of Electoral and Democratic Services
Jenny Richards	Democratic Services Officer

231. Apologies for absence and substitute members

Apologies for absence were received from Cllr John Moss. Cllr Emma Best attended as substitute.

232. Declarations of interest

None.

233. Minutes of the previous meeting

The minutes of the meeting held on 1 April 2025 were agreed by the Committee.

234. 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.

235. 92 Larkswood Road, Chingford, London, E4 9DU (243161)

Resolved:

That planning permission be granted for application 243161 in line with the reasons and recommendations contained in the committee report, subject to the conditions and informatives set out in the report, 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 £1,950 towards Strategic Access Management and Monitoring Strategy (SAMMS).

Biodiversity Net Gain (BNG)

- to register the site on the Biodiversity Gain Site Register
- to provide Biodiversity Gain Plan to the Council
- to complete the Habitat Creation and Enhancement Works at the application site in accordance with the Habitat Management and Monitoring Plan
- 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/upgrade of existing driveway and vehicle crossover between Nos.90 and 94 Larkswood Road
- Financial contribution of £3,000 towards more sustainable modes of transport such as walking and cycling

- Financial contribution of £250 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 Larkwood Road to the site.

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.

236. DEFERRED - 694 High Road Leytonstone, Leytonstone, London, E11 3AA (250029) & (242833)

Item deferred.

237. Public Speakers

4.1	243161 92 Larkswood Road, Chingford, London, E4 9DU	Jason Gallo David Evans Monique Price Cllr Catherine Saumarez (written statement) Mr Moni Rahman
------------	--	---

238. Vote of thanks

Recognising that this was the last meeting of the municipal year, the Vice-Chair led a vote of thanks to the Chair for his leadership and hard work on Planning Committee over the municipal year. The Chair thanked the Committee and officers for their hard work and support.

The meeting closed at 8.08 pm

Chair's Signature _____

Date _____