
Planning Committee

Minutes of
03 June 2025 at 7.02 pm

Present:

Chair: Councillor Jenny Gray

Vice-Chair: Councillor Sebastian Salek

Committee Members: Councillors John Moss, Uzma Rasool and Keith Rayner

Officers in Attendance:

Justin Carr	Assistant Director - Development Management and Building Control
Stanley Lau	Planning Manager - Majors
Sonia Malcolm	Planning Manager - South Area Team
Kelvin Bathie	Deputy Planning Manager
David Brown	Planning Officer
Teodora Dimitrova	Planning Officer
Yiyang He	Planning Officer
Neil Holdsworth	Planning Officer
Elsie Morgan	Planning Officer
Conor Keappock	Design and Conservation Lead
Joanna West	Planning Lawyer
Ian Buckle	Head of Electoral and Democratic Services
Jenny Richards	Democratic Services Officer

1. Apologies for absence and substitute members

None.

2. Declarations of interest

None.

3. Minutes of the previous meeting

The minutes of the meeting held on 6 May 2025 were agreed by the Committee.

4. 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.

5. 694 High Road Leytonstone (250029 and 242833)

Resolved

That planning permission be granted for Application 250029 in line with the reasons and recommendations contained in the committee report and update report, subject to the informatives set out in the report.

That planning permission be granted for Application 242833 in line with the reasons and recommendations contained in the committee report and update report, subject to the conditions and informatives set out in the report and the following additional condition requested by the Committee for the reason set out below:

Notwithstanding the approved plans, prior to first occupation of the relevant units, full details of all proposed privacy screens (including height, materials, and appearance) shall be submitted to and approved in writing by the Local Planning Authority. The privacy screens shall be installed prior to first occupation of the development and retained as approved thereafter.

Reason: To protect the privacy and amenity of neighbouring occupiers and future residents in accordance with Policy 53 and Policy 57 of the adopted Waltham Forest Local Plan LP1 (2024).

6. 18A Hickman Avenue (241692)

Resolved:

That planning permission be granted for Application 241692 in line with the reasons and recommendations contained in the committee report and update 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:

Affordable Housing:

- Securing the provision of 35% affordable housing in the layout set out in the Design and Access Statement.

Employment and Skills:

- An Employment & Skills Plan.
- Provide a minimum of 30% local labour and policy compliant apprentice posts in the construction trade during the construction phase of the development and policy compliant work placements in the construction phase of the development with such posts being first offered to local residents.

In the event that obligations towards work placements and apprenticeships remain unfulfilled, then the developer must pay a default payment of £3500 per work placement lost, towards employment training and business and £21000 per apprenticeship post lost, towards employment, training, and business, to be used for residents, payable to the Council upon practical completion of the development.

Highways:

- A S106 contribution of £7,500 is towards Construction Logistics Plan monitoring.
- A S106 contribution of £87,000 towards walking and cycling improvements in the vicinity of the site.

Car Free Housing:

- The site will be car-free, residents will not be entitled to parking permits for any existing or new CPZ unless disabled/blue badge holder.
- Each new Residential Occupier of the development must be informed prior to occupying any residential unit that they shall not be entitled to a residents parking permit unless a blue badge holder.

S278 Works:

- Renewal of the footway on Hickman Avenue frontage

- Construction of a new footway on Jacks Farm Way frontage along with public realm/landscaping improvements
- Removal of the vehicular access and the installation of a dropped kerb to provide a continuous footway on Hickman Avenue
- New public lighting design along Jacks Farm Way
- Review of existing lighting design and installation of new column if required along Hickman Avenue
- Conversion of the existing parallel RPZ parking space into a loading bay along Jacks Farm Way. The materiality and arrangement (i.e. bay length) will be subject to further review.
- Installation of a new RPZ parking space opposite no. 2 Celebration Way adjacent to the existing street tree, for the use of JF permit holders only.
- New loading restrictions and associated signage along Hickman Avenue
- Traffic management orders to facilitate any changes to existing restrictions with associated lining and signage.
- Installation of bollards to restrict vehicle override and impermissible waiting and loading activity on the footway along Hickman Avenue if necessary.

S38 Agreement to include the following:

- The construction of the new public footway along Jacks Farm Way, agreed in principle.
- Landscaping and public realm works along Jacks Farm Way, agreed in principle.
- New lighting design along Jacks Farm Way, agreed in principle.
- Widened footway along Hickman Avenue, subject to further agreement.
- A S106 contribution of £20k towards CPZ consultation
- Highway condition surveys carried out prior to commencement and post completion with developer committing to funding any damage caused as a result of construction works associated with the development.

Travel Plan:

- A travel plan monitoring fee of £4500.

Energy and Sustainability:

- A financial contribution of £78,078 towards a Carbon Offset Fund. Payable upon implementation.
- Second COF payment
- Connection Ready.
- Updated Energy Statements on commencement and completion based on As Built energy calculations.
- Prior to occupation evidence must be provided that any communal energy supply billed to occupants are guaranteed fair and clear billing in line with GLA guidance.
- Measures to secure post-construction monitoring ("Be Seen").
 - A. Within 8 weeks of the grant of planning permission, to submit to the GLA accurate and verified estimates of the 'Be Seen' energy performance indicators.
 - B. Prior to occupation, the Owner shall provide updated accurate and verified 'as-built' design estimates of the 'Be Seen' energy performance indicators for each Reportable Unit of the development.
 - C. Upon completion of the first year of Occupation or following the end of the Defects Liability Period (whichever is the later) and at least for the following four years after that date, the Owner is required to provide accurate and verified annual in-use energy performance data for all relevant indicators under each Reportable Unit of the development.
 - In the event that the 'In-use stage' evidence submitted under Clause c) shows that the 'As-built stage' performance estimates derived from Clause b) have not been or are not being met, the Owner should investigate and identify the causes of underperformance and the potential mitigation measures and set these out in the relevant comment box of the 'Be Seen' in-use stage reporting webform. An action plan comprising measures identified in Clause c) shall be submitted to and approved in writing by the GLA, identifying measures which would be reasonably practicable to implement and a proposed timescale for implementation. The action plan and measures approved by the GLA should be implemented by the Owner as soon as reasonably practicable.)

Epping Forest Special Area of Conservation:

- A financial contribution of £56550 (£650 per unit) contribution to Strategic Access maintenance and Management Strategy.

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 for either on-site provision or biodiversity off setting scheme
- Financial contribution towards BNG monitoring, over periods including year 1, 2, 5, 10, 20 and 30 for either on-site provision or biodiversity off setting scheme.
- Any shortfall or failure to deliver 10% uplift on site, will require either of the following options to be taken up via either Biodiversity Offsetting scheme or statutory biodiversity credits.

Air Quality:

- A contribution of £8700 towards the implementation of the Council's Air Quality Action Plan.

Child Play Space:

- A contribution of £18,937 to address the deficit of child play space in the development towards the improvement of other spaces in the local area.

Architect retention clause.

- The architects of the approved drawings or any suitably qualified architect to the satisfaction of the LPA shall be retained throughout the construction phase of the development.

Legal Fees:

- Payment of the Council's legal fees for the preparation and completion of the Legal Agreement. Monitoring Fee:
- Payment of 5% of the total amount of financial contributions towards monitoring, implementation, and compliance with the S106 Agreement.

7. 86 Brunner Road (240188)

Resolved:

That planning permission be granted for Application 240188 in line with the reasons and recommendations contained in the committee report and update report, subject to the conditions and informatives set out in the report and update report, and completion of a Section 106 Legal Agreement (S106) with the following Heads of Terms:

Early-Stage Viability Review Mechanism – An early-stage viability review mechanism to be triggered if an agreed level of progress on implementation is not made within two years of the permission being granted or otherwise agreed in writing by the LPA.

Affordable Student Accommodation:

- At least 35% of the accommodation must be secured as affordable student accommodation (based on London Plan definitions). The affordable student accommodation bedrooms should be allocated by the higher education provider(s) that operates the accommodation, or has the nomination right to it, to students it considers most in need of the accommodation.
- The majority of the bedrooms in the development including all of the affordable student accommodation bedrooms are secured through a Nomination Agreement for occupation by students of one or more higher education provider.

Marketing of Student Accommodation:

- All student bedrooms to be marketed exclusively to University of Portsmouth (or any HEP should this change in future) for the first 3 months of marketing and before marketing on the open market.

Accessibility:

- Prepare a Wheelchair Accessible Marketing Strategy for the development that sets out how the wheelchair student accommodation will be promoted and advertised during the exclusivity period, to be agreed prior to commencement of development.
- The requirement for all wheelchair student rooms to be exclusively marketed for 12 months prior to practical completion. If the room is to be re-let, then this needs to be marketed for 3 months in accordance with the strategy before it can be rented on the open market.

Employment and Training Strategy:

- An Employment & Skills Plan.
- Provide a minimum of 30% local labour, 28 apprentice posts in the construction trade during the construction phase of the development and 21 work placements in the construction phase of the development with such posts being first offered to local residents. In the event that obligations towards work placements and apprenticeships remain unfulfilled, then the developer must pay a default payment of

£16,750.00 per apprenticeship post lost, towards employment, training, and business, and £3,300.00 per work placement lost, towards employment training and business, to be used for residents, payable to the Council upon practical completion of the development.

Highways:

General

- Removal of all enabling works required for construction.

Brunner Road

- Removal of all existing vehicular accesses to the site.
- Construction of new footway and kerbs along the frontage of the site using materials already agreed as part of the wider regeneration scheme.
- Provision of a speed table in Brunner Road, on the cycle route, linking the underpass to the Essex Brewery development.
- Provision of a Copenhagen style crossing at the junction with St. James Path to ensure a continuous footway for pedestrians.
- Relocation of car club bays in Brunner Road.
- Relocation of the existing lamp columns on Brunner Road.
- Renewal of road markings.

Unnamed Access Road

- Provision of new junction priority markings.
- Amendments to the highway layout to widen the existing public footway to 1.8m, provision of new public footway of 1.8m abutting the site, and reallocation of remaining width for carriageway.
- Construction of new areas of carriageway, associated drainage, and provision of new road markings.
- Installation of public realm upgrades along the footway link between St James Street and Brunner Road designed and developed with the Council's Regeneration, Street Tree, Highway Projects, Highway Maintenance and Highway Lighting Teams.
- New dropped kerb to the service yard.
- Provision of new street lighting.

S38 Works:

- Adoption of new public footway on Brunner Road and the unnamed access road.

Financial Contributions:

- A financial contribution of £120,000.00 towards walking and cycling infrastructure.
- A financial contribution of £5,000.00 towards Construction Logistics Plan monitoring.

Sustainability:

- A financial contribution of £134,390.00 (based on offset rate of £95.00 per tonne over 30 years) towards a carbon offset fund (COF) should be made prior to implementation. This financial contribution will need re-calculation after the strategy has been updated to account for the requirements to consider a connection (Second COF payment).
- Second COF payment.
- Connection ready.
- Updated Energy Statements on commencement and completion based on “As Built” energy calculations.
- Measures to secure post-construction monitoring (“Be Seen”).
 - A. Within 8 weeks of the grant of planning permission, to submit to the GLA accurate and verified estimates of the ‘Be Seen’ energy performance indicators.
 - B. Prior to occupation, the Owner shall provide updated accurate and verified ‘as-built’ design estimates of the ‘Be Seen’ energy performance indicators for each Reportable Unit of the development.
 - C. Upon completion of the first year of occupation or following the end of the Defects Liability Period (whichever is the later) and at least for the following four years after that date, the Owner is required to provide accurate and verified annual in-use energy performance data for all relevant indicators under each Reportable Unit of the development.
 - In the event that the ‘In-use stage’ evidence submitted under Clause C) shows that the ‘As-built stage’ performance estimates derived from Clause B) have not been or are not being met, the Owner should investigate and identify the causes of underperformance and the potential mitigation measures and set these out in the relevant comment box of the ‘Be Seen’ in-use stage reporting webform. An action plan comprising measures identified in Clause C) shall be submitted to and approved in writing by the GLA, identifying

measures which would be reasonably practicable to implement and a proposed timescale for implementation. The action plan and measures approved by the GLA should be implemented by the Owner as soon as reasonably practicable.

Air Quality:

- A financial contribution of £12,230.00 towards implementation of the Air Quality Action Plan.

Walthamstow Town Centre Framework:

- A financial contribution of £50,000.00 towards local community infrastructure to support delivery of the Walthamstow Town Centre Framework.
- A financial contribution of £200,000.00 towards step-free access at St James St Station.
- A financial contribution of £8,000.00 towards Travel Plan monitoring to fund the monitoring of measures included within the Framework Travel Plan and Full Travel Plan.

Biodiversity Net Gain (BNG)

- 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 for either on-site provision or biodiversity off setting scheme
- Financial contribution towards BNG monitoring, over periods including year 1, 2, 5, 10, 20 and 30 for either on-site provision or biodiversity off setting scheme.
- Any shortfall or failure to deliver 10% uplift on site, will require either of the following options to be taken up via either Biodiversity Offsetting scheme or statutory biodiversity credits.

Epping Forest Special Area of Conservation (SAC):

- A financial contribution of £109,850.00 towards Strategic Access Management and Monitoring Strategy (SAMMS).

Architects:

- The architects of the approved drawings or any suitably qualified architect to the satisfaction of the LPA shall be retained throughout the construction phase of the development.

Legal Fees:

- Payment of the Council's legal fees for the preparation and completion of the S106 Agreement.

Monitoring Fee:

- Payment of 5% of the total amount of financial contributions towards monitoring, implementation, and compliance with the S106 Agreement.

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 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.

8. Units 7-17, The Antelope, 201 Church Road (242260)

Resolved:

That planning permission be granted for Application 242260 in line with the reasons and recommendations contained in the committee report, subject to the conditions and informatives set out in the report and the following revised and additional conditions requested by the Committee for the reasons set out below:

Revised condition

3. Within 6 months of this decision, details of how the development would comply with principles of Secured by Design including details of, but not limited to:
 - Management Strategy
 - Boundary and fencing
 - Main Communal Entrances and secured lobby
 - Access control
 - Visitor access
 - Residential front doors

- Accessible windows and doors
- Postal delivery room
- Lightweight door frame surround and walls
- CCTV
- Utilities metres
- Internal communal lighting
- External lighting
- Roof access
- Fire safety strategy
- Acoustic and thermal separation between ground and upper floors as well as individual units

These details and Secure By Design Certification shall be submitted to the Local Planning Authority for written approved and shall be carried out in accordance with the approved details and retained and maintained for the lifetime of the development.

Reason: In the interest of security and sustainable development, in compliance with Policies 53 and 58 of the adopted Waltham Forest Local Plan Part 1 (2024).

Additional condition

The first floor flat roof area of the development hereby approved shall at no time be used as a balcony, roof garden or sitting out area.

Reason: To prevent overlooking and loss of privacy in the interests of the amenities of the adjoining property, in compliance with Policy 57 of the adopted Waltham Forest Local Plan Part 1 (2024).

9. Relcon Works, 35 Sutherland Road (243089)

Resolved:

That planning permission be granted for Application 243089 in line with the reasons and recommendations contained in the committee report, subject to the conditions and informatives set out in the report.

10. Public speakers

4.1	250029 & 242833 694 High Road Leytonstone, Leytonstone, London, E11 3AA	Dwight Wood Alex Maws Councillor Marie Pye Ajay Malde (written statement)
4.2	241692 18a Hickman Avenue, Chingford, London, E4 9JG	Councillor Catherine Saumarez David Brown
4.3	240188 86 Brunner Road,	Joseph Harris Andrea Madaschi

	Walthamstow, London E17 7NW	Ethan Liu Nick Lawrence
4.4	242260 Units 7-17, The Antelope, 201 Church Road, E10	Marcello Leucci Claire Weiss Bill Norley Bill Norley on behalf of neighboring residents (written statement) Ben Mayfield
4.5	243089 Relcon Works, 35 Sutherland Road, Walthamstow, London, E17 6BH	

The meeting closed at 10.01 pm

Chair's Signature _____

Date _____