
Planning Committee

Minutes of
08 July 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

Councillors in Attendance: Councillor Catherine Saumarez

Officers in Attendance:

Justin Carr	Assistant Director - Development Management and Building Control
Mahnaz Chowdhery	Planning Manager - North Area Team
Sonia Malcolm	Planning Manager - South Area Team
Kelvin Bathie	Deputy Planning Manager
Daniel Forde	Planning Officer
Hughie Johnston	Planning Officer
Elsie Morgan	Planning Officer
Harveen Dhillon	Design and Conservation Officer
Joanna West	Planning Lawyer
Emily Wood	Acting Head of Democratic Services
Jenny Richards	Democratic Services Officer

11. Apologies for absence and substitute members

None.

12. Declarations of interest

None.

13. Minutes of the previous meeting

The minutes of the meeting held on 3 June 2025 were agreed by the Committee.

14. 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.

15. Garages Rear Of 10 Chingford Mount Road, Chingford and to west of 1 Field Close (250444)

Resolved

That planning permission be granted for Application 250444 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
- The following a) revised condition and b) additional informative requested by the Committee for the reason set out below:

a) Revised Condition 13:

Prior to the occupation of the hereby approved development, full details of all privacy screens should be submitted to and approved in writing by the Local Planning Authority detailing material finish, structural details and opacity levels. The approved privacy screens shall be installed prior to occupation and shall be permanently retained as such for the lifetime of the development

Reason:

In the interests of mitigating overlooking and loss of privacy to neighbouring occupiers and future residents in accordance with Policy 57 of the adopted Waltham Forest Local Plan LP1 (2024).

b) Informative:

With regards Condition 13, the applicant is advised that all privacy screens should be obscure glazed and measure 1.8 metres in height from finished floor level (combined height of privacy screen with parapet).

- Completion of a Section 106 Legal Agreement (S106) with the following Heads of Terms:

Highways and Transportation:

- Contribution of £750 towards CLP monitoring.
- Contribution of £5,000 to sustainable modes of transport.
- Pre and Post Construction Highway Condition survey of the adjoining carriageway and footway of Field Close and Chingford Mount Road.
- Section 278 works.

Car Free Housing:

- The site will be car-free, residents will not be entitled to parking permits for any forthcoming 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 blue badge holder.
- Contribution of £5,000 towards future Controlled Parking Zone consultation.

Energy Efficiency and Carbon Reductions:

- A financial contribution towards the Carbon Offset Fund to address any shortfall in carbon emissions reductions for the residential development. 100% upfront payment of the carbon offset payment to be made on implementation.
- Second Carbon Offset (SOC) to capture any additional shortfall.
- Final Carbon Emissions Report.
- Measures to secure post-construction monitoring ("Be Seen").
 - (i) A. Prior to the commencement of development, to submit to the GLA accurate and verified estimates of the 'Be Seen' energy performance indicators.
 - (ii) 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.
 - (iii) 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.

- (iv) 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 (SAC):

- Financial Contribution of £5,200 towards Strategic Access Management and Monitoring Strategy (SAMMs).

Waste Management

- Waste Management Strategy requiring the movement of bins from the central bin store to the eastern bin store by private facilities management.

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 amount of Section 106 contributions towards monitoring, implementation, and compliance 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.

16. Land adj. 68 Davies Lane, Leytonstone (250762)

Resolved

That planning permission be granted for Application 250762 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:

Transport and highways

- £1,000 contribution towards improving sustainable modes of transport (walking and cycling), which future occupiers would benefit from
- £250 contribution towards CLP monitoring
- Car-free status assigned to the new residential dwelling, ensuring that future occupiers are not entitled to on-street parking permits

SAMMS

- £650 towards Strategic Access Management and Monitoring

Legal fees

- Legal monitoring fee equivalent to 5% of the total financial contribution (£123.50)

Monitoring and implementation

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

Other

- Carriageway condition survey
- £570 contribution towards Carbon Offset Fund
- Architect retention clause (Clear Architects)

17. 4 West Avenue, Walthamstow, London (250946)

Resolved:

That planning permission be granted for Application 250946 in line with the reasons and recommendations contained in the committee report, subject to the conditions and informatives set out in the report.

18. Low Hall Argall Avenue, Leyton (243101)

Resolved

That planning permission be granted for Application 243101 in line with the reasons and recommendations contained in the committee report, subject to the conditions and informatives set out in the report.

19. Low Hall Argall Avenue, Leyton (243102)

Resolved

That planning permission be granted for Application 243102 in line with the reasons and recommendations contained in the committee report, subject to resolution of the outstanding Environment Agency's objection under Delegated Authority.

20. Public speakers

4.1	250444 Garages Rear Of 10 Chingford Mount Road, Chingford and to west of 1 Field Close, London, E4	Cigdem Cidan Cllr Saumarez Mark Pender
4.2	250762 Land adj. 68 Davies Lane, Leytonstone, London, E11 3DR	Simon Barker Jane Sterland (written statement) Melanie Clear
4.3	250946 4 West Avenue, Walthamstow, London, E17 9QN	Yasar Shah Mussaret Shah
4.4	243101 Low Hall Argall Avenue, Leyton, London, E10 7AS	Andy Pearce
4.5	243102 Low Hall Argall Avenue, Leyton, London, E10 7AS	

The meeting closed at 9.36 pm

Chair's Signature _____

Date _____

