
Planning Committee

Minutes of
02 September 2025 at 7.02 pm

Present:

Chair: Councillor Jenny Gray

Vice-Chair: Councillor Sebastian Salek

Committee Members: Councillors John Moss, Keith Rayner and Steve Terry

Councillors in Attendance: Councillor Tim James

Officers in Attendance:

Justin Carr	Assistant Director - Development Management and Building Control
Mahnaz Chowdhery	Planning Manager - North Area Team
Stanley Lau	Planning Manager - Majors
Neil Holdsworth	Principal Planning Officer - Majors
Yiyang He	Planning Officer
Joanna West	Planning Lawyer
Perminder Purewal	Democratic Services Officer

21. Apologies for absence and substitute members

Apologies for absence were received from Councillors Sebastian Salek and Uzma Rasool.

Cllr Steve Terry was present as a substitute.

22. Declarations of interest

There were no declarations of interest.

23. Minutes of the previous meeting

The minutes of the meeting held on 8 July 2025 were agreed by the Committee.

24. 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.

25. Land to the Rear of 480-510 Larkshall Road, E4 (242739)

That planning permission be granted for Application 242739 for demolition of the existing buildings and erection of two, six-storey blocks comprising a mixed use development of 46no. residential units (Use Class C3) and commercial (Use Class E) floorspace, together with associated amenity spaces, playspace provision, cycle and vehicle parking, refuse and recycling facilities, service bay, landscaping and other associated works 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:

Affordable Housing:

- A financial contribution of £100,000 towards the provision of off site affordable housing.
- To secure an early and late stage review of the affordable housing in accordance with GLA guidance.

Employment and Skills:

- An Employment & Skills Plan.
- Provide a minimum of 30% local labour and 5 apprentice posts in the construction trade during the construction phase of the development and 2 work placements in the construction phase of the development with such posts being first offered to local residents.
- Standard Clauses in relation to local suppliers in accordance with the Planning Obligations SPD.

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 £4,500 towards Construction Logistics Plan monitoring.
- A S106 contribution of £46,000 towards walking and cycling improvements in the vicinity of the site.
- £15,000 towards CPZ consultation
- £68,856 towards Parking Enforcement

Car Free Housing

- Standard clauses securing car-free development, in the event of a CPZ being introduced in the future residents will not be entitled to parking permits for any 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.
- S278 works funded by the developer
- An application for Highway Works will be required. The extent of works will include but are not limited to:
 - o Renewal of the footways in Wilton Place. Extents will be given when the CLP is approved.
 - o Replacement of the blended crossing at the junction of Wilton Place and Larkshall Road to current standards to improve access for future residents.
 - o Review of waiting and loading restrictions in Wilton Place.
 - o Review of lighting design and potential relocation of lamp columns on Wilton Place.
 - o Redesign of the landscaping on the public highway frontage of the site to facilitate the new pedestrian access.
 - o Provision of new dropped kerb for bin collection in Wilton Place.
 - o Renewal of kerbs in Wilton Place.
 - o Resurfacing of the carriageway in Wilton Place.
- Any enabling works in accordance with a plan to be submitted and approved in writing.
- 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.

Transportation

- A travel plan monitoring fee of £4500.
- Car Club membership in accordance with Transport Statement.
- £25,000 towards a new station entrance in Highams Park

Wheelchair Housing:

- Prepare a Wheelchair Accessible Dwelling Marketing Strategy for the development that sets out how the wheelchair units will be promoted and

advertised during the exclusivity period of one year, to be agreed prior to commencement of that relevant part of the development.

- The requirement for all wheelchair user dwellings to be exclusively marketed as such for a minimum period of 12 months

Energy and Sustainability:

- A financial contribution of £24,854 towards a Carbon Offset Fund. Payable upon implementation.
- Second Carbon Offset 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").
 - o 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.
 - o 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.
 - o 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.
 - o 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.)

Street Trees

- Mitigation for loss of street trees to be agreed with the Council's street tree team.
- Management/Pruning plan for T9/T10.

Epping Forest Special Area of Conservation:

- A financial contribution of £29,900 (£650 x 46 Residential units) 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 £4800 towards the implementation of the Council's Air Quality Action Plan.

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.

26. 5 St Peters Avenue, Walthamstow, E17 (251315)

That planning permission be granted in line with the recommendations, conditions, reasons and informatives as set out in the committee report and update report for application 251315 for construction of a hip to gable side roof extension, and dormer roof extension to main rear roof (with French doors and safety railings), together with installation of three roof lights to front roof slope. Installation of bicycle storage and soft landscaping at front garden.

27. Public Speakers

4.1	242739 James Yard, Land to the Rear of 480-510 Larkshall Road, Chingford, London, E4	Gordon Turpin Nicholas Larkin Scott Hudson Cllr Tim James
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The meeting closed at 8.20 pm

Chair's Signature _____

Date _____