



Waltham Forest Town Hall
Forest Road
E17 4JF

Planning Committee

Minutes of
14 October 2025 at 7.00 pm

Present:

Chair: Councillor Jenny Gray

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

Officers in Attendance:

Justin Carr	Assistant Director Development Management & Building Control
Kelvin Bathie	Deputy Planning Manager
Kurt Henry	Planning Officer
Hughie Johnston	Planning Officer
Ka Lei-Lai	Planning Officer
Joanna West	Planning Lawyer
Sibel Emirali	Democratic Services Officer

28. Apologies for absence and substitute members

An apology was received from Councillor Sebastian Salek.

29. Declarations of interest

There were no declarations of interest.

30. Minutes of the previous meeting

Minutes of the previous meeting, held on 2 September 2025, were agreed and signed as a correct record.

31. 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.

32. 10 Marion Grove, Woodford Green, IG8 9TA (250789)

That planning permission be granted in line with the recommendations, conditions, reasons and informatives as set out in the committee report for application 250789 for construction of hip to gable side roof extension and rear dormer roof extension together with installation of two roof-lights to front roof.

33. 112 Church Hill, Walthamstow, London, E17 3GX and Button Lodge, 46 Stainforth Road, London, E17 9RD (250991)

That planning permission be granted for Application 250991 for subdivision of Land adjacent to No. 12 Church Hill to facilitate the construction of a 3-storey building (Block A), including the demolition of 'the Lodge' allowing for the construction of a 4-storey building (Block B) to accommodate 7 self-contained residential units (Use Class C3). Associated works to include fenestration alterations to No. 12 Church Hill and 46 Stainforth Road, provision of rear communal garden, secure cycle parking, refuse storage, landscaping and boundary treatment 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:

Highways and Transportation:

- i) Car Free Development - the development is to be classified as car-free and residents will not be eligible for parking permits.
- ii) A condition survey is required of the carriageway and footways fronting the site prior to the commencement of any works.
- iii) A S106 request of £7,000.00 is requested toward improving sustainable modes of transport.
- iv) A S106 contribution of £750.00 towards CLP monitoring.
- v) S278 works - The extent of the works will include but are not limited to:
 - Removal of redundant vehicle crossover on the Church Hill frontage.
 - Removal of redundant vehicle crossover on the Stainforth Road frontage.
 - Renewal of the footway along both frontages of the site (Church Hill and Stainforth Road).
 - Alterations and/or renewals to existing road markings on both site frontages.
- iv) A S106 contribution of £750.00 towards CLP monitoring.

B) SAMMS:

- SAMMS - A financial contribution of £4,550.00 towards Strategic Access Management and Monitoring measures (SAMMS).

C) 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.

D) Carbon offset:

- Carbon Offset Fund (COF) contributions will be required for any shortfall in emission reductions, calculated to be £7,694.00.

E) Legal Fees:

- Payment of the Council's legal fees for the preparation and completion of the Legal Agreement.
- ii) Monitoring Fee - A financial contribution towards the implementation and monitoring of and securing compliance with the S106, equal to 5% of the total of all other financial contributions.

34. 86 Sedgwick Road, Leyton, London, E10 6QP (251530)

That planning permission be granted in line with the recommendations, conditions, reasons and informatives as set out in the committee report for application 251530 for change of use from single family dwellinghouse (Class C3) to children's care home (Class C2) and that authority be given to the Assistant Director for Development Management & Building Control in consultation with the Chair of the Planning Committee to review and amend condition 4 so that it refers to the use and occupation of the building.

35. Public Speakers

4.1	250789 10 Marion Grove, IG8 9TA	Rob Varney Francis Ronnau-Bradbeer Tony Young Jamie-Lee Wright
4.2	250991 12 Church Hill, Walthamstow, London, E17 3GX and Button Lodge, 46 Stainforth Road, London E17 9RD	Alice Moore
4.3	251530 86 Sedgwick Road, E10 6QP	Simon Keogh Lillian McMahan Nadim Mahfooz

The meeting closed at 8.47 pm

Chair's Signature _____

Date _____

