
Planning Committee

Minutes of
13 January 2026 at 7.01 pm

Present:

Chair: Councillor Jenny Gray

Vice-Chair: Councillor Sebastian Salek

Committee Members: Councillor John Moss, Councillor Keith Rayner and Councillor Sally Littlejohn

Officers in Attendance:

Justin Carr	Assistant Director Development Management & Building Control
Stanley Lau	Planning Manager – Majors
Neil Holdsworth	Deputy Planning Manager - Majors team
Elsie Morgan	Planning Officer
Joanna West	Principal Solicitor - Planning and Property
Sibel Emirali	Democratic Services Officer

50. Apologies for absence and substitute members

An apology for absence was received from Councillor Uzma Rasool, Councillor Sally Littlejohn attended as substitute member.

51. Declarations of interest

There were no declarations of interest made.

52. Minutes of the previous meeting

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

53. 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.

54. 210801 - 278 - 284 Hoe Street, Walthamstow, London, E17

That planning permission be granted for Application 210801 for demolition of the existing buildings and redevelopment of the site to provide a new building comprising basement and 18 storeys with rooftop plant for residential use (C3) with associated amenity space, reconfigured vehicular and pedestrian access, landscaping and works associated and ancillary to the proposed development. Alterations to internal layout to accommodate a second staircase; consequential increase in size and footprint of the proposed building; revised layout at ground floor (internal and external); alterations to public realm and access strategy including landscaping, servicing and parking arrangements and other associated works in line with the reasons and recommendations contained in the committee report and update report, subject to stage 2 GLA Referral, 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 Provision:

- Viability Review Mechanism (both early and late stage review) to capture any surplus in profit generated from the development;
- Provision of Discount Market Rent (DMR) units, which would be the tenure of affordable housing provided;
- 17 (26%) of the BtR units to be provided as 100% DMR units in perpetuity;
- The DMR units to be delivered prior to occupation of more than 50% of the market BTR units;
- The DMR units must be let at a rent no more than 80% local market rent, be to those whose needs are not adequately served by the commercial rental market and be on assured short hold tenancy basis; and

Build to Rent Provision:

- 66 Build to Rent (BtR) units for a minimum of 15 years from the date of the planning permission, subject to a review mechanism if any of the Build to Rent units are sold within this period; and
- Submission and approval of BtR management and tenure scheme.

Wheelchair Housing:

- Wheelchair housing to be exclusively marketed to those who require wheelchair accessible housing in accordance with a Wheelchair Accessible Dwelling Marketing Strategy that sets out how the wheelchair units would be promoted and advertised during the exclusivity period to be agreed prior to commencement of development of the relevant part of the development.
- LBWF to support the developer in the development and execution of the Wheelchair Accessible Dwelling Marketing Strategy.

Car Free:

- No residential unit would be eligible for a parking space unless registered 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 they are a blue badge holder.
- Car club membership for two years with an accredited car club operator. This means 1 transferable membership per household, with a maximum of 2 years per dwelling in total, regardless of any changes in ownership or occupation of a dwelling during this period.
- Evidence of car club contract to be submitted prior to occupation.

Employment and Training Strategy:

- Construction Jobs - Procure that 30% of all jobs available for the construction or fit-out of the Development during the Construction Phase are fulfilled by Local Residents. Local Residents defined as residents of residents of Waltham Forest, Hackney and Newham.
- Local Labour – Apprenticeships - Provide a minimum of 9 Apprentice Posts in the construction trade during the Construction Phase of the Development with such posts being first offered to Local Residents through the Council's Employment, Business and Skills Service. Default Payments to be applied if fall short.
- Work Placements - To provide a minimum 3 Work Placements, paid at London Living Wage (LLW)) in the construction trade during the Construction Phase of the Development with such posts being first offered to Local Residents through the Council's Employment, Business and Skills Service.
- Employment and Skills Plan - To be negotiated and prepared at least 6 weeks prior to implementation. Provide details of all new jobs created in the development to the Council in reasonable time.
- End Use - To procure that the end user is to liaise with the with the Employment, Business and Skills Service's lead contact to ensure efficient management and supply of local Council residents for employment and training opportunities post Implementation of the Development.
- To ensure that all of the jobs that are generated by the operator to go through the Council's Job brokerage service, Steps Into Work (SiW), in the End User Phase as local labour opportunities for Local Residents
- To use reasonable endeavours to ensure that 50% (fifty percent) of nontechnical jobs are taken up by Local People in the End-User Phase of the Development. If 50% is not achieved, then the Developer shall demonstrate such reasonable endeavours to the Council's satisfaction and agreed in writing by the Council. End Use employment anticipated to be limited - estate management staff

- Default Payments – as set out in LBWF’s adopted Planning Obligations SPD if obligations above are not met

Retail and Commercial Space Strategy:

- A Retail and Commercial Space Strategy to be submitted to and approved in writing by the Local Planning Authority at least six months prior to occupation of any part of the commercial element that would seek to ensure diversity in the local offer.

Highways:

- A financial contribution of £36,700 to TfL towards station upgrade improvements. A S278 Agreement with the Highway Authority to fund highway works including, but not limited to:
 - Removal of the enabling works and existing crossover on Priory Avenue.
 - Renewal of the footway, kerbing along the frontages of the site on Priory Avenue, Hoe Street and public highway section of Station Approach.
 - Any changes to waiting and loading restrictions, including changes to road signs, road markings and traffic management orders.
- Measures to secure the completion of private highway works along station approach prior to the occupation of the development if considered necessary following legal advice.
- A Section 38 agreement will be required for the adoption of private land created by building insets on the Hoe Street frontage.

Walking, cycling and public realm contribution:

- A contribution of £94,190 to be allocated in accordance with the sequential approach set out below:

- 1) Any mitigation/improvement works considered necessary by TFL following receipt of the Active Travel Assessment
- 2) If there is a surplus following 1, a contribution up to the value of £66,000 towards additional walking and cycling improvements in the vicinity of the site; and
- 3) Any residual amount towards public realm improvements in the Walthamstow station area including improved wayfinding and signage.

Travel Plans:

- Travel Plan to identify opportunities for the effective promotion and delivery of sustainable transport initiatives.
- Monitoring contribution of £4,000 – one off payment

Estate Management Plan:

- To be agreed prior to first occupation. Details of Estate Management company

Parks and Leisure - Children’s Play Space:

- A financial contribution of £100,000 towards the improvement of local play provision.

Air Quality:

- A financial contribution of £6,600 towards implementation of the Air Quality Action Plan.

Carbon Offset Fund:

- A minimum financial contribution of up to £5,812 towards the Carbon Offset Fund to address the shortfall in carbon emission reductions.

Decentralised Energy Network:

- To design and construct the whole development so that it is capable of connecting to a decentralised energy network, including associated reserved areas in the plant room and protected pipework routes within and adjacent to the development.

Epping Forest Special Area of Conservation (SAC):

- A financial contribution of £42,900 towards the Epping Forest Strategic Access Management and Monitoring Strategy (SAMMS).

Retention of Architect:

- The applicant shall retain the architect during the build phase until completion.

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 S106 contributions towards monitoring, implementation and compliance of the legal agreement or a monitoring fee to be agreed in writing by the LPA.

55. Public Speakers

4.1	210801 278-280 Hoe Street, Walthamstow, London, E17	Luke Emmerton Sarah Basso (Written statement)
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The meeting closed at 7.55 pm

Chair's Signature _____

Date _____