

**LONDON BOROUGH OF WALTHAM FOREST  
MINUTES OF THE PLANNING COMMITTEE**

**01 March 2022 at 7.08 pm**

**PRESENT:**

**Chair:** Councillor Jenny Gray

**Vice-Chair:** Councillor Sally Littlejohn

**Committee Members:** Councillors Keith Rayner, Alan Siggers and Steve Terry

**Councillors in Attendance:** Councillors Tony Bell, John Moss and Uzma Rasool

**Officers in Attendance:**

Justin Carr	Assistant Director - Development Management and Building Control
Rebecca Smith	Planning Manager
Pedro Rizo	Planning Officer
Scott Hackner	Planning Officer
Joanna West	Planning and Licensing Lawyer
Perminder Purewal	Democratic Services Officer

**283. APOLOGIES FOR ABSENCE AND SUBSTITUTE MEMBERS**

Apologies for absence were received from Councillor Marie Pye.  
Councillor Steve Terry attended as a substitute member.

**284. DECLARATIONS OF INTEREST**

There were no declarations of interest.

**285. MINUTES OF THE PREVIOUS MEETING**

The minutes of the meeting held on 11 January 2022 were agreed by the Committee.

**286. 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.

#### **287. 480-510 LARKSHALL ROAD, CHINGFORD, E4 (203040)**

##### **RESOLVED:**

Planning permission was refused for application 203040, contrary to the recommendation set out in the report, for demolition of the existing buildings and erection of a five to seven storeys residential-led, mixed use development comprising 68 residential dwellings (Use Class C3), flexible commercial spaces (Use Class E), flexible space for community facilities/non-residential institution (Use Class F1) and a new public train station entrance together with public realm improvements, landscaping, private and communal amenity spaces, children's play space, waste and refuse facilities, secure cycle storage facilities, public cycle hub (24 cycle parking spaces), accessible car parking and associated works.

##### **Reasons for Refusal:**

1. The proposed development, by reason of building height, scale and massing, would be a visually incongruous and an out of keeping form of development that would harm the character and appearance of the Highams Park District Centre. The proposal would therefore be at odds with the predominant built form of the surrounding area and contrary to Policy D4 of the London Plan (2021), Policies CS2 and CS15 of the Waltham Forest Local Plan Core Strategy (2012), Policy DM29 of the Waltham Forest Local Plan Development Management Policies (2013) and Policies CDP1 and CDP2 of the Highams Park Neighbourhood Plan (2020).
2. The proposed development and safeguarding approach of the space for delivering a future station entrance would not secure a future operation of the station infrastructure facilities within the site. As such, the proposed undercroft space could result in a discordant feature that would fail to support the vitality of the Highams Park District Centre or complement the character and appearance of the surrounding area. The development would therefore fail to respond to the existing shortcomings of the current station arrangement and would be contrary to Policies T1 and T3 of the London Plan (2021), Policy CS7 of the Waltham Forest Local Plan Core Strategy (2012), Policy DM14 of the Waltham Forest Local Plan Development Management Policies (2013) and Policy TPR1 of the Highams Park Neighbourhood Plan (2020).
3. The proposed development would fail to provide an appropriate mix of residential unit sizes across both the affordable and private units and would result in an excessive number of one-bedroom homes with an insufficient provision of three- and four-person units. As such, the development would not

deliver the housing mix required for future residents of Waltham Forest and would be contrary to Policy H10 of the London Plan (2021), Policy CS2 of the Waltham Forest Local Plan Core Strategy (2012) and Policy DM5 of the Waltham Forest Local Plan Development Management Policies (2013).

4. The proposed development would deliver an inadequate provision of affordable housing that would not relate to the scale and type of development, in an area where there is an un-met need for affordable housing. As such, the development would not be consistent with Policies H4 and H5 of the London Plan (2021), Policy CS2 of the Waltham Forest Local Plan Core Strategy (2012) and the Mayor's Affordable Housing and Viability SPG (2017).
5. The site falls outside a Controlled Parking Zone (CPZ) and the proposed development would therefore increase pressure on the existing transport network, traffic and car parking requirements within the site and its surrounding area. As such, the development would fail to meet the parking and servicing demands for future residents and would be contrary to Policies T1 and T6 of the London Plan, Policy CS7 of the Waltham Forest Local Plan Core Strategy (2012) and Policy DM16 of the Waltham Forest Local Plan Development Management Policies (2013).
6. The proposed communal amenity space together with the children play space at roof level, by reason of poor layout, would fail to provide an adequate play area within the development, to the detriment of the long-term health, safety and well-being of the future residential occupiers of the site. As such, the development would be contrary to Policy S4 of the London Plan (2021) and Policy DM7 of the Waltham Forest Local Plan Development Management Policies (2013).
7. In the absence of a s106 Agreement to secure the following Heads of Terms, the proposal would not accord with Policy DM36 of the Waltham Forest Local Plan Development Management Policies (2013) and the Waltham Forest Planning Obligations SPD (2017), specifically in relation to the following obligations and contribution requirements:  
The provision of 7 Shared Ownership Affordable units to be provided on-site or the payment in lieu of £850,000 towards off-site affordable housing within the borough;
  - £100,000 towards highways safety and connectivity improvements;
  - £7,500 towards monitoring the Construction Logistics Plan;
  - £25,000 towards consultation and implementation of a CPZ in the surrounding area, prior occupation of the development;
  - £125,000 towards safeguarding a future station entrance at Highams Park Station;
  - £10,830 towards the implementation of the Air Quality Action Plan;
  - £33,372 towards a Carbon Offset Fund;
  - £6,800 towards mitigation measures on the Epping Forest SAC and the Strategic Access Management Measures (SAMMS); and
  - 8 apprentice posts and 3 work placements during the construction phase of the development. In the event that these obligations are not

fulfilled, a payment of £3,234 per placement towards employment and training and business and £16,926 per apprentice, towards employment, training and business, to be used for residents.

**288. 278 - 284 HOE STREET, WALTHAMSTOW, LONDON, E17 (210801)**

**RESOLVED:**

That planning permission be granted, in line with the recommendations, conditions, reasons and informatives as set out in the committee report 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) [66 flats] with associated amenity space, reconfigured vehicular and pedestrian access, landscaping and works associated and ancillary to the proposed development subject to the conditions and informatives detailed in the committee report, Stage 2 Referral to the Greater London Authority (GLA) 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 £31,000 towards station upgrade improvements.

**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.

**Education:**

- A financial contribution of £94,190.48 to be made towards the cost of expanding local secondary 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 £91,551 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 £6,600 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.

### **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 six months following the date of Planning Committee, the Assistant Director - Development Management and Building Control is hereby authorised to refuse the application, if appropriate, 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 mixed-use 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.

### **289. 56 EDWARD ROAD, WALTHAMSTOW, LONDON, E17 6LU (212423)**

#### **RESOLVED:**

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 212423 for demolition of existing house and garage, retaining facade of the front elevation and construction of a two storey building and extension, including side extension, to create 3 residential units with associated refuse/recycle and bicycle storages subject to the conditions and informatives detailed in the committee report and update report and completion of a Section 106 Agreement with the following Heads of Terms:

- Highways: Residents will not be eligible for a parking permit for any surrounding CPZ.
- Highways: S278 agreement for Highways Work to include but not limited to:
  - Removal of the existing dropped kerb
  - Renewal of the footway along the frontage of the site

- Removal of the existing double yellow line and extension of the CPZ parking bays after consultation with the Traffic Team
- Highways Highway Conditions Survey
- Highways: £3000.00 contribution towards improving sustainable modes of transport including walking and cycling in the site's vicinity.
- Payment of the Council's legal fees for the preparation and completion of the Legal Agreement.

That authority to be given to the Assistant Director of Development Management and Building Control in consultation with the Council's Legal Services for the sealing of the Section 106 Agreement and to agree any minor amendments to the conditions or the Section 106 Agreement on the terms set out above.

In the event that the Section 106 Agreement is not completed within 12 weeks following the date of Planning Committee, the Assistant Director of Development Management and Building Control is hereby authorised to refuse the application, if appropriate. In the absence of this Section 106 Agreement, the proposed development would not be able to deliver the residential development on the site. The implication of this happening is that the opportunity for securing the additional housing would be lost. Additionally, financial, and non-financial contributions would be lost towards transport related matters which must be secured by the Section 106 Agreement.

**290. THE BAPTIST CHURCH HALL HAINAULT ROAD, LEYTONSTONE, E11 1EE (210377)**

**RESOLVED:**

Planning Permission REFUSED for application 210377 for reasons set out in the report for demolition of existing building and construction of a part-two, three-storey building comprising 6 self-contained flats (3 x 1 bed and 3 x 2 beds), with associated bicycle, refuse/recycle storages, and soft and hard landscaping

**291. THE BAPTIST CHURCH HALL HAINAULT ROAD, LEYTONSTONE, E11 1EE (203649)**

**RESOLVED:**

That planning permission be granted in line with the recommendations, conditions, reasons and informatives as detailed in the committee report for application 203649 for construction of roof extension for religious purposes (Use Class F.1 (f)), together with internal refurbishment works and alterations to rear elevation fenestration.

**292. VESTRY HOUSE MUSEUM, 2 VESTRY ROAD, WALTHAMSTOW, LONDON, E17 9NH (220027)**

**RESOLVED:**

That planning permission be granted in line with the recommendations, conditions, reasons and informatives as detailed in the committee report for application 220027 for sub-division of existing museum cafe into separate use (Class E), extending opening hours from 10.00 to 16.00 Wednesday to Sunday to 07.00 to 19.00 7 days a



week including Bank Holidays; together with alterations to garden area including formation of an outdoor seating area, resurfacing and installation of two parasols subject to the conditions and informatives detailed in the committee report and no adverse comments from London Overground.

That authority to be given to the Assistant Director of Development Management to agree any minor amendments to the conditions. In addition to review any comments received from London Overground and add any conditions/informatives if requested.

**293. WILLOWFIELD HUMANITIES COLLEGE, 209 BLACKHORSE ROAD,  
WALTHAMSTOW, LONDON, E17 6ND (213919)**

**RESOLVED:**

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 213919 for single storey extension to north east wing to provide new activity studio to replace existing, two storey extension to south west wing to provide 7 new classrooms, office space and external student area at roof level, hard and soft landscaping, internal remodelling, bicycle parking, refuse/recycling storage and associated works to facilitate one form entry expansion of school subject to the conditions and informatives detailed in the committee report and update report and no adverse comments from London Underground/London Overground and completion of a Unilateral Undertaking with the following Heads of Terms:

**Highways:**

- A Condition survey of the carriageway and footways fronting the site prior to the commencement of any works (other than work to the undercroft area).
- A financial contribution of £1,500 is requested towards the monitoring of the CLP.  
Sustainability:
- A financial contribution of £17,800 towards a Carbon Offset Fund.  
Legal Fees:
- Payment of the Council's legal fees for the preparation and completion of the Legal Agreement.

That authority to be given to the Assistant Director of Development Management and Building Control in consultation with the Council's Legal Services for the sealing of the unilateral undertaking and to agree any minor amendments to the conditions or the unilateral undertaking on the terms set out above. In addition to review any comments received from London Underground/London Overground and add any conditions/informatives if requested.

In the event that the unilateral undertaking is not completed within 12 weeks following the date of Planning Committee, the Assistant Director of Development Management and Building Control is hereby authorised to refuse the application, if appropriate, in consultation with the Chair. In the absence of this unilateral undertaking, the proposed development would not be able to deliver the residential development on the site.

**294. CHENEY ROW OPEN SPACE, CHENEY ROW, WALTHAMSTOW, LONDON, E17 5ED (210866)**

**RESOLVED:**

That planning permission be granted in line with the recommendations, conditions, reasons and informatives as detailed in the committee report for application 210866 for installation of containers enclosed by fencing to facilitate the creation of a flexible temporary space (Use Class F2(c)) ancillary to Cheney Row BMX Track (Revised Proposal).

**295. HISTORIC BUILDING GRANT APPLICATIONS - 9 EDEN GROVE, E17 (ORFORD ROAD CONSERVATION AREA)**

Planning Committee agreed that a Historic Buildings Grant of **£1,990** is made towards the cost of two new timber double glazed windows and a timber front door, at 9 Eden Grove, E17, to replace existing UPVC windows and door, within the Orford Road Conservation Area.

**296. PUBLIC SPEAKERS**

4.1	203040 480-510 Larkshall Road, Chingford, E4	Gordon Turpin Huma Stone Scott Hudson Cllr Tony Bell Cllr John Moss
4.2	210801 278 - 284 Hoe Street, Walthamstow, London, E17	Emma Coulthurst Vicky Riddell Keith Segal Luke Emmerton
4.3	212423 56 Edward Road, Walthamstow, London, E17 6LU	Mandip Matharu Dale Newton
4.4	210377 The Baptist Church Hall Hainault Road, Leytonstone, E11 1EE	Anthony Grant Mandip Sahota Mike Grimshaw Cllr Uzma Rasool

**The meeting closed at 10.08 pm**

**Chair's Signature** \_\_\_\_\_

**Date** \_\_\_\_\_