

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

03 August 2021 at 7.04 pm

PRESENT:

Chair: Councillor Sally Littlejohn

Committee Members: Councillors Keith Rayner, Alan Siggers, Zia-Ur Rehman and Steve Terry

Councillors in Attendance: Councillor Khevyn Limbajee

Officers in Attendance:

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| Justin Carr | Assistant Director – Development Management & Building Control |
| Teodora Dimitrova | Planning Officer |
| Reina England | Planning Officer |
| Christopher Foxton | Democratic Services Officer |
| Sonia Malcolm | Planning Officer |
| Joanna West | Senior Lawyer – Commercial Law |

236. APOLOGIES FOR ABSENCE AND SUBSTITUTE MEMBERS

Apologies for absence were received from Councillors Jenny Gray and Marie Pye.

Councillors Steve Terry and Zia Ur-Rahman attended as substitute members for Councillors Gray and Pye.

Councillor Sally Littlejohn chaired the committee meeting in the absence of Councillor Gray.

237. DECLARATIONS OF INTEREST

None.

238. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on th 19th July 2021 were approved as a correct record and signed by the Chair.

239. 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 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.

240. 203996 - 665 HIGH ROAD LEYTON, LEYTON, E10 6RA

The Committee asked questions about accessibility, waste disposal, the daylight assessment and amenity space. Officers also confirmed that the development did not deliver the minimum number of units to require the provision of affordable units/an affordable housing contribution.

That planning permission be **GRANTED** in line with the recommendations and reasons detailed in the committee report for the construction of roof extension to create third floor for the provision of three residential units (1 x studio and 2 x 1-bedroom flats), with associated waste storage and cycle storage subject to the conditions and informatives set out in the committee report and completion of a S106 legal agreement with the following heads of terms:

- Highways: Residents will not be eligible for a parking permit for any surrounding CPZ.
- 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 Legal 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 12 weeks following the date of Planning Committee, the Assistant Director of Development Management and Building Control is hereby authorised to refuse the application in consultation with the Chair. In the absence of this legal agreement, the proposed development would not be able to deliver the residential development on the site.

241. 202957 - 224 FRANCIS ROAD, LEYTON, E10 6NQ

The Committee resolved to **REFUSE** the application as the proposal would result in the provision of poor level of internal amenity for the future occupants of the proposed residential unit by reason of its design and layout resulting in a unit with insufficient outlook, daylight and ventilation for the proposed bedrooms. The proposal would thus be contrary to Policies CS2, CS13, CS15 of the Waltham Forest

Local Plan - Core Strategy (2012) and Policy DM32 of the Waltham Forest Local Plan – Development Management Policies (2013) and Supplementary Planning Document - Urban Design (2010).

242. PUBLIC SPEAKERS

The Committee heard statements from;

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| 203996 – 665 High Road Leyton, Leyton, E10 6RA | Claire Simson Sarah Cowan Tamsin Carrol Kieran Rafferty |
| 202957 – 224 Francis Road, Leyton, E10 6NQ | Lizzie Jumaria Steph Pyne – (<i>Statement read out by the Democratic Services Officer</i>) Anders Wendel Sajid Ishaq Councillor Khevyn Limbajee |

The meeting closed at 8.57 pm

Chair's Signature

Date
