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## **Planning Committee**

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Minutes of  
04 November 2025 at 7.03 pm

**Present:**

**Chair:** Councillor Jenny Gray

**Vice-Chair:** Councillor Sebastian Salek

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

**Officers in Attendance:**

<b>Justin Carr</b>	Assistant Director Development Management & Building Control
<b>Sonia Malcolm</b>	Planning Manager - South Area Team
<b>Antonio Coquillat</b>	Deputy Area Manager
<b>Teodora Dimitrova</b>	Planning Officer
<b>Yiyang He</b>	Planning Officer
<b>Donya Kalantari</b>	Solicitor - Planning and Property
<b>Sibel Emirali</b>	Democratic Services Officer

### **36. Apologies for absence and substitute members**

There were no apologies of absence.

Apologies for lateness were received from Councillor Jenny Gray, who arrived at 7:15pm and was present for item 4.2, Land at the rear of 2 Lyndhurst Drive, Leyton, E10.

Councillor Sebastian Salek, Vice Chair, chaired the entire meeting.

### **37. Declarations of interest**

There were no declarations of interest.

### **38. Minutes of the previous meeting**

Minutes of the previous meeting, held on 14 October 2025, were agreed as a correct record.

### **39. 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.

### **40. 2 The Mile End, Walthamstow, London, E17 5QE (252009)**

That planning permission be granted for application 252009 in line with the recommendations, conditions, reasons and informatives as set out in the committee report for construction of a single storey side extension.

### **41. Land at the rear of 2 Lyndhurst Drive, Leyton, E10 (240555)**

That planning permission be granted for application 240555 subject to conditions and informatives and the completion of a Section 106 Legal Agreement (S106) for the construction of 2 x two-storey, 3-bedroom single-family dwelling houses with excavation to form lower ground level, air source heat pumps, soft and hard landscaping, and provision for refuse, recycling, and bicycle storage, with the following Heads of Terms:

- A contribution of £650 x 2 units = £1,300 in total towards SAMMS
- An offset payment of £6,840 to achieve net-zero carbon.
- Car-free designation for new units.
- Condition survey of surrounding highway for carriageway and footway on James Lane and Leigh Road, covering all junctions used for vehicle routing.
- £2,000 S106 contribution for sustainable transport.
- £250 S106 contribution for CLP monitoring.
- S38 Works: The installation of a footway on the frontage of the site on James Lane connecting round to Leigh Road
- S278 Works: Renewal of footway on Leigh Road on the frontage of the site
- S278 Works: Renewal of carriageway on James Lane on the frontage of the site
- S278 Works: Potential relocation of illuminated 'No Entry' sign. (Item 4.2)
- S278 Works: Amendment to Traffic Management Order to extend
- Monitoring fee equal to 5% of total financial contributions

- Payment of Council's legal fees for preparation of the agreement.

#### **42. Public Speakers**

4.2	240555 Land at the rear of 2 Lyndhurst Drive, E10	Anne Mitchell (Written statement) Kim Stanislas-Regisford (Written statement) Remi Connolly Taylor
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**The meeting closed at 7.46 pm**

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

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