



Waltham Forest Town Hall
Forest Road
E17 4JF

Planning Committee

Minutes of
02 December 2025 at 7.04 pm

Present:

Chair: Councillor Jenny Gray

Vice-Chair: Councillor Sebastian Salek

Committee Members: Councillor John Moss and Councillor Keith Rayner

Officers in Attendance:

Justin Carr	Assistant Director Development Management & Building Control
Sonia Malcolm	Planning Manager - South Area Team
Kelvin Bathie	Deputy Planning Manager
Eshan Hussain	Deputy Planning Manager
Conor Keappock	Design & Conservation Lead
Kurt Henry	Planning Officer
Alishba Emanuel	Planning Officer
Joanna West	Principal Solicitor - Planning and Property
Sibel Emirali	Democratic Services Officer

43. Apologies for absence and substitute members

An apology was received from Councillor Uzma Rasool.

44. Declarations of interest

There were no declarations of interest.

45. Minutes of the previous meeting

Minutes of the previous meeting, held on 4 November 2025, were agreed as a correct record.

46. 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.

47. 250386 - 24-30 Boscombe Avenue, Leyton, London, E10

That planning permission be granted for Application 250386 for the demolition of Garages adjacent to 24–30 Boscombe Avenue, Leyton, London, E10, and the construction of two 2-storey residential units (2 x 2-bed) (Use Class C3), associated with hard and soft landscaping, boundary treatment, bicycle parking and refuse and recycling storage provision and other associated works in line with the reasons and recommendations contained in the committee report and subject to the conditions and informatics set out in the report and completion of a Section 106 Legal Agreement (S106) with the following Heads of Terms:

A. Highways:

- The applicant is required to enter into a Section 278 agreement of the Highway Act 1980 for highway works. It will be required upon completion of the works relating to the development prior to occupation. An application for Highway Works will be required.
- Car Free Development - the development is to be classified as car1free and new residents will not be eligible for parking permits.
- A S106 request of £2,000 is requested toward improving sustainable modes of transport including walking and cycling in the vicinity of the site which will directly benefit new residents in this development.
- A S106 contribution of £250 is requested for CLP monitoring

B. SAMMS:

- A financial contribution of £1300 towards Strategic Access Management and Monitoring measures (SAMMs).

C. Carbon Emission

- A Carbon Offset payment of £770 is required.

D. 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.
- Payment of the Council's legal fees for preparation and completion of the Legal Agreement

48. 250746 - Grove Motoring Centre, 56-60 Grove Road, London, E17

That planning permission be granted for Application 250746 for the demolition of existing commercial building and construction of a three-storey building (fronting Grove Road) (Block 1) and a two-storey building (at the rear) (Block 2) with balconies on the upper floors (Use Class C3) to facilitate the creation of 14 self-contained residential units. Associated works to include hard and soft landscaping, secure cycle storage, refuse/ recycling storage and PV panels at roof level and other associated works in line with the reasons and recommendations contained in the committee report and subject to the conditions and informatics set out in the report and completion of a Section 106 Legal Agreement (S106) with the following Heads of Terms:

A) Highways and Transportation:

- o i) Car Free Development - the development is to be classified as car-free and residents will not be eligible for parking permits.
- o ii) A highway condition survey is required of the carriageway and footways fronting the site prior to the commencement of any works.
- o iii) A contribution of £14,000 is requested toward improving sustainable modes of transport.
- o iv) A contribution of £2000 towards CLP monitoring.
- o v) S278 works - The extent of the works will include but are not limited to:
 - Removal of redundant dropped kerb and reinstatement of footway along the frontage of the site.
 - Reduction of double yellow lines along the frontage of the site.
 - Provision of a new dropped kerb for bin collection.
 - Extension of parking bays along the frontage of the site.
 - Changes to Traffic Management Orders, signage and all road markings as required.

B) Affordable Housing:

- o To secure an early and late stage review of the affordable housing in accordance with GLA guidance.

C) SAMMS:

- o i) SAMMS - A financial contribution of £9,100.00 towards Strategic Access Management and Monitoring measures (SAMMs).

D) Carbon offset:

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

E) Legal Fees:

- o i) Payment of the Council's legal fees for the preparation and completion of the Legal Agreement.
- o 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.

49. Public Speakers

4.1	50386 24-30 Boscombe Avenue, Leyton, London, E10	Charlie Bliss
4.2	250746 Grove Motoring Centre, 56-60 Grove Road, London, E17	Peter Buffoni Max Plotnek

The meeting closed at 7.56 pm

Chair's Signature _____

Date _____