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## Planning Committee

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Minutes of  
03 March 2026 at 7.03 pm

**Present:**

**Chair:** Councillor Jenny Gray

**Vice-Chair:** Councillor Sebastian Salek

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

**Councillors in Attendance:** Councillors Marie Pye, Shabana Dhedhi, Jennifer Whilby and Gerry Lyons

**Officers in Attendance:**

Justin Carr	Assistant Director Development Management & Building Control
Sonia Malcolm	Planning Manager – South Area Team
Stanley Lau	Planning Manager – Majors Team
Eshan Hussain	Deputy Planning Manager
Denis Toomey	Principal Planning Officer
Lauren Kimpton	Planning Officer
Kurt Henry	Planning Officer
Daniel Forde	Planning Officer
Zara Raza	Planning Officer
Joanna West	Principal Solicitor - Planning and Property
Sibel Emirali	Democratic Services Officer

**56. Apologies for absence and substitute members**

No apologies of absence were received.

**57. Declarations of interest**

No declarations of interest were made.

**58. Minutes of the previous meeting**

Minutes of the previous meeting, held on 13 January 2026, were agreed and signed as a correct record.

## **59. 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.

## **60. 252331 - Lea Bridge Gas Works, 78 Perth Road, Leyton, London, E10 7PB**

That planning permission be granted for Application 252331 for a phased development comprising demolition of existing buildings and structures, and erection of buildings to provide a mixed use scheme residential units (Use Class C3), flexible residential facilities and commercial uses (Use Classes E and F2), together with public open space; public realm works and landscaping; car and cycle parking; servicing arrangements; energy measures; formation of new pedestrian and cycle access onto Clementina Road; formation of new pedestrian, cycle and vehicular access onto Orient Way; means of access and circulation in line with the reasons and recommendations contained in the committee report and update report, subject to conditions, informatives, Stage 2 Referral to the Greater London Authority and completion of a Deed of Variation to the original Section 106 Agreement associated with planning permission 232678, with the following Heads of Terms:

### **Affordable Housing**

- 20% Affordable Housing by habitable room, subject to a registered provider entering into contract with appropriate grant funding on all Affordable Homes and Borough CIL Relief being secured within 12 months of signing the s106/Deed of Variation with any Late-Stage Review requirement no longer applicable once the agreed level of build progress has been achieved.
- Applicant demonstrates Reasonable Endeavours to acquire grant funding to provide on site affordable housing provision.
- Applicant demonstrates Reasonable Endeavours to work with the GLA and Council to secure additional grant funding to achieve 35% affordable housing noting this would require a significant increase on the MHCLG prescribed grant funding rates, which may not be available and could be constrained by the scheme's physical limitations.

- If no grant funding is achieved and a Registered Provider is not secured within 12 months of signing the S106/Deed of Variation then the applicant will deliver the agreed maximum reasonable level of affordable housing, determined by both parties' assessors as 0%. A Late-Stage Review mechanism will be applied in this scenario however, will fall away if the applicant subsequently secures grant funding and a Registered Provider to deliver 20% affordable housing.

#### Following Amendments to Schedule 1 – The Contributions

- A financial contribution of £30,000 is requested towards CLP monitoring.
- Strategic Access Management and Maintenance fee of £183,600 towards mitigating the impact of the development on Epping Forest SAC .
- Suitable Alternative Natural Greenspaces financial contribution of £489,329 towards the delivery of new footpaths in Leyton Jubilee Park as Suitable Alternative Natural Green Space improvements.
- A financial contribution of £568,602 towards a Carbon Offset Fund. • Orient Way Contribution updated to £300,500 in line with uplift in homes.
- Travel Plan Monitoring Fee updated to £8,500 to reflect increase with inflation.
- The payment of the Carbon Offset Contribution amended to allow the payment to be split, and the second payment of the contribution can be re-calculated following practical completion. The purpose of this would be to capture any overperformance against the expected energy performance of the scheme.
- Monitoring Fee updated to reflect new uplift in contributions.

#### Following Amendments to Schedule 4 – Local Labour and Employment

- Updated Apprenticeship Posts to 75 set out in Paragraph 4.
- Updated Work Placements to 38 posts set out in Paragraph 8.

#### Following Amendments to Schedule 7 – Architect

- Applicant is seeking to re-visit the terms of the schedule to ensure compliance with the Building Safety Act and ensuring a single duty holder for the relevant functional requirements.

#### Following Amendments to Schedule 9 – Wheelchair User Units

- Wheelchair User Units plans updated to reflect amendments.

#### Following Amendments to Schedule 10 – Energy

- Paragraph 15 updated to state 2030.

#### Following Amendments to Schedule 13 – Healthcare Facility

- Healthcare Facility Area plan updated to reflect new location
- Healthcare Facility Contribution updated to reflect uplift in homes - £335,951 - to be paid by the developer if the healthcare facility is not provided.
- Paragraph 8 updated to state Block G.

#### Schedule 18 – Plans

- Relevant plans updated to reflect amendments.

#### Schedule 21 – Residential Drawings

- Relevant plans updated to reflect amendments.

#### Monitoring and Implementation

- Contribution towards monitoring, implementation and compliance of the Section 106 legal agreement

#### 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 – Development Management and Building Control in consultation with the Council's Legal Services for the sealing of the Section 106 Agreement/Deed or Variation and to agree any minor amendments to the conditions or the legal agreement on the terms set out above.

In the event the s106 Agreement is not completed within a reasonable timeframe following the date of Planning Committee, the Assistant Director – Development Management and Building Control is hereby authorised to refuse the application. In the absence of this s106 Agreement, the proposed development would not be able to deliver the development on the site. Financial contributions towards the following material planning considerations are affordable housing, air quality, carbon offset fund (COF), the Walthamstow Wetlands Project, Epping Forest SAC, sustainability, employment and training strategies and highways, which must be secured by the Section 106 Agreement.

#### **61. 252185 - 562-564 High Road Leytonstone, London, E11 3DH**

That planning permission be refused for Application 252185 for Demolition of existing buildings and construction of a building rising from two to four storeys including a basement, with roof terraces at second and third floors, roof-top PV Panels and amenity balconies to the front and side elevations to facilitate provision of a mixed use development comprising seven residential units (3 x 1-bed, 2 x 2-bed and 2 x 3-bed) (Use Class C3) and commercial unit at ground and basement floors (Use Class E), associated works to include refuse/recycling and bicycle storage.

#### Reasons for refusal:

1. The proposal, by reason of the height, scale and massing, at this prominent, constrained corner location would result in an overdevelopment of the site that would substantially harm the form, proportion and appearance of the surrounding area, to the detriment of future occupiers and the amenities of the street scene contrary to Policies 8, 19 and 53 of the Waltham Forest Local Plan - LP1 (2024)
2. The proposal, by reason of the position of the first floor rear balcony to Flat 2 and lack of adequate mitigation would result in overlooking and loss of privacy to the property at 1 Davies Lane and the rear of 560 High Road Leytonstone resulting in a serious lack of amenities for the existing and future occupiers contrary to Policies 53, 56 and 57 of the Waltham Forest Local Plan - LP1 (2024)
3. The position and proximity of the third floor balcony to Flat 6, abutting the flank wall of 1 Davies Lane, would, due to the lack of any appropriate

soundproofing, lead to a loss of amenity to the existing and future occupiers through the transmission of noise contrary to Policy 57 of the Waltham Forest Local Plan - LP1 (2024)

4. The applicant failed to enter into a s106 agreement and would therefore fail to comply with Policy 94 (Infrastructure and Developer Contributions) of the Waltham Forest Local Plan - LP1 (2024) –

#### A) Highways and Transportation:

1. Prior to commencement of the development the applicant shall enter into a S278 Agreement with the Highway Authority to fund highway works including, but not limited to:

- a) Renewal of the footway, kerbing and road markings along the frontage of the site on High Road Leytonstone and Davies Lane.
- b) Removal of the existing crossover on Davies Lane and renewal of the footway and kerbing.
- c) Removal of the existing double yellow line on Davies and extension of the CPZ parking bays including a traffic management order.
- d) Installation of a dropped kerb within 15 metres of the bin store.
- e) Placing of bollards on the forecourt on High Road Leytonstone (requirement to be confirmed during S278 process).
- f) Possible use of permeable material around the trees on Davies Lane.

2. A S106 contribution of £750 is requested towards CLP monitoring.

3. The residential units must be classified as car-free with future residents not entitled to parking permits.

4. A S106 contribution of £6,000 is requested toward improving sustainable modes of transport including walking and cycling in the site's vicinity which will directly benefit users of this development.

#### B) SAMMS:

o SAMMS - A financial contribution of £3,900.00 towards Strategic Access Management and Monitoring measures (SAMMS).

#### C) Carbon offset:

o Carbon Offset Fund (COF) contributions will be required for any shortfall in emission reductions, calculated to be £7422.

#### D) Street Trees Maintenance:

o Maintenance of 3 street trees on a 3 yearly cycle for their 80 year life expectancy @ £81.83 per tree, including 20% for inspections, assessments, admin time  
80years/3 = 27 pruning cycles

General prune, cut back from property £81.81 x 3 = £245.43  
£245.43 x 27 = £6626.61 + 20% = £7881.83

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.

**62. 252564 - Arch 74 Rosebank Road, Walthamstow, London, E17 8NH**

That planning permission be granted for Application 252564 for external refurbishment of existing arch involving removal of the front and rear lean-to structures and repointing of all external masonry walls, new motorised roller shutter and pedestrian access door. Installation of palisade fencing and external lighting to both front and rear yard areas in line with the reasons and recommendations contained in the committee report and subject to the conditions and informatives set out in the report.

**63. 251786 - Yardley Primary School, Hawkwood Crescent, Chingford, London, E4 7PH**

That planning permission be granted to Application 251786 for demolition of existing canteen building and construction of part two storey, part three storey canteen and classroom building (Use Class F1). Associated works include new bin and bicycle/scooter storage facilities, photovoltaic panels, air source heat pumps (ASHP), electric vehicle charging points and hard and soft landscaping in line with the reasons and recommendations contained in the committee report and subject to the conditions and informatives set out in the report and completion of a Unilateral Undertaking (UU) with the following Heads of Terms:

Biodiversity Net Gain (BNG)

- To register the site on the Biodiversity Gain Site Register
- To complete the Habitat Creation and Enhancement Works at the application site in accordance with the Habitat Management and Monitoring Plan
- To provide Management Plan Monitoring Reports to the Council for either on-site provision or biodiversity off setting scheme
- To register the off-site habitat units with Natural England
- Financial contribution towards BNG monitoring, over periods including year 1, 2, 5, 10, 20 and 30 for either on-site provision or biodiversity off setting scheme.
- Any shortfall or failure to deliver 10% uplift on site, will require either of the following options to be taken up via either Biodiversity Offsetting scheme or statutory biodiversity credits.

Highways and Transportation

- Financial contribution of £750 for Construction Logistics Plan monitoring
- Highway Condition survey. Any damage to the highways as a result of the construction works would be reinstated by the Council and funded by the developer.

Energy

- In the event that the 35% carbon reduction target has not been met, a financial contribution towards a carbon levy.
- "Second COF payment" required if not Zero Carbon at Post Construction stage.
- Be-Seen monitoring:

A. Within 8 weeks of the grant of planning permission, to submit to the GLA accurate and verified estimates of the 'Be Seen' energy performance indicators.

B. Prior to occupation, the Owner shall provide updated accurate and verified 'as-built' design estimates of the 'Be Seen' energy performance indicators for each Reportable Unit of the development.

C. Upon completion of the first year of Occupation or following the end of the Defects Liability Period (whichever is the later) and at least for the following four years after that date, the Owner is required to provide accurate and verified annual in-use energy performance data for all relevant indicators under each Reportable Unit of the development.

- In the event that the 'In-use stage' evidence submitted under Clause c) shows that the 'As-built stage' performance estimates derived from Clause b) have not been or are not being met, the Owner should investigate and identify the causes of underperformance and the potential mitigation measures and set these out in the relevant comment box of the 'Be Seen' in-use stage reporting webform. An action plan comprising measures identified in Clause c) shall be submitted to and approved in writing by the GLA, identifying measures which would be reasonably practicable to implement and a proposed timescale for implementation. The action plan and measures approved by the GLA should be implemented by the Owner as soon as reasonably practicable.)

#### 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 Unilateral Undertaking contributions towards monitoring, implementation and compliance of the legal agreement.

#### 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 Unilateral Undertaking and to agree any minor amendments to the conditions or the legal agreement on the terms set out above.

In the event that the Unilateral Undertaking is not completed within a reasonable timeframe following the date of Planning Committee, the Assistant Director - Development Management and Building Control is hereby authorised to refuse the application in consultation with the Chair of the Planning Committee. In the absence of this Unilateral Undertaking, the proposed development would not be able to deliver the development on the site. The implication of this happening is that financial and non-financial commitments would be lost, which otherwise would be secured by the Unilateral Undertaking.

**64. 252932 - Yardley Primary School, Hawkwood Crescent, Chingford, London, E4 7PH**

That planning permission be granted for Application 252932 for construction of a single storey detached modular building to provide temporary kitchen located on an area of the school playing field adjacent to the main building in line with the reasons and recommendations contained in the committee report and subject to the conditions and informatives set out in the report.

**65. 252375 - Low Hall Argall Avenue, Leyton, London, E10 7AS**

That planning permission be granted for Application 252375 for construction of a temporary building for use as a single storey double height 3-bay vehicle workshop and retention of welfare cabin building in line with the reasons and recommendations contained in the committee report and subject to the conditions and informatives set out in the report.

**66. Public Speakers**

<b>4.1</b>	252331 - Lea Bridge Gas Works, 78 Perth Road, Leyton, London, E10 7PB	Liz Biggs Solène Fabios Will Temple
<b>4.2</b>	252185 - 562-564 High Road Leytonstone, London, E11 3DH	Mike Bristow Jane Sterland Elspeth Clements Councillor Marie Pye
<b>4.3</b>	252564 - Arch 74 Rosebank Road, Walthamstow, London, E17 8NH	Elizabeth Trafford-Owen (Written statement) Toby Tomkins (Written statement) Aqib Mikail Zahid (Written statement) Alice Young-Lee Councillor Jennifer Whilby (Statement was also on behalf of Councillors Shabana Dhedhi and Gerry Lyons)
<b>4.4</b>	251786 - Yardley Primary School, Hawkwood Crescent, Chingford, London, E4 7PH	David Derham

**The meeting closed at 10.09 pm**

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

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