

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

07 December 2021 at 7.07 pm

PRESENT:

Chair: Councillor Jenny Gray

Vice-Chair: Councillor Sally Littlejohn

Committee Members: Councillors Masood Ahmad, Zia-Ur Rehman and Alan Siggers

Officers in Attendance:

Justin Carr	Assistant Director - Development Management and Building Control
Rebecca Smith	Planning Manager
Eshan Hussain	Planning Officer
Teodora Dimitrova	Planning Officer
Joanna West	Planning and Licensing Lawyer
Christopher Foxton	Democratic Services Officer

266. APOLOGIES FOR ABSENCE AND SUBSTITUTE MEMBERS

Apologies for absence were received from Councillors Marie Pye and Keith Rayner. Councillors Masood Ahmad and Zia-Ur Rehman attended as substitute members.

267. DECLARATIONS OF INTEREST

There were no declarations of interest.

268. 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 reports 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.

269. 203040 - 480-510 LARKSHALL ROAD, CHINGFORD, E4

The item was withdrawn from the agenda.

270. 200820 - 82 - 92 VALLENTIN ROAD, WALTHAMSTOW, LONDON, E17 3JH

RESOLVED:

That planning permission be granted in line with the recommendations, conditions, reasons and informatives as detailed in the committee report for application 200820 for demolition of the existing building (B2 Use Class) and the construction of a part three and part four storey building to accommodate 17 self- contained flats (4 x 1 bed, 11 x 2 bed, 2 x 3 bed) with upper floor balconies. Associated with landscaping, refuse/recycling and cycle parking facilities subject to the conditions and informatives detailed in the committee report and completion of a Legal Agreement with the following Heads of Terms:

Affordable Housing:

- Contribution of £398,430 towards off-site affordable housing provision.
- Viability re-assessment that will require the applicant to provide detailed evidence to determine whether a deferred affordable housing contribution can be provided. The timing of the assessment to be based on the GLA SPG.

Highways:

- S278 works will be required upon completion of the works relating to the development prior to occupation. Works will include but are not limited to:
 - Renewal of the footway along the site's frontage
 - Removal of three existing crossovers
 - Provision of a new crossover and a potential small dropped for bin collection purposes
 - Review of the parking, waiting and loadings restrictions outside the frontage of the site including a traffic management order
 - Renewal of the road markings
- The highways department will need to be contacted for an application form for developer highway works. The application will need to accompany a plan to be submitted for approval and estimate. Works will be carried out by the Council and funded by the developer.
- A S106 contribution of £30,000 is requested towards a CPZ re-consultation in order to extend the restricted hours. The CPZ is currently in place Monday to Friday from 10am to 4pm.

- Car Free Development - With the exception of Blue Badge holders, the development is to be classified as car-free and new residents will not be eligible for parking permits.
- The developer would be required to carry out a condition survey of the carriageway and footways fronting the site prior to the commencement of any works. The condition survey report would need to be submitted to the Council's Highways team for records including a site location plan highlighting the location of the photographs. Any damage to the highways as a result of the construction works would be reinstated by the Council and funded by the developer.

Employment and Training:

Requirement	Quantity	Description
Local Labour	30%	30% To notify the council of all opportunities that are generated from the construction phase of the development.

- Notify the Council of all job vacancies for the construction or fit-out of the Development during the Construction Phase and encourage or procure encouragement of applications from Local Residents through liaison with the Council's Employment, Business and Skills Team (EBS), the boroughs job brokerage service, Steps Into Work and local employment and training providers
- Procure that 30% of all jobs available for the construction or fit-out of the Development during the Construction Phase are offered to Local Residents
- Provide a minimum of 1 Apprentice Post in the construction trade during the Construction Phase of the Development with such posts being first offered to Local Residents
- Procure a minimum of 20% Local Suppliers during the Construction Phase of the Development
- To engage in Council-led community engagement events, which relate to construction, in support of efforts to meet local labour, apprenticeship and work placement targets e.g. Meet the buyer events, Job Fairs and recruitment days.
- Provide the Council with quarterly monitoring reports on performance towards the targets listed above during the Construction Phase and an end of Development report or Procure that its contractor or sub-contractors do so.

- **Default Payments**

- **Local Labour Default**

If the developer is unable to meet Local Labour targets a default payment will be based on the sliding scale indicated below. This is calculated as follows:

As stipulated in SPD				
% of local labour	30%	20%	10%	Less than 10%
Default payment	None.	2.4% of total build cost.	2.7% of total build cost.	3% of total build cost.
				As stipulated in SPD

- **Apprenticeships**

If the developer is unable to meet apprenticeship targets a default payment will be requested for each apprenticeship the developer fails to start and complete. This is calculated as follows:

<p>Minimum Salary of 12 months apprenticeship programme (i.e. at London Living Wage of £10.75 per hour x minimum working hours of 30 hours per week x 52 weeks in a year = £16,770) x Number of unfulfilled apprenticeships based on build specification = Contribution due</p>
--

- **Placements**

In the event that obligations towards placements or paid placements remain unfulfilled, then the developer will pay a default payment of £3,234 per placement, toward employment training and business.

Sustainability – Carbon Offset Fund:

- A financial contribution of £21,594 towards Carbon Offset based on the current proposed emissions.

Air Quality:

- A contribution of £1,700 = £100 per dwelling proposed (towards the cost of delivering the Council's Air Quality Action Plan and the monitoring of air pollution in the borough)

Epping Forest - SAC:

- A contribution of £1,700 = £100 per new dwelling - contribution towards Epping Forest Special Area of Conservation to mitigate impact of the development.

Monitoring and Implementation:

- Payment of 5% of the total amount of contributions towards monitoring, implementation and compliance of the S106 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 of 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 S106 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, if appropriate. In the absence of this S106 Agreement, the proposed development would not be able to deliver the residential development on the site.

271. 211443 - 1-20 SERBIN CLOSE, LEYTON, E10 6JL

RESOLVED:

That planning permission be granted, in line with the recommendations, conditions, reasons and informatives as set out in the committee report for application 211443 for construction of an additional floor above existing two-storey residential block (Nos. 13-20 Serbin Close) to create 3 self-contained flats with roof terraces to the north and south elevations. Installation of a replacement refuse storage enclosure to match existing and provision of cycle storage subject to the conditions and informatives detailed in the committee report and completion of a Legal Agreement with the following Heads of Terms:

Highways:

- A contribution of £3,000 is required towards improving sustainable modes of transport including walking and cycling in the sites vicinity which will directly benefit new residents in this new development.
- Car Free Development - With the exception of Blue Badge holders, the development is to be classified as car-free and new residents will not be eligible for parking permits.

Monitoring and Implementation:

- Payment of 5% of the total amount of contributions towards monitoring, implementation and compliance of the S106 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 of 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 S106 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, if appropriate. In the absence of this S106 Agreement, the proposed development would not be able to deliver the residential development on the site.

**272. 212780 - ADULT TRAINING CENTRE, 23 NORTH BIRKBECK ROAD,
LEYTONSTONE, E11 4JF**

RESOLVED:

That planning permission be granted in line with the recommendations, conditions, reasons and informatives as detailed in the committee report and the update reports for application 212780 for demolition of existing training centre and construction of two-storey building to provide education centre and family resilience centre, with associated car park, soft and hard landscaping, and front boundary fencing subject to the conditions and informatives detailed in the committee report and update report and completion of an Unilateral Undertaking with the following Heads of Terms:

Highways:

- Car free development – restrict business parking permits on site, occupiers of the building will not be eligible for a parking permit for any surrounding CPZ.
- A Condition survey of the carriageway and footways fronting the site prior to the commencement of any works.
- A S106 contribution of £250.00 is requested towards the monitoring of the CLP.
- A S106 contribution of £2000 towards sustainable modes of transport.
- A S278 works are required in relation to highways works associated with the development.
- Travel Plan
- 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 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 UU 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

273. 212478 - KELMSCOTT SCHOOL, 245 MARKHOUSE ROAD, WALTHAMSTOW, E17 8DN

RESOLVED:

That planning permission be granted in line with the recommendations, conditions, reasons and informatives as detailed in the committee report for application 212478 for construction of a two-storey building comprising 10 classrooms, offices and ancillary spaces.

274. 212576 - 27 LANCASTER ROAD, WALTHAMSTOW, LONDON, E17

RESOLVED:

That planning permission be granted in line with the recommendations, conditions, reasons and informatives as detailed in the committee report for application 212576 for construction of a single storey wraparound rear extension at ground floor level.

275. PUBLIC SPEAKERS

3.2	200820 82 - 92 Vallentin Road, Walthamstow, London, E17 3JH	Deborah Bull Mark Brewer Paul Chester John Woods
3.3	203987 211443 1-20 Serbin Close, Leyton, London, E10 6JL	Lisa Meyer Ken Yandall Leyla Yusifova (Statement read by Democratic Services) Vivian Chan
3.4	212780 Adult Training Centre, 23 North Birkbeck Road, Leytonstone, E11 4JF	Rob Miller

The meeting closed at 8.44 pm

Chair's Signature _____

Date _____