

**LONDON BOROUGH OF WALTHAM FOREST**

**PLANNING COMMITTEE**

**Tuesday 8 May 2012, Waltham Forest Assembly Hall**  
(7.30 pm – 11.09 pm)

**PRESENT:**

**Chair** Councillor P. Barnett

**Vice-Chair** Councillor J. Gray

**Councillors** A. Mahmood, E. Northover, E. Phillips, A. Siggers and E. Vincent

**59. APOLOGIES FOR ABSENCE AND SUBSTITUTE MEMBERS**

None received.

**60. DECLARATIONS OF INTEREST**

Councillor Edwin Northover stated that although he was not declaring a personal or prejudicial interest, he wished to point out for reasons of openness that the application site was located within his ward.

**61. DEVELOPMENT MANAGEMENT**

The Committee considered applications for planning permission received by the Head of Development Management and 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 officer recommendations on the planning applications being amended at Committee in the light of debate and other representations made, the task of formalising the wording of conditions and/or reasons for refusal be delegated to the Head of Development Management and Building Control along the broad lines indicated at the meeting. Details of the Applications and the Committee's decisions are set out in these minutes.

**61.1 Walthamstow Greyhound Stadium, 300 Chingford Road, Chingford, London E4**

Subject to the applicant entering into a Legal Agreement with the Council for the purposes set out below, and referral to the Greater

DRAFT minutes – to be submitted to the meeting on 12<sup>th</sup> June 2012 for approval London Authority, planning permission granted for Application 2011/0898, in line with the recommendation, conditions, reasons and informatives set out in the report, for the demolition of curtilage Listed Buildings, south-west spectator stand and part of popular entrance, conversion, alterations and extensions to the main Tote building for leisure use and conversion and alteration to eastern Tote and kennels for community allotment use. New build residential accommodation in buildings between 2 and 8 storeys in height, comprising 294 dwellings (50 houses and 244 flats, including 1, 2, 3, & 4 bedroom units and a mix of private and affordable housing). New buildings for use as a children's nursery, cafe and creche, open space provision (public, private and communal), car, motorcycle and bicycle parking and vehicular access through existing Chingford Road entrance. Associated alterations and landscaping including alterations to public right of way.

### **Section 106 Legal Agreement**

Heads of Terms:

**Affordable Housing:** Provision of 60 units as affordable housing (20% as unit numbers), subject to a viability re-assessment as set out in Section 11 of this report with rents in line with the Borough's Affordable Rent Guidance;

**Leisure:** Contribution of £1,750,000 towards Walthamstow Forest Pool and Track and leisure improvements in the Borough;

**Education:** Contribution of £1,046,170 towards education improvements in the Borough, including refurbishment/upgrade of a primary and/or secondary school within a one-mile radius of the site;

**Health:** Contribution of £354,046 towards healthcare in the Borough;

**Transport for London:** Contribution of £286,000 to Transport for London;

**Community Sports Trust:** Contribution of £250,000 towards Community Sports Trust to help support the ongoing operation of the Stadium Sports Centre;

**Environment Agency:** Contribution of £73,644 towards environmental improvements within the Brook catchment area;

**Controlled Parking Zone:** Contribution of £60,000 towards any Controlled Parking Zone consultation and implementation for the immediate area around Empress Avenue and Rushcroft Road;

**Employment and Training:** Provision for local employment and training initiatives arising out of the construction phases of the development and to use reasonable endeavours to encourage its contractors and sub-contractors to recruit and train employees from

DRAFT minutes – to be submitted to the meeting on 12<sup>th</sup> June 2012 for approval the area of the Council required during the construction of the development;

**Car Club:** The provision of a minimum of two Car Club parking spaces free of charge;

**Travel Plan:** The preparation, implementation and future monitoring of a Travel Plan, to be agreed in writing by the Local Planning Authority prior to the first use of any part of the development or first occupation of any of the residential units hereby permitted;

**Resident Permit Restricted:** With the exception of Blue Badge holders, all residents and users of the development shall be ineligible for Resident Parking Permits in the event of any future implementation of a Controlled Parking Zone in the immediate area around Empress Avenue and Rushcroft Road;

**S278 Agreement:** Contribution of £46,400 towards junction improvements outside the site and towards stadium trails.

**Legal Fees:** Payment of legal fees for the preparation of the legal agreement;

**Monitoring and Implementation:** Payment of 5% of the total amount of s106 contributions to London Borough of Waltham Forest for the monitoring of and compliance with this agreement.

That authority to be given to the Head 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 legal agreement on the terms set out above.

## **61.2 Walthamstow Greyhound Stadium, 300 Chingford Road, Chingford, London E4 - Listed Building Consent Application**

Subject to approval by the Department of Communities and Local Government (DCLG), listed building consent be granted for Application 2011/0907/LB, in line with the recommendation, conditions, reasons and informatives set out in the report for the emolition of curtilage listed buildings, south-west spectator stand and part of popular entrance, conversion, alterations and extensions to the main Tote building for leisure use and conversion and alteration to eastern Tote and kennels for community allotment use. New build residential accommodation in buildings between 2 and 8 storeys in height, comprising 294 dwellings (50 houses and 244 flats, including 1, 2, 3, & 4 bedroom units and a mix of private and affordable housing). New buildings for use as a children's nursery, cafe and creche, open space provision (public, private and communal), car, motorcycle and bicycle parking and vehicular access through existing Chingford Road entrance. Associated alterations and landscaping including alterations to public right of way.

DRAFT minutes – to be submitted to the meeting on 12<sup>th</sup> June 2012 for approval  
**62. SUSPENSION OF COUNCIL PROCEDURE RULES**

The business of the meeting having not been concluded within three hours of the start of the meeting, the Chair called for a decision on whether Members wished to continue.

The Committee decided to continue until the completion of business.

**63. PUBLIC SPEAKERS**

61.1 Application 2011/0898  
Walthamstow Greyhound Stadium,  
300 Chingford Road,  
Chingford, E4

Ms Toni Phipps  
Ms Pamela Fleisch  
Ms Karen Thwaites  
Mr Trevor Calver  
Mr Ricky Holloway  
Mr David Cunningham  
Ms Linda Jones  
Mr John Macklin  
Mr Barry Clegg  
Mr John McCririck  
Mr Chris Page  
Mr Howard Berlin  
Ms Gail Penfold  
Mr Morris Newman  
Councillor Nicholas Buckmaster  
Councillor Bernadette Mill  
Councillor Jemma Hemsted  
Councillor Paul Douglas  
Mr Mike Johnson  
Ms Victoria Whenray  
Mr Gary Ince

Chair.....

Date.....