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

None.

113. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

114. **MINUTES OF THE PREVIOUS MEETING**

The minutes of the previous meeting held on 25 March 2019 and 4 April 2019 were agreed as a correct record and signed by the Chair.

115. **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 update report of the Head of Development Management and 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 Head of Development Management and Building Control.

116. JUNIPER HOUSE, 221 HOE STREET, WALTHAMSTOW, LONDON, E17 9PH (183989)

Having heard the representations of local residents and the applicant, Members expressed concern about the types of trees that were being planted on the site for privacy and screening. They sought clarification that the trees would be replaced in future if they did not provide adequate screening or had died. Members asked for appropriate conditions to be added accordingly.

Resolved:

Subject to Stage 2 Referral to the GLA and to the applicant entering into a Unilateral Undertaking for the purposes set out below, and the conditions, reasons and informatives detailed in the report and update report, planning permission be granted for Application 183989 for demolition of existing office and construction of a part-four and part-sixteen storey building comprising a commercial unit (flexible Use Class B1(a)/A1/A3/A4/D1) at ground level; 91-residential units (Use Class C3) and a two-storey building comprising a nursery (Use Class D1) together with associated landscaping improvements, public realm works, car parking and refuse and cycle storage.

Heads of Terms of the Unilateral Undertaking

Local Labour and Employment
- £251,125 mitigation for the loss of employment
- Local Labour Agreement – 5 construction training placements
- Employment and Training Project Plan (Construction Period) to be provided
- 15 Apprenticeships

Transport & Highways
- Highways Improvement Works
  - Renewal of the site access and surrounding footways on First Avenue.
  - Renewal of the carriageway in First Avenue will also be required between No.29 then up to and including the junctions with Second and Third Avenue, and Orford Road.
  - Public realm that lies next to the site at the junction of Hoe Street with First Avenue is to be upgraded.

- £100,000 towards mitigation measures for servicing and delivery using residential roads on First Avenue
- £50,000 towards the extension of the CPZ days and hours of operation to ensure there is no parking overspill resulting from this development.
- £30,000 towards one year of additional parking enforcement to ensure that nursery pick up and drop off does not become establish using residents bays in First Avenue.
- A financial contribution of £4,000 is requested for monitoring of the Travel Plan.

**Sustainability**
A financial contribution of £49,788 towards a carbon offset fund. The applicant is required to pay 50% of the calculated contribution prior to commencement of development. The remainder of the contribution should become due prior to first occupation of any part of the development, with this final amount based on the findings of a post-construction approved carbon emissions report.

**Air Quality**
A financial contribution of £23,360 towards the implementation of the Council’s Air Quality Action Plan.

**Affordable Housing Provision**
To secure 50% affordable housing by habitable rooms delivering 41 units with a tenure split of 58% affordable housing and 42% intermediate shared ownership.

**Affordable Housing Review:**
An early stage review of the development viability would be required if the applicant could not demonstrate substantial implementation of the scheme within two years of the grant of planning permission.

**Highways**
Car-Free Development: The development would be car-free, with the exception of the provision of eight wheelchair accessible bays. Residents would not be eligible to apply for a resident permit for any CPZ.

**Travel Plan**
Secure, enforce, monitor, review and ensure the funding of the Full Travel Plan. A financial contribution of £4,000 would be secured to monitor the travel plan.

**Epping Forest Special Area of Conservation (SAC) Mitigation**
A financial contribution of £12,500 for enhancements to one or more of Vestry Road playground, Wingfield Park and St Mary’s Churchyard (Walthamstow Village) to mitigate the residential impact of the proposal on the Epping Forest SAC.

**Retention of Architect**
Unless otherwise agreed in writing by the Council, the applicant shall retain the architect during the build phase until completion.

**Legal Fees**
Payment of the Council’s legal fees for the preparation and completion of the Legal Agreement.
Minor Amendments
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 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 12 weeks of the date of the Planning Committee the Head of Development Management and Building Control is hereby authorised to refuse the application. The planning obligation is necessary to make the development acceptable in planning terms. In the absence of the Section 106 agreement the Council would not be able to ensure that:

- The aims of policies seeking the creation of employment opportunities and jobs growth are met;
- Potential air quality impacts of the development are mitigated;
- Measures are in place to improve the public realm and promote sustainable travel options and reduce car use; and
- Design quality is maintained.

117. 185 MORNINGTON ROAD, LEYTONSTONE, E11 3DT (181545)

Application 181545 was deferred for the reasons set out in the update report.

118. CAR PARK, ST. JAMES STREET, WALTHAMSTOW, E17 (190513)

Resolved:

That planning permission be granted, for the reasons detailed in the committee report and update report for application 190513 for Minor Material Amendment to condition 3 of planning permission ref 183259, dated 05/12/2018 to allow amendments to layout.

119. 90 BEULAH ROAD, WALT STOW, LONDON, E17 (190536)

Resolved:

That planning permission be granted, for the reasons detailed in the committee report for application 190536 for alterations to fenestration at ground and first floor front elevation including removal of render at first floor front elevation.

120. PUBLIC SPEAKERS

| 4.1 | 183989 | Juniper House, 221 Hoe Street, Walthamstow, London, E17 9PH | Gemma Aronson  
Adrian Stannard  
Justin Hiscott |

The meeting closed at 8.38 pm