

**LEE VALLEY REGIONAL PARK AUTHORITY**

**REGENERATION & PLANNING COMMITTEE MINUTES  
21 SEPTEMBER 2023**

Members Present:           David Andrews (Chairman)                                 David Gardner  
                                  Chris Kennedy (Vice Chairman)                             Heather Johnson  
                                  Ken Ayling   Graham McAndrew  
                                  John Bevan

Apologies Received From: Calvin Horner, Gordon Nicholson, Paul Osborn, John Wyllie

Officers Present:       Claire Martin                     - Head of Planning  
                              Beryl Foster                    - Deputy Chief Executive  
                              Jon Carney                     - Corporate Director  
                              Julie Smith                    - Head of Legal  
                              Marigold Wilberforce       - Head of Property  
                              Lindsey Johnson             - Committee Services Officer

Part I

190   DECLARATIONS OF INTEREST

Name	Agenda Item No.	Nature of Interest	<i>Prejudicial</i> ✓
<i>Ken Ayling</i>	5	<i>Member for Broxbourne Borough Council</i>	<i>Non- Prejudicial</i>

191   MINUTES OF LAST MEETING

**THAT the Minutes of the Additional Regeneration & Planning Committee meeting held on 20 July 2023 be approved and signed.**

192   PUBLIC SPEAKING

No requests from the public to speak or present petitions had been received for this meeting.

193   WHARF ROAD DRAFT SUPPLEMENTARY PLANNING                                 Paper RP/73/23  
DOCUMENT CONSULTATION BY BROXBOURNE  
BOROUGH COUNCIL

The report was introduced by the Head of Planning who informed Members that the Supplementary Planning Document (SPD) sets out a draft masterplan for the Wharf Road Gypsy and Traveller site (GT1). Due to the draft SPD being issued for public consultation prior to the Authority being consulted, there are a number of misrepresentations regarding our position and landholdings. The letter at Appendix A to Paper RP/73/23 seeks to correct this.

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Members were pleased with the letter and felt it expressed the Authority's willingness to work with Broxbourne Borough Council and enter into possible land swap negotiations at Wharf Road.

- (1) the comments set out in Appendix A to Paper RP/73/23 as the Authority's formal response to the consultation by Broxbourne Borough Council on the draft Wharf Road Supplementary Planning Document was approved.**

194 PLANNING CONSULTATION BY EPPING FOREST DISTRICT COUNCIL. Paper RP/74/23  
APPLICATION FOR THE REDEVELOPMENT OF THE SITE TO PROVIDE CLASS B2, B8, E, G (III) AND F1 FLOORSPACE, PARKING IMPROVED ACCESS AND ASSOCIATED LANDSCAPING.  
AT NAZEING GLASSWORKS, 1 NAZEING NEW ROAD, NAZEING, EN10 6SU.

The Head of Planning introduced the report, informing Members that this site has been a long standing employment site which is being redeveloped for a mix of flexible employment uses. In principal this application is acceptable to the Authority as it is compliant with Epping Forest District Council's (EFDC) Local Plan policies. It is also acceptable on visual amenity grounds as there is good screening, natural building materials (timber cladding) in muted tones and only a slight increase in height. What is not considered acceptable is an encroachment onto the Green Belt by unit 7a and incomplete ecological surveys. It is therefore suggested that a holding objection be made until these surveys have been completed. It should also be noted that the case officer at EFDC is waiting for further information on flooding and drainage.

A Member expressed concern that there was no amenity space for employees on the site and that this might impact upon the Park with higher footfall and questioned whether it would be appropriate to ask for a financial contribution. The Head of Planning responded stating that she was unsure how many employees would be on site, and due to the flexible nature of the site many of the units might only be used for storage.

A Member expressed concern over the use of timber cladding as depending on the wood, it often weathers badly after 6 months.

A Member queried how accessible the transport was for the site. The Head of Planning responded stating that there is a bus stop opposite the site, the road does have pavements and Highways haven't objected. She also informed Members that the applicant has proposed a separate access route to the south for pedestrians and cyclists.

A Member asked about the screening of the site from the caravan site. The Head of Planning responded stating that there will be an area of 3m and 5m width along two boundaries for landscape planting including native hedge and tree planting and further hedging within the site.

A Member commented that the electric vehicle charging points should be rapid charge. The Head of Planning responded stating that she would look at EFDC Local Plan to see what their policy is on this.

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The Vice Chairman suggested changing the wording for 1 (c) to 'should be configured', rather than 'can be'.

The Chairman asked regarding SUDs and the impact this might have upon the lake if it is miscalculated. The Head of Planning responded stating that EFDC have requested more information from the applicant on this.

- (1) that Epping Forest District Council be informed that whilst the Authority accepts the principle of the proposed redevelopment of the Nazeing Glassworks site for employment uses it places a holding objection on the current application in order that:**
  - (a) further ecological surveys and reports including an Ecological Impact Assessment, can be undertaken as recommended by the Preliminary Ecological Assessment to enable the impacts of the proposed development on the ecology of the site, the surrounding Regional Park and onsite woodland to be fully considered prior to determination of the application;**
  - (b) a Biodiversity Net Gain assessment can be completed and the landscape scheme revised accordingly;**
  - (c) the location of Unit 7a should be reconfigured so that the built footprint is set back from the woodland and area designated as Green Belt to protect its ecological and landscape value;**
  - (d) the Authority would wish to be consulted on the outcome of the additional survey work and Biodiversity Net Gain report, the mitigation measures that follow and a revised layout of the southern part of the site;**
- (2) that should the Council be minded to grant consent for the proposed development then the Authority would wish to see the following conditions attached requiring:**
  - (a) the submission of a revised landscape plan informed by a Biodiversity Net Gain assessment;**
  - (b) the submission of a Landscape and Ecological Management Plan (LEMP) prior to the commencement of the development to ensure the on-going management and maintenance of the boundary planting and existing vegetation and its function as a landscape buffer and wildlife corridor;**
  - (c) the production of an Environmental Construction Management Plan;**
  - (d) a lighting strategy for biodiversity, both for the construction period and once the site is occupied to take account of protected species such as bats and the adjoining areas of the Regional Park and the habitats these contain;**
  - (e) a detailed scheme for the proposed pedestrian/cycle route into the site from the south, taking into account the ecology of the woodland; and**

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- (3) the Council should consult the Authority on the above conditions in due course was approved.

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Chairman

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Date

The meeting started at 12pm and ended at 12.42pm.