

LEE VALLEY REGIONAL PARK AUTHORITY

REGENERATION & PLANNING COMMITTEE MINUTES 19 OCTOBER 2023

Members Present: David Andrews (Chairman) Calvin Horner
 Chris Kennedy (Vice Chairman) Graham McAndrew
 John Bevan Gordon Nicholson
 David Gardner Paul Osborn
 David Holliday (Deputy for Ken Ayling) John Wylie

Apologies Received From: Ken Ayling, Heather Johnson

In Attendance: Susan Barker

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

Part I

195 DECLARATIONS OF INTEREST

There were no declarations of interest.

196 MINUTES OF LAST MEETING

THAT the Minutes of the Regeneration & Planning Committee meeting held on 21 September 2023 be approved and signed.

197 PUBLIC SPEAKING

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

198 PLANNING CONSULTATION BY EPPING FOREST Paper RP/75/23 DISTRICT COUNCIL

OUTLINE PLANNING APPLICATION FOR THE DEMOLITION OF THE EXISTING BUNGALOWS AND THE CONSTRUCTION OF A CARE HOME CONSISTING OF A TWO STOREY BUILDING WITH A TOTAL OF 56 BEDROOMS, WITH ASSOCIATED LANDSCAPING AND A TOTAL OF 12 SINGLE STOREY BUNGALOWS ALONG THE SOUTHERN BOUNDARY OF THE SITE.

AT 83 OLD NAZEING ROAD, NAZEING, EN10 6RN –
REF: EPF/1189/23

The Head of Planning introduced the report informing Members that the gardens for this site sit in the Green Belt and it is located in the northern part of the River Lee Country Park.

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Whilst private land, it does provide an important part for both the landscape and ecology of the River Lee Country Park.

Members commented on whether the applicant might be trying to get this application through planning prior to new legislation coming into effect in January for Biodiversity Net Gain.

A Member expressed concerns that no amenity space had been provided and wondered whether there might be an opportunity to request S106 money. He further cautioned that this application is only outline and therefore the layout of the site might change and that a suitable landscape buffer and ecological surveys should be completed before a decision is made.

The Chairman suggested that the fact that the application site is in the Green Belt should be mentioned in the recommendation.

A Member commented that there is a legal requirement for care homes to have 1 parking space per 3 beds, this is to accommodate both staff and residents. This application will not have sufficient parking spaces.

- (1) that Epping Forest District Council be informed that the Authority objects to the outline application for the demolition of existing bungalows and the construction of a two storey care home and 12 single storey bungalows at 83 Old Nazeing Road, the majority of which would sit within the Green Belt, on the grounds that:**
- (a) the proposal is contrary to Park Development Framework Area Proposals as they relate to Area 6.A.4 The River Lee Country Park;**
 - (b) the proposed development would impact negatively on the landscape character and ecology of the River Lee Country Park;**
 - (c) protected species surveys have not been provided and as such there is insufficient information on which to assess the proposed development for biodiversity impacts, which should be a material consideration in this case; and**
 - (d) a Biodiversity Net Gain assessment is required to demonstrate biodiversity net gain can be achieved on site was approved.**

Chairman

Date

The meeting started at 12.05pm and ended at 12.16pm.