

LEE VALLEY REGIONAL PARK AUTHORITY

REGENERATION & PLANNING COMMITTEE MINUTES 24 FEBRUARY 2022

Members in remote presence:	David Andrews (Chairman) Chris Kennedy (Vice Chairman) John Bevan David Gardner	Calvin Horner Denise Jones Gordon Nicholson John Wyllie
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Apologies Received From: Graham McAndrew, Paul Osborn, Mary Sartin

Officers in remote presence:	Claire Martin Beryl Foster Jon Carney Sandra Bertschin Lindsey Johnson	- Head of Planning - Deputy Chief Executive - Corporate Director - Committee & Members' Services Manager - Committee Services Officer
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Part I

148 DECLARATIONS OF INTEREST

There were no declarations of interest.

149 MINUTES OF LAST MEETING

THAT the Minutes of the Regeneration & Planning Committee meeting held on 21 January 2022 be approved and signed.

150 PUBLIC SPEAKING

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

151 PLANNING CONSULTATION BY EPPING FOREST DISTRICT COUNCIL

Paper RP/59/22

Barnfield Riding Stables, Sewardstone Road, Waltham Abbey, E4 7RH.

Outline application (with all matters reserved except for means of access to, but not within, the site), for proposed mixed use development comprising residential (up to 106 dwellings) with community building (use class E(f), F1 or F2), open space and play area together with relocation of livery.

The Head of Planning introduced the report informing Members that there were three parts to this planning application. The first part is residential where there is a discrepancy over whether the application is for 117 or 106 units. The Housing element is acceptable due to it being classed as infill with existing housing developments either side and on previously developed land. The second part is the community centre and open play space. Whilst we

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welcome the open space the community centre is problematic due to its location on an open part of the site and next to the entrance to the Park. The third part is the relocation of the equestrian centre, which although acceptable in terms of the Park remit and Green Belt policies, provided it retains openness, is also of concern because its location is pushed up against the boundary with the Park. An improved layout would lie with the community centre incorporated within the residential component and the equestrian centre positioned where the community centre is proposed to go, this would also reduce the new roadway from Godwin Close. A Member commented that access for the equestrian centre and community centre should go through the main site, thereby removing the need for access via Godwin Close.

The Chairman expressed concerns over HGV movements on the new roadway and the importance in preserving the entrance to the Park and the integrity of hedgerow boundaries. The Head of Planning responded stating that half the hedgerow belongs to us and the applicant had not proposed any changes to the existing boundaries.

Members expressed extreme concern over this development, and felt that an objection would be justified for a number of reasons including:

- It doesn't meet government criteria for Green Belt developments.
- The number of parking spaces for both the community centre and the individual households, as new developments should encourage the use of public transport.
- The lack of connectivity and its distance from the train station and neighbouring towns.
- Concerns over the density of the development.

The Head of Planning informed Members that the applicants are arguing for an exceptional case for development of the Green Belt by providing 40% affordable houses, as Epping Forest District Council do not have a sufficient supply of affordable houses, they also argue that they are infilling between existing developments and the land is previously developed. She further informed Members that this development is very similar to one which was considered to the North of this site, which was refused on appeal for being in the wrong location for facilities.

- (1) that Epping Forest District Council be informed that the Authority objects to the outline application for redevelopment of Barnfield Riding Stables; and**
- (2) delegation be given to the Head of Planning in consultation with the Chairman and Vice Chairman of this Committee to formalise the wording of the objection, taking into account the comments made by Members at this meeting was approved.**

Chairman

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24 FEBRUARY 2022**

Date

The meeting started at 12.45pm and ended at 1.30pm