

REGENERATION & PLANNING COMMITTEE MINUTES 19 JANUARY 2023

The report was introduced by the Head of Planning, reminding Members that this Committee objected to the previous application due to the scale and design of certain elements located close the Park's boundary. Key points were noted as follows: just before Christmas the applicant submitted amended plans which addressed the Authority's concerns and therefore left us able to withdraw our objection. However, since the writing of this report, the applicant submitted more amended plans with the landmark building having increased to 10 storeys. We will now need to reconsider the recommendations made in this report.

Members were agreed that we would need to object to 10 storeys, especially as the Development Plan states a maximum of 8 storeys. In addition, this would still result in a negative impact on the visual and recreational amenity of visitors to the River Lee Country Park.

A Member noted that the feature balconies had not been removed from the application, despite our raising concerns in the previous objection and suggested that this be added again to our new objection. The Head of Planning stated that whilst the balconies have not been removed the applicant has agreed to have a Lighting Strategy conditioned to any approval.

Members were informed that this application was originally going to the 24 January Planning Committee at Broxbourne Borough Council, it was now likely to go to the 7 March. The Chairman asked that himself and the Vice Chairman be updated on this so that one of them could attend the meeting.

- (1) that Broxbourne Borough Council be informed that the Authority objects to the proposed residential led mixed use redevelopment of Parcels 12 and 13, on land at Delamare Road, following the re-submission of amended plans, on the grounds that:**
 - a) the increase in height of the landmark building within Block 8 to 10 storeys is unacceptable;**
 - b) further consideration needs to be given to the design of buildings within Block 8, in particular the bolt on balconies which face onto the Regional Park boundary, to reassure the Authority that disturbance from light pollution will not adversely impact upon the ecology of the Park, the biodiversity buffer, or the green biodiverse roofs proposed as part of the development;**

- (2) should the Council be minded to grant permission, the Authority would want to see the following conditions attached requiring:**
 - a) a detailed Landscape Strategy including a scheme of native buffer tree planting alongside the eastern edge of the application site so as to establish and maintain a suitable all season landscape screen and wildlife corridor close to the Regional Park;**
 - b) provision of a site wide lighting strategy designed in accordance with the 'Institute of Lighting Professionals (2018), Bats, and Artificial Lighting in the UK Guidance Note 08/18';**
 - c) a Construction Environment Management Plan (CEMP) to ensure**

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the protection of habitats and species both on-site and off-site within the adjoining River Lee Country Park area during the construction phase;

- d) an Ecological Mitigation and Enhancement Strategy to include the long-term monitoring of the habitats and species present both on and adjacent to the site, and to ensure Biodiversity Net Gain requirements are being met;
- e) the allocation of Section 106 monies to the River Lee Country Park proportionate to the uplift in residential units for Parcels 12 and 13, in order fund further visitor infrastructure improvements, and habitat enhancements to mitigate for the increased recreational impacts; and

- (3) that Broxbourne Borough Council be informed that the Authority would wish to be consulted on the above matters in due course.

- 171 PLANNING CONSULTATION BY EPPING FOREST DISTRICT COUNCIL. OUTLINE APPLICATIONS FOR THE REDEVELOPMENT OF THE SITE TO PROVIDE UP TO 52 LATER LIVING APARTMENTS (EXTRA CARE HOUSING) (USE CLASS C2) INCORPORATING A CONVENIENCE SHOP AND CAFÉ (USE CLASS E); 13 RETIREMENT COTTAGES (EXTRA CARE HOUSING) (USE CLASS C2); 10 SELF BUILD & CUSTOM BUILD HOUSES (USE CLASS C3); 4 STARTER HOMES (USE CLASS C3) AT 80%* OF OPEN MARKET VALUE; 1 MARKET DWELLING (USE CLASS C3); ASSOCIATED MINI-ROUNDAABOUT ACCESS, OPEN SPACE, BOWLING GREEN, CHILDREN'S PLAY AREA AND IMPROVED LOCAL BUS SERVICE; ALL MATTERS RESERVED EXCEPT ACCESS. REF: EPF/2601/22 AND EPF/2602/22. Paper RP/67/23
- *Note the Second Application EPF/2602/22 Differs from EPF/2601/22, in that the 4 Proposed Starter Homes Include a Larger Discount (70%) of Open Market Value*
- LAND TO THE SOUTH & EAST OF THE FORMER CHIMES GARDEN CENTRE & REAR OF 95 OLD NAZEING ROAD, NAZEING, WALTHAM ABBEY, EN10 6RJ

Appendix D to Paper RP/67/23 was laid around the table.

The report was introduced by the Head of Planning, informing Members that previous applications on the former Chimes Nursery site have set a precedent for development on the Green Belt. This planning application will have an impact both on the Green Belt and the Park, especially with its proximity to our fishing lakes, Snakey Lane and River Lee Navigation. The application is very close to our boundary, so we would require a substantial set back of at least 10m. The applicant also wishes to create an access link from north to south through the site, however Snakey Lane is not open to the public and we would not want members of the public walking around the fishing lake, so it is unclear how they would achieve this. There is also no evidence that the applicant has done any work on biodiversity net gain or protected species. A Member commented that without the ecology surveys, a planning application should not have been submitted.

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A Member queried who owned land to the south of the development. The Corporate Director responded stating that it was in private ownership, we only own the fishing lakes. The land was once available for sale but we did not pursue it due to it not being required for improved access into the Park.

Members were informed that the Park Development Framework saw this area as part of the River Lee Country Park, despite there being no visitor infrastructure, our ambition is to improve the area with access routes, whilst preserving ecology.

A Member commented that developers should be required to replace any land taken from the Green Belt.

A Member asked how much of the site is Brownfield. The Head of Planning replied stating that the extent of previously developed land is unclear and will be a matter for the planning authority to confirm, however the poultry farm and land fill site would fall within this category.

A Member asked how assured we can be that the water table won't be contaminated by development. The Head of Planning stated that the previous application at the former Chimes Nursery was also a former landfill site, so lots of surveys had been completed and the planning authority is very strict about this.

- (1) Members agreed that the Authority's response to this planning application should be delegated to the Chairman and Vice Chairman, in consultation with the Head of Planning was approved.**

Chairman

Date

The meeting started at 11.50am and ended at 12.35pm.