

REGENERATION & PLANNING COMMITTEE MINUTES 23 SEPTEMBER 2021

informed Members that this new proposal would help the Authority meet its Biodiversity Action Plan targets with the wildlife refuge.

The Chairman commented that he was pleased to see that the suggestions from this Committee had contributed to a better scheme being put forward.

The Chairman expressed concerns over the potential pollution from the boatyard and asked if the applicant had proposed any mitigation measures. The Head of Planning responded stating that she did go back to the applicant on this point, but they were unwilling to move the boatyard. Members agreed it would be beneficial to add a condition to our recommendations regarding the operation of the boatyard and mitigating measures to minimise pollution to the water.

Members discussed concerns over people using the marina as a permanent residence. The Head of Planning informed Members that the current owners had been clamping down on this misuse of the marina. The Chairman suggested that the Head of Planning discuss this issue with Epping Forest District Council planning officers and how they would manage this.

The Chairman asked if we had seen what comments the Canal & River Trust had made. The Head of Planning responded stating that their concerns centred around the widening of the access road.

- (1) that Epping Forest District Council be informed that the Authority withdraws its 'holding' objection to the proposed revised application to extend the marina at Roydon Marina Village now that the ecological surveys have been provided;**
- (2) that following consideration of the additional information the Council also be informed that the Authority does not now object in principle, providing the following conditions are attached to any grant of consent requiring:**
 - (a) implementation of the Ecological Mitigation and Enhancement Scheme July 2021 (ref 150511-ED-12b) and roadside planting scheme as detailed in the application;**
 - (b) the retention of the remaining lake area as open water habitat free of moorings to protect the areas of ecological enhancement;**
 - (c) the production of a Construction Environmental Management Plan (CEMP) to ensure best practice construction measures and avoid harm to sensitive habitats and species, including pollution incidents and noise disturbance, along with ongoing environmental pollution controls to protect the sensitive water habitats;**
 - (d) 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 Ecological Mitigation and Enhancement Scheme July 2021, in particular the new areas of reedbed, the wildflower meadow and planting belt alongside the access road/towpath;**

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- (e) 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 use of the water by wintering and breeding birds;
 - (f) an invasive non-native species protocol detailing the management strategy for the Himalayan Balsam on site and biosecurity measures to avoid introducing non-native species into the area;
 - (g) Section 106 Contributions to off-site works at the adjacent Glen Faba waterbody in accordance with details set out in paragraph 18 as mitigation for the loss of open water at Roydon Lake and to help enhance a viable refuge for wildlife; and
- (3) that Epping Forest District Council be informed that the Authority wish to be consulted on the above

Chairman

Date

The meeting started at 11am and ended at 12pm.