

LEE VALLEY REGIONAL PARK AUTHORITY

**REGENERATION & PLANNING COMMITTEE MINUTES
18 OCTOBER 2018**

Members Present: David Andrews (Chairman) Heather Johnson
Chris Kennedy (Vice Chairman) Valerie Metcalfe
John Bevan Gordon Nicholson
Christine Hamilton

Apologies Received From: Denise Jones, Paul Osborn, Mary Sartin, Syd Stavrou

In Attendance: Mike Garnett

Officers Present: Shaun Dawson - Chief Executive
Stephen Wilkinson - Head of Planning & Strategic Partnerships
Beryl Foster - Assistant Director of Legal & Property
Lindsey Johnson - Committee Services Officer

Also Present: 1 Member of the Public

Part I

43 DECLARATIONS OF INTEREST

There were no declarations of interest.

44 MINUTES OF LAST MEETING

THAT the Minutes of the Regeneration & Planning Committee meeting held on 21 June 2018 be approved and signed.

45 PUBLIC SPEAKING

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

46 PLANNING CONSULTATION FROM EPPING FOREST DISTRICT Paper RP/21/18
COUNCIL ON AN APPLICATION FOR THE SUB DIVISION AND
USE OF AN EXISTING BUILDING FOR INDUSTRIAL PURPOSES
AND USE OF FORMER GLASSHOUSE FOR CAR STORAGE,
HANNAH NURSERY, SEWARDSTONE ROAD, E4

The Head of Planning & Strategic Partnerships introduced the report where it was explained that it was hoped that by allowing temporary planning permission it would give the owner time to overcome their difficulties and look for alternative premises.

Members agreed that any additional recommendation should be added that no car breaking should take place and that car storage should be confined to the glasshouse.

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- (1) in the event that planning permission is granted planning conditions requiring details of proposed improvements to existing boundary treatment and restricting the permission to a temporary period of 5 years be included on any final decision notice; and**
- (2) a condition to planning permission should be that no car breaking is to take place on site and car storage should be confined to only the glasshouse was approved.**

47 PLANNING CONSULTATION BY EPPING FOREST DISTRICT COUNCIL.

Paper RP/22/18

Former Haulage Yard, Sewardstone Road, Waltham Abbey, Essex.

Outline application with all matters except access reserved for demolition of all existing structures except the farmhouse and erection of up to 40 dwellings (50% affordable) with ancillary parking, access and gardens, along with the erection of a community building.

The Head of Planning & Strategic Partnerships introduced the report.

Members asked that officers try to secure the highest amount of money possible for improvements to the Park.

- (1) that Epping Forest District Council be informed that whilst the Authority does not object to this application, up to date ecological surveys are required in advance of further consideration by the local planning authority.**
- (2) the Council should consult with the Authority on the revised ecological surveys.**
- (3) in the event that the surveys are adequately planned and do not identify any adverse impacts which cannot be mitigated then conditions should be included in any decision granted to address the following:**
 - (a) a detailed landscaping plan for the proposed open space and boundaries of the 'developed' areas;**
 - (b) that details of proposed lighting for the cycle/pedestrian route on the southern boundary;**
 - (c) directional signage to the Regional Park is included in the new junction design; and**
- (4) if the Council are minded to approve the planning application, planning obligations are required of £75,000 for improvements to nearby parts of the Park to account for the additional usage which would occur from the additional residents living at this site. An indicative list of measures is included at Appendix B to Paper RP/22/18 was approved.**

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Chairman

Date

The meeting started at 1.10pm and ended at 1.20pm.