



**LEE VALLEY REGIONAL PARK AUTHORITY**

**REGENERATION AND PLANNING  
COMMITTEE**

**18 OCTOBER 2018 AT 12:30**

**Agenda Item No:**

**5**

**Report No:**

**RP/21/18**

**PLANNING CONSULTATION FROM EPPING FOREST  
DISTRICT 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**

Presented by the Head of Planning and Strategic Partnerships

**SUMMARY**

The application is for the sub division of a former packing shed into industrial units and use of a former glasshouse for car storage. This form of development is increasingly common on small isolated former glasshouse sites. Whilst it is recommended that no objection is made to the current scheme in the event of permission being granted, planning conditions requiring suitable boundary treatment and a temporary 'life' restricting the permission to 5 years should be included in the decision letter.

**RECOMMENDATIONS**

Members Approve: (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 letter.

**SITE AND APPLICATION DESCRIPTION**

1 The application site lies on the west side of Sewardstone Road which runs south from Waltham Abbey to lower Chingford. The whole area is fragmented with piecemeal and sporadic development and includes a variety of land uses. The application site forms part of Hannah Nursery, which was once a nursery business serving two major supermarket chains with fresh produce. During the last 3 years following the loss of custom the site owner has had to diversify resulting in the use of land and former nursery buildings for industrial purposes. One building constructed as a packing shed in 2012 was required to be

removed by planning condition in 2015 but has remained standing and used for industrial purposes. This application is part retrospective in seeking to regularise the situation with this building.

- 2 The site lies on the southern edge of Sewardstone Marshes which forms an important wedge of open land within the Regional Park. Despite this the site's boundary treatment comprises corrugate steel sheeting.
- 3 Despite its history of development the application site is designated as green belt and forms part of the Regional Park. The National Planning Policy Framework identifies that 'glasshouse use' as 'not inappropriate' in the Green Belt. The adopted Park Plan identifies the site as a Landscape Enhancement Area and the draft Landscape strategy identifies this site as being included in the belt of landscape within the Gunpowder Park area. The adopted proposals identify that there should be screening of potentially damaging industrial uses in this area.

### **PLANNING PROPOSALS**

- 4 The application is required to regularise the various uses which have developed on this site. These include the sub division of the former packing shed for industrial uses including manufacturing of double glazing units, and repair and servicing of vehicles. Works to re configure the existing layout to remove outdoor parking and the proposed use of the former glasshouse for car storage are included. Landscaping is proposed to the west of the existing glasshouse.

### **PLANNING APPRAISAL**

- 5 The applicant has justified the proposals on the grounds of his client's financial difficulties. This is not normally a planning consideration. However the site does exhibit signs of decay and whilst it is difficult to piece together a complete planning history there have been industrial uses which don't comply with Green Belt and Regional Park policy for many years.
- 6 It is considered that the proposed uses if allowed to continue indefinitely will blight the area and in consideration of the site's location in the Green Belt and Regional Park it is considered that a temporary 5 permission should be granted to allow the uses to operate but to be relocated at some point in the medium term.
- 7 The proposed landscaping should be restricted by planning condition to ensure that the site's boundary treatment is replaced by a scheme which is more acceptable to its location within the Regional Park. It is unclear of the intention of the current scheme which has a more internal focus. Revised boundary treatment to include landscaping elements are preferred and would be in line with the Authority's adopted proposals.

### **ENVIRONMENTAL IMPLICATIONS**

- 8 Environmental implications are addressed in the body of this report.

### **FINANCIAL IMPLICATIONS**

- 9 There are no financial implications arising directly from the recommendations in

this report.

### **LEGAL IMPLICATIONS**

- 10 Planning applications referred to this Authority are submitted under the consultative arrangements of Section 14 (4-7) of the Lee Valley Regional Park Act 1966. The Act requires a local planning authority to consult with the Authority on any planning application for development, whether within the designated area of the Park or not, which might affect any part of the Park.
- 11 The Park Act enables the Authority to make representations to the local planning authority which they shall take into account when determining the planning application.

### **RISK MANAGEMENT IMPLICATIONS**

- 12 There are no risk management implications arising directly from the recommendations in this report.

### **EQUALITY IMPLICATIONS**

- 13 There are no equality implications arising directly from the recommendations in this report.

---

Author: Stephen Wilkinson, 01992 709 828, [swilkinson@leevalleypark.org.uk](mailto:swilkinson@leevalleypark.org.uk)

### **BACKGROUND REPORTS**

Application Papers 18.091

September 2018

### **APPENDICES ATTACHED**

Appendix A            Site Plan



DEMOLITION OF EXISTING SCAFFOLDING UNIT, REMOVAL OF EXISTING FENCING AND PORTACABINS, USE OF EXISTING BUILDING FOR CLASS B2 INDUSTRIAL USE AND ADJOINING GLASSHOUSE FOR ANCILLARY CAR STORAGE; AND RELATED PARKING & LANDSCAPING.

Application Site

1:1250 @ A4  
05.10.18

Produced by: Corporate GIS (SA)  
© Crown Copyright and Database rights 2018. Ordnance Survey 100019982  
T:\User Specific Files\Departmental Maps\Planning\18.091\Demolition of Existing Unit (SA) 051018 -PT

