

To: David Andrews (Chairman) Valerie Metcalfe
Chris Kennedy (Vice Chairman) Gordon Nicholson
John Bevan Paul Osborn
Christine Hamilton Mary Sartin
Denise Jones Syd Stavrou
Heather Johnson

A meeting of the **REGENERATION AND PLANNING COMMITTEE** (Quorum – 3)
will be held at Myddelton House on:

THURSDAY, 18 OCTOBER 2018 AT 12.30PM

at which the following business will be transacted:

AGENDA

Part I

- 1 To receive apologies for absence.
- 2 **DECLARATION OF INTERESTS**

Members are asked to consider whether or not they have disclosable pecuniary, other pecuniary or non-pecuniary interests in any item on this Agenda. Other pecuniary and non-pecuniary interests are a matter of judgement for each Member. (Declarations may also be made during the meeting if necessary.)

- 3 **MINUTES OF LAST MEETING**

To approve the Minutes of the Meeting held on 21 June 2018 (copy herewith).

- 4 **PUBLIC SPEAKING**

To receive any representations from members of the public or representative of an organisation on an issue which is on the agenda of the meeting. Subject to the Chairman's discretion a total of 20 minutes will be allowed for public speaking and the presentation of petitions at each meeting.

- 5 **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** Paper RP/21/18

Presented by Head of Planning & Strategic Partnerships

- 6 **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.

Presented by Head of Planning & Strategic Partnerships

- 7 Such other business as in the opinion of the Chairman of the meeting is of sufficient urgency by reason of special circumstances to warrant consideration.
- 8 Consider passing a resolution based on the principles of Section 100A(4) of the Local Government Act 1972, excluding the public and press from the meeting for the items of business listed on Part II of the Agenda, on the grounds that they involve the likely disclosure of exempt information as defined in those sections of Part I of Schedule 12A of the Act specified beneath each item.

**AGENDA
Part II
(Exempt Items)**

- 9 Such other business as in the opinion of the Chairman of the meeting is of sufficient urgency by reason of special circumstances to warrant consideration.

10 October 2018

Shaun Dawson
Chief Executive

LEE VALLEY REGIONAL PARK AUTHORITY

**REGENERATION & PLANNING COMMITTEE MINUTES
21 JUNE 2018**

Members Present: David Andrews (Chairman) Paul Osborn
Chris Kennedy (Vice Chairman) Mary Sartin
Christine Hamilton Ricki Gadsby (Deputy for Syd Stavrou)
Gordon Nicholson Liz Webster (Deputy for Valerie Metcalfe)
Heather Johnson

Apologies Received From: Denise Jones, Valerie Metcalfe, Syd Stavrou

In Attendance: Derrick Ashley, John Bevan, Frances Button

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

Part I

Also Present: 1 Member of the public

39 DECLARATIONS OF INTEREST

Name	Agenda Item No.	Nature of Interest	Prejudicial
Gordon Nicholson	5	Member of Broxbourne Borough Council and Trustee for Herts Young Mariners	Non-Pecuniary
Derrick Ashley	5	Executive Member for Growth, Infrastructure, Planning & the Economy at Herts County Council	Non-Pecuniary

40 MINUTES OF LAST MEETING

THAT the Minutes of the Regeneration & Planning Committee meeting held on 22 March 2018 be approved and signed.

41 PUBLIC SPEAKING

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

42 PLANNING CONSULTATION BY THE BOROUGH OF BROXBOURNE ON AN OUTLINE APPLICATION INVOLVING THE REDEVELOPMENT OF A SITE FOR UP TO 1,853 APARTMENTS, 19,051sm OF COMMERCIAL SPACE WITH ASSOCIATED LEISURE USES AND A

Paper RP/20/18

REGENERATION & PLANNING COMMITTEE MINUTES 21 JUNE 2018

TWO FORM ENTRY PRIMARY SCHOOL AND THE CREATION OF A NEW PLAZA ON WINDMILL LANE

The report was introduced by the Head of Planning & Strategic Partnerships informing Members that he had three main areas of concern:

- (i) Environmental surveys are incomplete and do not identify the Lee Valley Special Protection Area and their general assumptions and conclusions on the impact of wildlife are incorrect. They have also not addressed the potential impact on wildlife within the Park caused by the increase of dog walkers in the area. Their receptors on locations do not reflect a prevailing wind which will affect the Park to adequately measure the impacts of construction.
- (ii) There is still a lot of uncertainty surrounding Cross Rail 2. If the crossing at Windmill Lane is lost, then a new access point will need to be created for access to the Herts Young Mariners Base, Lee Valley Youth Hostel and our Pindar Road car park. We are concerned about where this may go and of the impact this will have on the Park. The scheme does not account for this and potentially closes down options.
- (iii) As part of planning mitigation additional footpaths were considered, however this area of the Park already has many paths so a scheme for investment of £950k was suggested to the developer to improve them, we have yet to hear back.

Members considered the visual impact this scheme might have on the Park. The Chairman suggested looking to the future and creating a second screen of trees 10m back from the current tree line.

The Vice Chairman of the Authority suggested this might be an opportunity for the Park to design an algorithm which would quantify how much additional money would be required to maintain the upkeep of the Park when large residential developments take place nearby, and suggested perhaps getting a consultant involved who could help with this. He also suggested that we might like to approach Broxbourne Borough Council regarding this to see if we would have their support. A Member suggested that this issue could be highlighted at the Six Authorities Liaison Group meeting. The Head of Planning & Strategic Partnerships stated that an algorithm may be difficult for the whole of the Park due to its structure. The Chief Executive stated that a report would be brought to the Executive Committee to look at this.

The Chairman requested that the presentation be emailed to Members and a copy printed on A3 and laminated be made available at future meetings.

- (1) **the Authority places a 'holding' objection to the application on the following grounds:**
 - (a) **prematurity in that the scheme does not clearly identify 'safeguarding' land required for a new route for Windmill Lane in the event of the Cross Rail 2 scheme progressing. This is required as negotiations progress on this scheme;**
 - (b) **insufficient and inaccurate ecological and environmental survey information covering the adjacent Site of Special Scientific Interest**

**REGENERATION & PLANNING COMMITTEE MINUTES
21 JUNE 2018**

which forms part of the Lee Valley Special Protection Area. This means that adequate mitigation required by legislation to offset adverse impacts cannot be accurately secured; and

- (c) no planning obligations included which are required to adequately mitigate for the large numbers of visitors to the Regional Park from this new development was approved.

INFORMATIVE: Officers welcome discussing further these matters with both the applicant and local planning authority and that on securing a satisfactory outcome a further report will be presented to the Committee.

Chairman

Date

The meeting started at 12pm and ended at 12.30pm.



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.

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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

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 <p>LEE VALLEY REGIONAL PARK AUTHORITY</p> <p>REGENERATION AND PLANNING COMMITTEE</p> <p>18 OCTOBER 2018 AT 12:30</p>	<p><u>Agenda Item No:</u></p> <p>6</p> <p><u>Report No:</u></p> <p>RP/22/18</p>
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PLANNING CONSULTATION BY EPPING FOREST DISTRICT COUNCIL

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.

Presented by the Head of Planning and Strategic Partnerships

SUMMARY

The application site comprises 3.6ha and lies south of Gunpowder Park, accessed from Sewardstone Road. The whole site is within the Regional Park and is designated as Green Belt. The southern half is largely developed comprising commercial properties and two residential properties whereas in contrast the land to the north comprises open pasture land and a former orchard. This application seeks outline permission to redevelop the southern part of the site with up to 40 residential dwellings with parking but with landscape enhancement proposals including play for the northern part of the site.

Given that the proposals will broadly cover the developed part of the site it is considered that the principle of this form of development is acceptable. However the application does not include up to date and adequate ecological surveys and these are required before the impacts of the development can be assessed. Assuming that these either identify no adverse impact and/or sufficient mitigation has been included in a revised application in the event of planning permission being granted then conditions are suggested for inclusion in the decision covering improved perimeter planting to screen views into the site, retention of the Sewardstone Road frontage planting and opening of the northern open area to public access. It is also recommended to request £75,000 in developer contributions for improvements to adjacent parts of the Regional Park.

RECOMMENDATIONS

- Members Approve:
- (1) that Epping Forest District Council be informed that the 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.

The Council should consult with the Authority on the revised ecological Surveys.

In the event that the surveys are adequately planned and do not identify 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
- (2) 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 this report.

DESCRIPTION OF SITE

- 1 The site is located on Sewardstone Road just south of its junction with Hawes Lane with Gunpowder Park rising to the north. Residential properties lie along Butlers Drive to the south, agricultural fields lie to the west and a ribbon of housing and commercial development to the east. It comprises 3.6ha with the southern half largely developed for storage and workshops although just 0.45ha is open and partially used for open storage. This part of the site includes two residential properties one of which is locally listed. Many of the buildings are visible from Gunpowder Park to the west. The northern part of the site comprises an open field and former orchard. Other site boundaries are vegetated, with large trees along the Sewardstone Road frontage; these have recently been protected.
- 2 The site lies within the Metropolitan Green Belt just within the Regional Park boundary. There is a permissive pedestrian and cycle pathway just beyond the southern site boundary that leads to Knights Pits and Enfield Island Village. There are other publicly accessible routes to the north of the site at Gunpowder

Park.

- 3 The Authority owns and manages Gunpowder Park and Knights Pits as publicly accessible open space. It has recently invested in both areas, including improved pathway routes, and ecological enhancements.
- 4 In 2014 an application for 72 dwellings was refused by the local planning authority on the following grounds:
 - that although it is 'previously developed land' within the Green Belt the density of development would adversely impact on 'openness';
 - the development would be 'unsustainable' in transport terms given its remote location; and
 - the scheme would result in loss of employment land.

An appeal against this decision was dismissed.

The Authority did not object to this application recognising the site as 'previously developed' but instead sought improvements through conditions and planning obligations of £75,000 for a range of enhancement works to Gunpowder Park.

- 5 The Park Plan (2000) adopted area proposals for this site identify it as Landscape Conservation Area which requires that landscape features which make a positive contribution should be retained and strengthened. The Authority's Landscape sensitivity study recognises that this part of the park is sensitive to large scale development. The draft Landscape strategy included in the PDF identifies the site is linked to the belt of land extending through Gunpowder Park forming 'Valley Terraces containing industrial legacy'. Adopted proposals seek to improve boundary treatment to assimilate 'developed sites' into the Regional Park.

DESCRIPTION OF DEVELOPMENT

- 6 The application seeks outline permission to redevelop the site through demolition of the existing commercial buildings (but retaining an existing locally listed dwellinghouse), and the erection of up to 40 residential dwellings, ancillary gardens, parking and access arrangements. There are separate proposals for the landscaping of the northern portion of the site and improvements to the adjacent footpath that runs along its southern boundary which would include lighting. The only reserved matter is the means of access for which detailed junction improvements are included with the application.

7 Proposed Layout

The existing vehicular access from Sewardstone Road would be retained and a revised layout would allow for right turning movements into the site. The scheme is designed around a series of short cul-de-sac serving terraces and semi-detached of 2 storey dwellings. It is stated that 50% of the dwellings would be affordable.

8 Public Open Space

The northern 'greenfield' portion of the site would remain as open space, with additional tree planting and children's play equipment. The applicants propose

that the open space would be made publicly accessible improving the 'sustainable development' 'credentials' of the proposal.

9 Landscaping of developed part of the site

It is stated that the main areas of dense or mature planting on the existing site would be retained, but the submitted plans show the existing mature vegetation retained 'wherever possible'. It is stated that the applicants propose improvements to the east-west track, to make it more user-friendly for future residents of the scheme and other visitors, but no details are provided other than a statement that this would be lit. Conditions requiring a detailed landscaping plan and details of the extent of illumination of the lights are requested.

PLANNING APPRAISAL

10 This is a significant application located within the Park that raises a number of issues for the Regional Park which can be assessed under the following headings:

- Principle of Development
- Ecological Impacts
- Access
- The need for s106 Park Improvements

11 Principle of Development

Whilst the proposed residential use is not a use that complies with the provisions of the Lee Valley Regional Park Act 1966, the development proposals would be confined to the portion of the site where existing commercial uses are located and where undeveloped areas are partially used for open storage. Given this context it is considered that residential development would be acceptable. Given the Authority's adopted proposals for this site and the issues identified by the recent landscape study the impact of new development on the amenities of the Park should be limited. Whilst it is recommended that no objection is made sufficient landscape mitigation is required to limit the impact of new development on the 'openness' of the Regional Park; this would reflect green Belt policy.

12 Ecological Impacts

The application is accompanied by an ecological survey undertaken in 2013 this does not provide the required up to date information upon which a decision can be made and a further reassessment should be undertaken. Following Government advice the presence or absence of protected species and the extent to which they could be affected by the proposals should be established prior to granting of permission to ensure all material considerations are considered.

13 Access

The proposed access point for part of its way share access to an existing pedestrian route into Gunpowder Park. It is recommended that conditions are included in any permission requiring clear demarcation and directional signage to direct Park visitors to this public footpath as part of the proposed

development.

14 The need for S106 Park Improvements

Funding in the region of £75k for Park improvements is considered appropriate for a scheme of this scale, although the amount and distribution would be subject to discussion between the applicants and the Council as Local Planning Authority. It is recommended to provide the Council with a draft list of schemes with rough costings of projects within adjacent areas of the Park. Officers have prepared a draft list of projects, attached at Appendix B to this report, and, this should inform the Council's negotiations on the content of the contributions.

CONCLUSION

- 15 The principle of housing development on this site is accepted. It is suggested that the proposed layout would need to be amended to safeguard planting on the Sewardstone Road boundary and perimeter landscaping would need to be improved. The improvements to nearby parts of the Park are necessary in achieving wider enhancements which are proportionate to the proposals.

ENVIRONMENTAL IMPLICATIONS

- 16 The Environmental Implications are discussed in the main body of this report.

FINANCIAL IMPLICATIONS

- 17 The Financial Implications are discussed in the main body of this report.

LEGAL IMPLICATIONS

- 18 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.
- 19 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

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

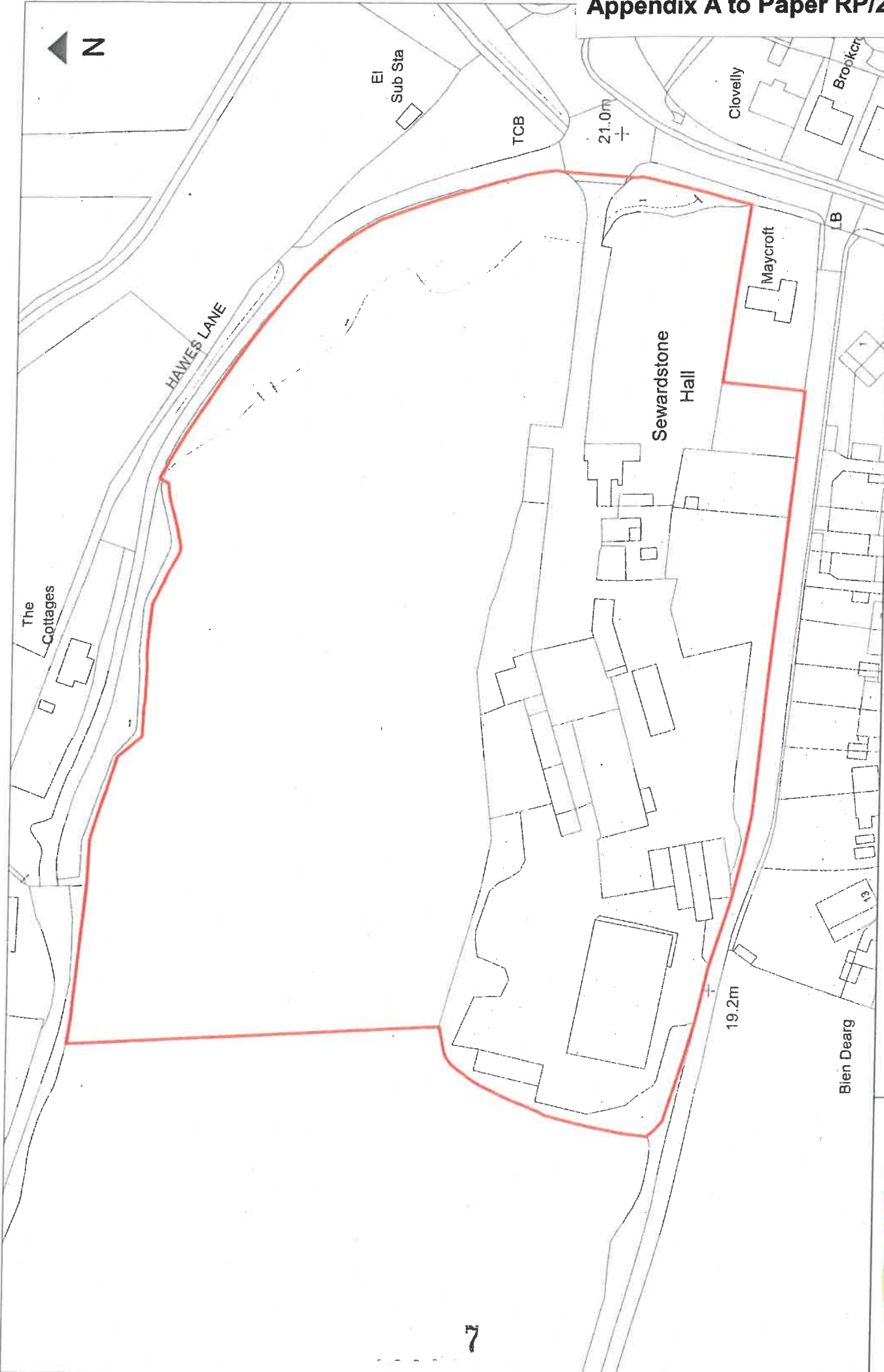
EQUALITIES IMPLICATIONS

- 21 There are no equalities implications arising directly from the recommendations in this report.

Author: Stephen Wilkinson, 01992 709 828, swilkinson@leevalleypark.org.uk

APPENDICES ATTACHED

- Appendix A Site Plan
- Appendix B Draft list of Park Improvements or S106 Funding



Former Haulage Yard, Sewardstone Road, Waltham Abbey, Essex

1:1250 @ A4
05.10.18

Application Site

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Appendix B to Paper RP/21/18

List of potential projects for section 106 contributions

- Knights Pits wooded area: Access improvements of coppicing of trees by paths - £5k
- Knights Pits lakes: Tree removal and bankside habitat improvements – £10K
- Opening up waterways for Water Vole habitat – £5K
- Remove fence round lake and make safe banks and habitat management, creating a new circular pedestrian route - £30k
- If we owned the fields we may need to install fencing - £10k per field (including cattle corral)
- Desiltation of pool in front of viewing screen (Osier Marsh) - £10K (Dependant on contamination study on material)