

## **EPHING FOREST DISTRICT COUNCIL COUNCIL MINUTES**

**Committee:** Council **Date:** 6 June 2016

**Place:** Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 10.20 pm

**Members Present:** Councillors J Lea (Chairman), D Stallan (Vice-Chairman), N Avey, R Baldwin, N Bedford, A Boyce, H Brady, W Breare-Hall, R Brookes, R Butler, G Chambers, K Chana, D Dorrell, R Gadsby, L Girling, S Heap, L Hughes, R Jennings, J Jennings, H Kane, S Kane, H Kauffman, P Keska, J Knapman, S Murray, S Neville, A Patel, C P Pond, C C Pond, C Roberts, D Roberts, B Rolfe, B Sandler, M Sartin, G Shiell, S Stavrou, B Surtees, G Waller, E Webster, H Whitbread, J H Whitehouse and D Wixley

**Apologies:** Councillors R Bassett, A Beales, A Grigg, S Jones, Y Knight, A Lion, R Morgan, J Philip, L Wagland, S Watson, C Whitbread and J M Whitehouse

**Officers Present:** C O'Boyle (Director of Governance), S G Hill (Assistant Director (Governance & Performance Management)), N Richardson (Assistant Director (Development Management)), T Carne (Public Relations and Marketing Officer), R Perrin (Democratic Services Officer), S Kits (Social Media and Customer Services Officer) and A Rose (Marketing & Digital Content Officer)

### **13. WEBCASTING INTRODUCTION**

The Assistant Director of Governance and Performance Management reminded everyone present that the meeting would be broadcast live to the Internet, and that the Council had adopted a protocol for the webcasting of its meetings.

### **14. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct Councillor H Kane declared a non pecuniary interest on items 4 and 5, EPF/3028/15 - Gunpowder Mill, Powdermill Lane/Beaulieu Drive, Waltham Abbey – Full Planning Application and EPF/0018/16 - Gunpowder Mill, Powdermill Lane/Beaulieu Drive, Waltham Abbey – Grade II\* Listed Building Application by virtue of being the Council's appointed representative on Waltham Abbey Royal Gunpowder Mills Ltd. She had sought advice and advised that she would remain in the Chamber for the consideration of the application and voting.

(b) Pursuant to the Council's Code of Member Conduct, Councillors Sartin, Knapman and Stavrou declared a non pecuniary interest on items 4 and 5, EPF/3028/15 - Gunpowder Mill, Powdermill Lane/Beaulieu Drive, Waltham Abbey – Full Planning Application and EPF/0018/16 - Gunpowder Mill, Powdermill Lane/Beaulieu Drive, Waltham Abbey – Grade II\* Listed Building Application by virtue of being Council representatives of the Lea Valley Regional Park Authority. They had taken no part in any discussion regarding the application and would remain in the meeting for the consideration of the application and voting.

(c) Pursuant to the Council's Code of Member Conduct, Councillor Gadsby declared a non pecuniary interest on items 4 and 5, EPF/3028/15 - Gunpowder Mill, Powdermill Lane/Beaulieu Drive, Waltham Abbey – Full Planning Application and EPF/0018/16 - Gunpowder Mill, Powdermill Lane/Beaulieu Drive, Waltham Abbey –

Grade II\* Listed Building Application by virtue of previously being County Council representatives of the Lea Valley Regional Park Authority. She had taken no part in any discussion regarding the application and would remain in the meeting for the consideration of the application and voting.

(d) Pursuant to the Council's Code of Member Conduct, Councillor Webster and Stavrou declared a non pecuniary interest on items 4 and 5, EPF/3028/15 - Gunpowder Mill, Powdermill Lane/Beaulieu Drive, Waltham Abbey – Full Planning Application and EPF/0018/16 - Gunpowder Mill, Powdermill Lane/Beaulieu Drive, Waltham Abbey – Grade II\* Listed Building Application by virtue of being a Waltham Abbey Town Councillor. They had taken no part in any discussion regarding the application and would remain in the meeting for the consideration of the application and voting.

## 15. ANNOUNCEMENTS

(a) Full Council Protocol

The Chairman advised Members that Part 4 – Members Conduct M1 of the Council Constitution stated that the protocol for Council meetings was for Members to stand when speaking and address the meeting through the Chairman.

(b) Armed Forces – Raising of the Flag

The Chairman advised that the raising of the flag for Armed Forces would be on Monday 20 June 2016 at 10.30 am outside the Civic Offices and all Members were welcome to attend.

(c) Battle of the Somme Commemoration Service

The Chairman advised that Members were welcome to attend the Vice-Chairman lighting the brazier at 9 p.m. on 30 June 2016 and an early morning outdoor service of commemoration at 7.30 a.m. Friday 1 July 2016 at the North Weald Airfield.

(d) Chairman's Charity Golf Day

The Chairman advised that the Chairman's Charity Golf day was on Tuesday 28 June 2016.

(e) Councillor R Baldwin

The Chairman presented declaration of acceptance of office certificates to newly elected Member Councillor R Baldwin.

16. **PLANNING APPLICATION EPF/3028/15 - GUNPOWDER MILL, POWDERMILL LANE/BEAULIEU DRIVE, WALTHAM ABBEY - FULL PLANNING APPLICATION FOR THE USE OF PARTS OF THE SITE AS AN OUTDOOR RECREATION AND ACTIVITY CENTRE FOR CHILDREN TOGETHER WITH THE ERECTION OF NEW BUILDINGS TO PROVIDE: GUEST ACCOMMODATION, DINING HALL AND KITCHEN, PAVILION (CHANGING ROOMS); AND THE CONVERSION OF SEVERAL LISTED BUILDINGS TO PROVIDE FURTHER GUEST ACCOMMODATION AND CLASSROOMS, TOGETHER WITH A NEW LAKE FOR WATER BASED ACTIVITIES AND THE ERECTION OF FREE-STANDING ACTIVITY STRUCTURES.**

**Mover: Councillor B Sandler, Chairman of District Development Management Committee**

The Assistant Director of Governance (Development Management) presented a report regarding a full planning application for the use of parts of the site as an outdoor recreation and activity centre for children together with the erection of new buildings to provide guest accommodation, dining hall and kitchen, pavilion (changing rooms). Alongside the conversion of several listed buildings to provide further guest accommodation and classrooms, together with a new lake for water based activities and the erection of free-standing activity structures.

**Amendment moved by Councillor H Kane and Seconded by Councillor L Webster**

That the planning application be deferred for further information on an agreement between the operating company and the trustees regarding shared facilities and the re-use of the Cordite buildings.

**Lost**

Following a further debate Councillor B Sandler moved the recommendation on the agenda which included the following additions;

Under the legal agreement under recommendation (1):-

"4. The preparation of a formal agreement between the Operating Company for the visitor attraction and PGL for the shared use of some existing facilities and the Queen's Mead area, with the implementation of the agreement prior to the first occupation of the development."

"5. The preparation of a strategy to be agreed between the Trust and the attraction operator for the rationalisation and provision of those facilities that would need to be relocated, pending proposals for the introduction of a new sustainable visitor attraction."

An additional condition under recommendation (2):-

"31. Prior to first occupation of the development, details of a screening fence adjacent to the rear garden boundary to Hoppit Road of residential properties at 2, 3 and 4 Gregory Mews shall be submitted to and agreed in writing by the local planning authority. The details as approved shall be provided before first occupation of the development and retained thereafter."

**Lost**

**Amendment moved by Councillor C C Pond and Seconded by Councillor H Kauffman**

That the application be refused, for reasons to be drafted by the Director of Governance which would include policy numbers only, but to include;

(1) The demolition of all but a small part of the unlisted cordite factory would severely impact the historical integrity of the Conservation Area as a whole, which the Local Planning Authority is under a statutory duty to preserve and enhance. Thus the proposals would detrimentally impact on the Conservation Area contrary to planning policies HC6, HC9 and HC 16 of the Adopted Local Plan and Alterations and the provisions of the National Planning Policy Framework;

(b) Insufficient reasons have been adduced for the demolition of most of the Cordite Factory, which is a non-specifically designated heritage asset within the Conservation Area, contrary to paragraphs 128, 132 and 133 of the National Planning Policy Framework;

(c) Insufficient consideration appears to have been given to adaptation of the Cordite Factory by replacing the lightweight construction between the blast walls and then reusing the whole, contrary to Policies HC6 HC9 and HC16(ii) of the Adopted Local Plan and Alterations;

(d) The harm done to the site and the heritage assets it contains would be substantial, in that a key set of buildings is proposed for demolition rather than sensitive conservation and reuse, contrary to Planning Policies HC6, HC9 and HC16(ii) of Adopted Local Plan and Alterations and paragraphs 132 and 133 of The National Planning Policy Framework;

(e) Insufficient attention has been given to the continuation and improvement of the visitor attraction contrary to Policy HC16(iv) of the Adopted Local Plan and Alterations;

(f) The increase of the footprint of the buildings on the site of approximately of 30% is unacceptable in the Green Belt site, which is wholly in the Metropolitan Green Belt. There are no special circumstances to outweigh the harm; therefore the proposals are contrary to Planning Policy CP2, GB2A and HC16(v) of the Adopted Local Plan and Alterations and the provisions of the National Planning Policy Framework.

The Chairman requested that the meeting be adjourned whilst councillor C C Pond completed the reasons for refusal for members to be considered. The meeting was adjourned at 9.30 p.m. and re-convened at 10.05 p.m. for the purposes of transacting the remaining items on the agenda.

Following the resumption of the meeting, the Council voted on the amendment which was carried.

**Carried**

The Council discussed a way forward for the application which included the following;

1. To reduce the foot print of new buildings proposed in the planning application substantially;

2. To refresh and re-use the cordite factory as accommodation in accordance with the Local Plan Policy; and
3. That a formal agreement with the operating company should be submitted in draft for approval by Members and should include unfettered visitor attraction use of buildings fronting Queens Mead; and
4. That an archaeological investigation report be submitted.

**RESOLVED:**

That the Planning Application EPF/3028/15 - Gunpowder Mill, Powdermill Lane/Beaulieu Drive, Waltham Abbey be refused, for reasons to be drafted by the Director of Governance which would include policy numbers only, but to include;

- (1) The demolition of all but a small part of the unlisted cordite factory would severely impact the historical integrity of the Conservation Area as a whole, which the Local Planning Authority is under a statutory duty to preserve and enhance. Thus the proposals would detrimentally impact on the Conservation Area contrary to planning policies HC6, HC9 and HC 16 of the Adopted Local Plan and Alterations and the provisions of the National Planning Policy Framework;
- (2) Insufficient reasons have been adduced for the demolition of most of the Cordite Factory, which is a non-specifically designated heritage asset within the Conservation Area, contrary to paragraphs 128, 132 and 133 of the National Planning Policy Framework;
- (3) Insufficient consideration appears to have been given to adaptation of the Cordite Factory by replacing the lightweight construction between the blast walls and then reusing the whole, contrary to Policies HC6 HC9 and HC16(ii) of the Adopted Local Plan and Alterations;
- (4) The harm done to the site and the heritage assets it contains would be substantial, in that a key set of buildings is proposed for demolition rather than sensitive conversation and reuse, contrary to Planning Policies HC6, HC9 and HC16(ii) of Adopted Local Plan and Alterations and paragraphs 132 and 133 of The National Planning Policy Framework;
- (5) Insufficient attention has been given to the continuation and improvement of the visitor attraction contrary to Policy HC16(iv) of the Adopted Local Plan and Alterations;
- (6) The increase of the footprint of the buildings on the site of approximately of 30% is unacceptable in the Green Belt site, which is wholly in the Metropolitan Green Belt. There are no special circumstances to outweigh the harm; therefore the proposals are contrary to Planning Policy CP2, GB2A and HC16(v) of the Adopted Local Plan and Alterations and the provisions of the National Planning Policy Framework.

17. **LISTED BUILDING APPLICATION EPF/0018/16 - GUNPOWDER MILL, POWDERMILL LANE/BEAULIEU DRIVE, WALTHAM ABBEY - GRADE II\* LISTED BUILDING APPLICATION FOR THE CONVERSION AND ALTERATION AND EXTENSION OF SEVERAL LISTED BUILDINGS TO PROVIDE GUEST ACCOMMODATION AND CLASSROOMS, AS PART OF THE REDEVELOPMENT OF THE SITE AS A RESIDENTIAL CENTRE FOR OUTDOOR RECREATION AND ACTIVITY.**

The Assistant Director (Development Management) presented a report regarding the Grade II\* Listed Building Application for the conversion and alteration and extension of several listed buildings, which would provide guest accommodation and classrooms, as part of the redevelopment of the site as a residential centre for outdoor recreation and activity.

Following a short debate on the application, Councillor Sandler moved the recommendations on the agenda and the 6 conditions.

Report as first moved **ADOPTED**

**RESOLVED:**

(1) That the Council considers the Listed Building Application EPF/0018/16 - Gunpowder Mill, Powdermill Lane/Beaulieu Drive, Waltham Abbey be granted subject to the following conditions:

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted will be completed strictly in accordance with the approved drawings these being those set out in the Drawing Register (Sheets 1 to 4) submitted with the application.

Reason: To ensure the proposal is built in accordance with the approved drawings.

3. Notwithstanding approved drawings, samples of the types and details of colours of all the fencing, hardstanding, and signage shall be submitted for approval by the Local Planning Authority prior to the commencement of works

4. Dining Hall extension to L168:

- Details of the types and colours of the external finishes of the extension to L168 shall be submitted for approval by the Local Planning Authority prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.

- A sample panel of brickwork for the extension to L168, minimum size 900 x 900mm, shall be built on site prior to commencement and approved in writing by the Local Planning Authority prior to the commencement of works.

- Additional drawings that show details of proposed new window, doors, eaves, verges, and cills of the extension to L168, by section and elevation at scales between 1:20 and 1:1 as appropriate, shall be submitted to and approved by the Local Planning Authority in writing prior to the commencement of the works.

- Notwithstanding annotations on the approved drawings, fascias, soffits and bargeboards of the extension to L168 shall be timber unless otherwise agreed in writing with the Local Planning Authority.

5. Notwithstanding annotations on the approved drawings, all new rainwater goods and soil and vent pipes shall be of black painted cast iron unless agreed in writing by the Local Planning Authority.

6. Additional drawings that show details of proposed new internal doors, at scales between 1:20 and 1:1 as appropriate, shall be submitted to and approved by the Local Planning Authority in writing prior to their installation.

**CHAIRMAN**