

DEVELOPMENT & ENVIRONMENT COMMITTEE

Wednesday 20th November 2019

8:00 p.m.

Cllr Mrs A Mitchell (Chairman)

*Cllr Miss J Lucas (Deputy Chairman)

*Cllr Mrs J Lea

*Cllr Mrs H Kane

*Cllr A Watts

*Cllr S Yerrell

Cllr D Plummer

* Denotes Members present.

In attendance: Town Clerk, Cllr M Fitch and Cllr Mrs E A Webster

6 members of the public

Cllr Miss J Lucas in the Chair

490/19. **Recording of Meetings:** The notice was duly read to the meeting.

491/19. **Apologies for Absence:** Apologies for absence were received from Cllrs Plummer and Mrs Mitchell

492/19. **Disclosures of Interest:** There were no disclosures of interest.

493/19. **Public Questions:** There were no public questions

494/19. **Planning:** a) A list of planning applications previously considered by the Council and showing District Council's decision/current situation is enclosed for Members information. It was moved by the Chairman and

RESOLVED – that the list be noted.

b) **Street Naming & Numbering:** i) The new street name for the development at the Hamlet gate, Sewardstone Road, Waltham Abbey was noted.

ii) The new street name for the development at 4A and 4B Quendon Drive, Waltham Abbey was noted.

iii) The new street name for the development at 1 Manor Road, Waltham Abbey was noted.

iiii) The new street name for the development at 1-3 Monkams Cottage, Waltham Abbey was noted.

c) EPF2503/19 Land north of Dowding Way, Waltham Abbey:

Hybrid application (Accompanied with an Environmental Statement)

Phase 1: Full planning application for the erection of 1 no. building for use as a warehouse (Use Class B8) with ancillary accommodation & photo studio (Sui generis) with gatehouse, sprinkler tanks & pumphouse, substation, fuel island, vehicle wash, attenuation ponds and associated works; 1 no multi-storey car park with associated bridge link, along with access & servicing arrangements, landscaping & external amenity areas, roof-mounted photovoltaic array; creation of signalised junction to A121 and shared food and cycle links including a connection to the public right of way network.

Phase 2: Outline planning application for up to 22,733 square metres (GIA) of employment floorspace (Classes B1 (c), B2 and B8) with all matters reserved.

RECOMMEND: OBJECTION

OBSERVATIONS: Insufficient traffic information, a more in-depth survey should be taken to include the M25 junctions 25 to 27; the design is not sympathetic with the environment; Dowding Way is already not fit for purpose, this would exacerbate the continual pothole production; Waltham Abbey is aiming to be carbon neutral by 2030, this application would not assist with this; the location is not far from the Epping Forest SAC and the adverse effect on air quality; there is no impact assessment for the construction phase; a more detailed wildlife (including bats) survey needs to be done; it is noted that there would be an adverse effect on water pressure if the application were to be granted permission. We would also like a copy of the Highways report and any traffic survey conducted.

495/19. **Highway Matters:** a) Essex County Council letters noted:

- i) Fairmead Road, Loughton – application to downgrade public road to public bridleway – Refused.
 - ii) Queens Grove, Waltham Abbey – application to downgrade public road to public bridleway - status changed to restricted byway.
- b) Parking on pavements on Honey Lane and Rosebank was also brought to the attention of the meeting.

CLLR Miss J LUCAS
DEPUTY CHAIRMAN