

Extract from Plans D minutes dated 3 August 2005.

APPLICATION NO: EPF/640/04

PARISH

Waltham Abbey

SITE ADDRESS:

Abbey Mills, Highbridge Street, Waltham Abbey

DESCRIPTION OF PROPOSAL

Demolition of existing building and erection of 1 three storey block containing fifteen flats and 192 sq metres of B1 floorspace and 1 two storey block containing six flats with associated access, parking and amenity space.

GRANTED SUBJECT TO:

1. To be commenced within 5 years.
2. Submit programme of archaeological work.
3. The development shall be carried out in accordance with the amended plans received on 24 December 2004 unless otherwise agreed in writing with the Local Planning Authority.
4. Materials of construction to be agreed.
5. The development, including site clearance, must not commence until a scheme of landscaping and a statement of the method of implementation have been submitted to the Local Planning Authority and are approved in writing.

The scheme must include details of the proposed planting including a plan, details of species, stock sizes and number/densities where appropriate and include a timetable for its implementation. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place unless the Local Planning Authority agrees to a variation beforehand in writing.

The statement must include details of all means by which successful establishment of the scheme will be ensured, including preparation of the planting area, planting methods, watering, weeding, mulching, use of stakes and ties, plant protection and aftercare. It must also include details of the supervision of the planting and liaison with the Local Planning Authority.

The landscaping must be carried out in accordance with the agreed scheme and statement, unless the Local Planning Authority has given its prior written consent to any variation.

The landscaping scheme must incorporate an 8m buffer zone of locally native plant species, alongside the River Lee.

6. Contaminated land study and remediation.

7. The finished floor levels of the development hereby approved shall be set a minimum of 19.1 AOD. Details showing how this is to be achieved shall be submitted to and agreed in writing by the Local Planning Authority prior to commencement of development.
8. Details of means of fencing the site within 8 metres of the river shall be submitted to and agreed in writing by the Local Planning Authority prior to commencement of development.
9. Drainage details to be agreed.
10. Prior to the first occupation of any of the units hereby approved, full details of the access road, parking spaces, disabled parking, cycle and motorcycle parking shall be submitted to and agreed in writing by the Local Planning Authority and the works shall be completed in accordance with those agreed details.
11. No gates shall be erected on the access road without the prior written agreement of the Local Planning Authority.
12. Prior to the first occupation of any of the units hereby approved, a scheme providing for adequate storage of refuse from the development shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall be carried out and thereafter retained.
13. Construction of work (which includes deliveries and other commercial vehicles to and from the site) shall only take place on site between the hours of 07.30 and 18.30 Monday to Friday and 08.00 to 13.00 on Saturday and at no time during Sundays and Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
14. Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The facilities shall be installed prior to the commencement of any building works on site and shall be used to clean vehicles leaving the site.
15. Prior to commencement of development a full noise survey shall be carried out to establish which noise category the proposed plots fall into with regard to PPG24. Following the survey, a scheme for protecting the proposed new dwellings from noise shall be submitted to and agreed in writing by the Local Planning Authority for any dwellings, gardens and recreation areas that fall into NEC B and C or above, as detailed in PPG24. The approved works shall be completed before any of the proposed residential units are occupied.
16. Prior to the commencement of development details of external lighting of the site shall be submitted to and agreed in writing by the Local Planning Authority, the agreed scheme shall be carried out prior to the first occupation of any of the units hereby approved. No external lighting other than that approved shall be erected at the site without the prior written agreement of the Local Planning Authority.

And subject to the applicant first entering into a Legal Agreement under Section 106 of the Town and Country Planning Act (within 12 months) to:

1. Investigate the ability of the existing sewerage system to dispose of the foul and surface water for this development and in the event that these investigations show

that there is insufficient capacity available to secure the provision of adequate foul and surface water drainage in consultation with the sewerage undertaker for the whole of the development prior to the commencement of development. Such drainage shall be secured where appropriate by means of a public sewer requisition pursuant to Section 98 to 101 of the Water Industry Act 1991.

2. Provide for, at no cost to the Highway Authority, (a) the removal of the existing access and layby/parking area to the front of the existing building and the formation of a new bell-mouth access to include 2 kerbed radii each with a dropped kerb/ tactile paving crossing point and a 90m x 2.4m x 90m visibility splay; (b) the upgrading to current Essex County Council standards of the westbound bus stop located to the west of the proposal site immediately before the A121 Highbridge Street/Bypass/Beaulieu Drive traffic signal controlled junction; (c) a bus promotion and marketing campaign, which shall include among other issues free season ticket and timetable information, as well as publicity by, for example, poster and leaflet.
3. Provide an education contribution of £25, 809, index linked to April 2005 costs using the PUBSEC Index, towards the cost of 3 additional primary school places needed as a result of the development of 21 flats.
4. Carry out a safety audit and traffic impact assessment on the impact of traffic turning right out of the site. Should it be demonstrated to be necessary, submit for approval to the Local Planning Authority proposals for restricting vehicles from turning right out of the site onto Highbridge Street and provide for the implementation of the approved scheme at no cost to the Highway Authority prior to the first occupation of the flats.

Original Report of Abbey Mills - from 3 August 2005.

Epping Forest District Council
Final Committee Agenda
For Committee meeting on: 03/08/2005
Decision Level: Development Committee and Plans Sub-committee

DC.AID
PCR2/1.8

APPLICATION No: EPF/640/04

Report Item No: 3

SITE ADDRESS:

ABBEY MILLS, HIGHBRIDGE STREET, WALTHAM ABBEY

PARISH: Waltham Abbey

APPLICANT: Lee Valley Regional Park Authority

DESCRIPTION OF PROPOSAL:

Demolition of existing building and erection of 1 three storey block containing fifteen flats and 192 sq metres of B1 floorspace and 1 two storey block containing six flats with associated access, parking and amenity space.

RECOMMENDED DECISION: Grant Permission

1. To be commenced within 5 years.
2. Submit programme of archaeological work
3. The development shall be carried out in accordance with the amended plans received on 24 December 2004 unless otherwise agreed in writing with the Local Planning Authority.
4. Materials of construction to be agreed.
5. The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of implementation have been submitted to the Local Planning Authority and are approved in writing.

The scheme must include details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate, and include a timetable for its implementation. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place unless the Local Planning Authority agrees to a variation beforehand in writing.

The statement must include details of all means by which successful establishment of the scheme will be ensured, including preparation of

the planting area, planting methods, watering, weeding, mulching, use of stakes and ties, plant protection and aftercare. It must also include details of the supervision of the planting and liaison with the Local Planning Authority.

The landscaping must be carried out in accordance with the agreed scheme and statement, unless the Local Planning Authority has given its prior written consent to any variation.

The landscaping scheme must include incorporate an 8m buffer zone of locally native plant species, alongside the River Lee.

6. Contaminated land study and remediation.
7. The finished floor levels of the development hereby approved shall be set a minimum of 19.1 AOD. Details showing how this is to be achieved shall be submitted to and agreed in writing by the Local Planning Authority prior to commencement of development.
8. Details of means of fencing the site within 8 metres of the river shall be submitted to and agreed in writing by the Local Planning Authority prior to commencement of development.
9. Drainage details to be agreed.
10. Prior to the first occupation of any of the units hereby approved, full details of the access road, parking spaces, disabled parking, cycle and motorcycle parking shall be submitted to and agreed in writing by the Local Planning Authority and the works shall be completed in accordance with those agreed details.
11. No gates shall be erected on the access road without the prior written agreement of the Local Planning Authority.
12. Prior to the first occupation of any of the units hereby, approved, a scheme providing for adequate storage of refuse from the development shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall be carried out and thereafter retained.
13. Construction work (which includes deliveries and other commercial vehicles to and from the site) shall only take place on site between the hours of 07.30 and 18.30 Monday to Friday and 08.00 to 13.00 on Saturday, and at no time during Sundays and Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
14. Wheel washing or other cleaning facilities for vehicles leaving the site

during construction works shall be installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The facilities shall be installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.

15. Prior to commencement of development a full noise survey shall be carried out to establish which noise category the proposed plots fall into with regard to PPG24. Following the survey, a scheme for protecting the proposed new dwellings from noise shall be submitted to and agreed in writing by the Local Planning Authority for any dwellings, gardens and recreation areas that fall into NEC B and C or above, as detailed in PPG24. The approved works shall be completed before any of the proposed residential units are occupied.
16. Prior to the commencement of development details of external lighting of the site shall be submitted to and agreed in writing by the Local Planning Authority, the agreed scheme shall be carried out prior to the first occupation of any of the units hereby approved. No external lighting other than that approved shall be erected at the site without the prior written agreement of the Local Planning Authority.

And subject to the applicant first entering into a Legal Agreement under Section 106 of the Town and Country Planning Act (within 12 months) to:

1. Investigate the ability of the existing sewerage system to dispose of the foul and surface water for this development and in the event that these investigations show that there is insufficient capacity available to secure the provision of adequate foul and surface water drainage in consultation with the sewerage undertaker for the whole of the development prior to the commencement of development. Such drainage shall be secured where appropriate by means of a public sewer requisition pursuant to Section 98 to 101 of the Water Industry Act 1991.
2. Provide for, at no cost to the Highway Authority, a) the removal of the existing access and lay-by/parking area to the front of the existing building and the formation of a new bell mouth access to include 2 kerbed radii each with a dropped kerb/tactile paving crossing point and a 90m x 2.4m x 90m visibility splay. b) The upgrading to current Essex County Council standards of the westbound bus stop located to the west of the proposal site immediately before the A121 Highbridge Street/Bypass/Beaulieu Drive traffic signal controlled junction. c) A bus promotion and marketing campaign, which shall include among other issues free season ticket and timetable information as well as publicity by, for example, poster and leaflet.

3. Provide an education contribution of œ25,809, index linked to April 2005 costs using the PUBSEC Index, towards the cost of 3 additional primary school places needed as a result of the development of 21 flats.

Description of Proposal:

Demolition of the existing office building and erection of a three-storey block, fronting Highbridge Street containing 15, two bedroom flats and 192 square metres of B1 floorspace at ground floor and a two storey block to the rear of the site containing 6 two bedroom flats. The proposals include parking for 27 cars.

The block fronting Highbridge Street is set close to the pavement edge and is visually broken up by three gables facing the street. The 3 proposed office units, each of roughly 64 square metres in floor area have their own independent front access doors from Highbridge Street and the flats are accessed by two separate entrance stairwells.

The rear two-storey block of 6 flats is sited 8m from the River Lea and has been kept relatively low in profile.

Access to the site is via one shared access, in the same position as the existing access to the site, with parking in two rows through the middle of the site. A small amount of amenity space is provided between the parking area and the fronting block, but it is envisaged that the main communal amenity space will be the area to the west and south of the rear block which when landscaped will provide an attractive area adjacent to the river.

Description of Site:

Roughly rectangular site fronting the southern side of Highbridge Street and backing on to the river. The site is currently occupied by a 1960s style flat roofed office building, with a large tarmaced area to the rear with a number of portable buildings.

To the west is sheltered accommodation for elderly people and immediately to the east is a narrow strip of land owned by Thames Water and beyond that a site that is currently being developed for flats and shops. Access to the site is adjacent to the western boundary. The site is outside the Waltham Abbey Conservation Area.

Relevant History:

EW/WHX/12/62 - Office accommodation, canteen, toilets and car

park - Approved 1962.
WHX/196/66 - Erection of foundry building - Approved 1967.
WHX/197/70 - Change of use to maintenance depot - Approved 1970.

Since then there have been approvals and renewals for a series of temporary offices and most recently in 2000 permission was granted for the stationing of a storage container.

Policies Applied:

Local Plan

STC5 Town centre site.
RP4 Contaminated Land.
H3 Residential Development.
STC5 redevelopment of Highbridge Street Site.
STC9 Ground floor uses in town centres
U1 infrastructure
U2 and U3 Flooding
DBE1, DBE2, DBE3, DBE6, DBE8, DBE9 relating to design and the built environment and protection of amenity.
LL10, LL11 relating to landscaping provision.
T14 and T7 relating to highway and parking issues,
I1 106 agreements.

Structure plan:

TCR3. Seeks to improve the range and quality of facilities in Town Centres.
H2 sequential approach to housing development.
H3 Location of residential Development
H4 development form of new residential development.
BE1 Urban intensification
E2 mixed uses in Town Centres.
BE5 Planning obligations
BIW1 Employment Land Provision.
BIW3 Sequential approach to business development
BIW5 Business Location
BIW4 Protection of existing employment land.
EG4 energy conservation in design.
CS1 Sustainable urban regeneration.
CS4 Sustainable new development.
T12 Vehicle Parking.

Issues and Considerations:

This site forms the western element of the site identified in the adopted Local Plan as STC5. Policy STC5 states that the Council may grant planning permission for the redevelopment of all or part of the site provided that:

1. the design of the development respects and enhances the site's prominent position on the approach to the Town Centre and adjacent to the Conservation Area; and

2. The development of part of the site does not prejudice the successful development of the remainder.

The eastern element of the STC5 site is currently being developed for flats with mixed town centre uses at ground floor. The redevelopment of this western area in a similar manner is considered to be in accordance with this policy. There will be a central strip of land remaining between the two developments, which is owned by Thames Water. It is unfortunate that the applicants for both sites have been unable to achieve co-operation with the owners of that land to incorporate it within their proposals, but it is not considered that the non-development of this strip, which is treed, should prevent the satisfactory development of the application site.

The main issues therefore in considering this application are considered to be:

- 1 Whether the proposed use is acceptable.
2. Impact on the street scene.
3. Impact on the amenity of adjacent residents.
4. Highway and Parking issues.
5. The provision of adequate amenity space and living conditions.

1. The proposed use.

The site is currently in employment use, and is well located, on the edge of the Town Centre with good access, for such a use. The policies of the Structure Plan seek to retain existing employment uses in town centres to maintain the vitality and viability of Town Centres, it was therefore considered that the total loss of employment from this site and its use solely for residential purposes would be contrary to policy.

Following negotiations the applicants agreed to provide, B1 business floorspace within the ground floor of the building fronting Highbridge Street. The amount of space proposed, equates to that which will be lost, so that there is no net decrease in employment floorspace. B1 uses are those that can be carried out within a residential area without causing disturbance or harm to residential amenity, and are therefore ideally suited to a mixed use development of this kind. The use of the remainder of the site for residential is considered appropriate given the location between other residential developments.

2. Impact on the Street Scene.

This is an important site, on the approach to Waltham Abbey Town Centre, which is currently occupied by a building that is unattractive and outdated. The proposed building fronting Highbridge street is not innovative, but is of appropriate bulk and massing for this location and with the use of high quality materials and detailing will significantly enhance the street

scene.

3. Impact on residential amenity.

The position of the buildings within the site are such that they will not result in significant loss of light, overshadowing or overlooking of the properties in Francis Green Court. The proposal results in the removal of a significant area of hardstanding and temporary buildings, and there is unlikely to be greater noise and disturbance from the site than for the present use.

4. Access and Parking.

The proposal utilises the position of the existing access to the site and there have been no objections from Environmental Services with regard to highway safety. The proposal provides 24 car parking spaces to meet the needs of the proposed 21 flats and 1 for each of the B1 units. Although this is a relatively low level of provision, given the site's location within the Town Centre and the proximity of the Cornmill Car park to the rear, (with pedestrian access through the adjoining site to Highbridge Street) the level of provision is deemed to accord with the current adopted maximum car parking standards designed to encourage people to utilise more sustainable means of transport.

It is considered that subject to a Legal Agreement requiring the upgrading of an adjacent bus stop and a bus promotion and marketing campaign, and to conditions relating to access details and provision of cycle and motorcycle parking the scheme should not result in any hazard to highway safety. County Highways have raised no objection to the proposal.

5. Amenity Space and Living Conditions.

The proposed scheme provides an area of amenity space to the side of the two storey building backing on to the Cornmill Stream. This will provide a pleasant and useable area of approximately 550 sqm. or about 26 sqm per flat, which is in line with the standard set out in the local plan. Details of landscaping can be subject to condition. There is a small area to the rear of the fronting 3 storey building, which is identified on the plan as amenity space, it is not likely, given its position adjacent to the parking area, that this will really be used as a amenity area, but it will enhance the site if adequately landscaped and maintained.

The building fronting Highbridge Street is likely to suffer noise from heavy traffic and as a result there is a need to ensure that the flats have at least one living room that is dual aspect so that a window can be opened without resulting in unacceptable internal noise levels. This has been achieved in this scheme with the use of a internal courtyard. This is a small narrow space and will need to be kept secure to prevent

vandalism, but is considered an appropriate solution to the problem. The use of part of the ground floor for B1 uses should not impinge on the residential amenity of the remaining residents.

Other Issues:

1. Flood Risk. The site falls within the Environment Agency's 1 in 100 year floodplain and the applicants, on request, have submitted a Flood Risk Assessment that has been accepted by the Environment Agency. This concludes that the site is not at risk of flooding at present and that minor mitigation will satisfy the impact of climate change. This issue can therefore be covered by condition.

2. Archaeology. Essex County Council have identified that this site lies in an area of considerable archaeological interest, on the edge of the western edge of the medieval and post-medieval town on an important historic thoroughfare between Waltham Abbey and Waltham Cross. It is therefore important that a full archaeological condition is attached to ensure that the archaeology is fully investigated prior to commencement of development.

3. Contribution to provision for school places. There will be, according to Essex County Council Schools Service, a predicted shortfall in school places in this area by 2008. As there are likely to be some additional children living in the area as a result of this proposed flat development a developer contribution for the provision of additional primary school places is required. The scheme for 21, two bedroom units has been calculated as being likely to produce a need for 3 additional primary school places in the locality and a contribution of £25,809 is therefore requested (index linked to April 2005 costs). This can be achieved via a Section 106 agreement.

4. Contaminated land. Due to its former use as mills, metal smelting factory and gunpowder works the site has been identified as potentially contaminated, therefore a condition requiring a phased contaminated land investigation, prior to commencement of development is required.

5. Landscaping. No landscaping scheme has been submitted at this stage, but given that the site is currently predominantly a hardsurfaced area and there is nothing to protect, and that sufficient space has been retained, to achieve a meaningful scheme, it is considered that this can be adequately covered by condition.

6. Sewerage. Thames Water has stated that the ability of the local sewers to dispose of foul and surface water from this development is not known and needs to be investigated. If investigations show that there is insufficient capacity, they (Thames Water) will provide the additional capacity as soon as practicable. They have therefore suggested not only a drainage condition relating to on site works but also the need for a 106 agreement to cover the investigation into capacity and to ensure that all necessary work, including possible public sewer requisition is carried out prior to the commencement of

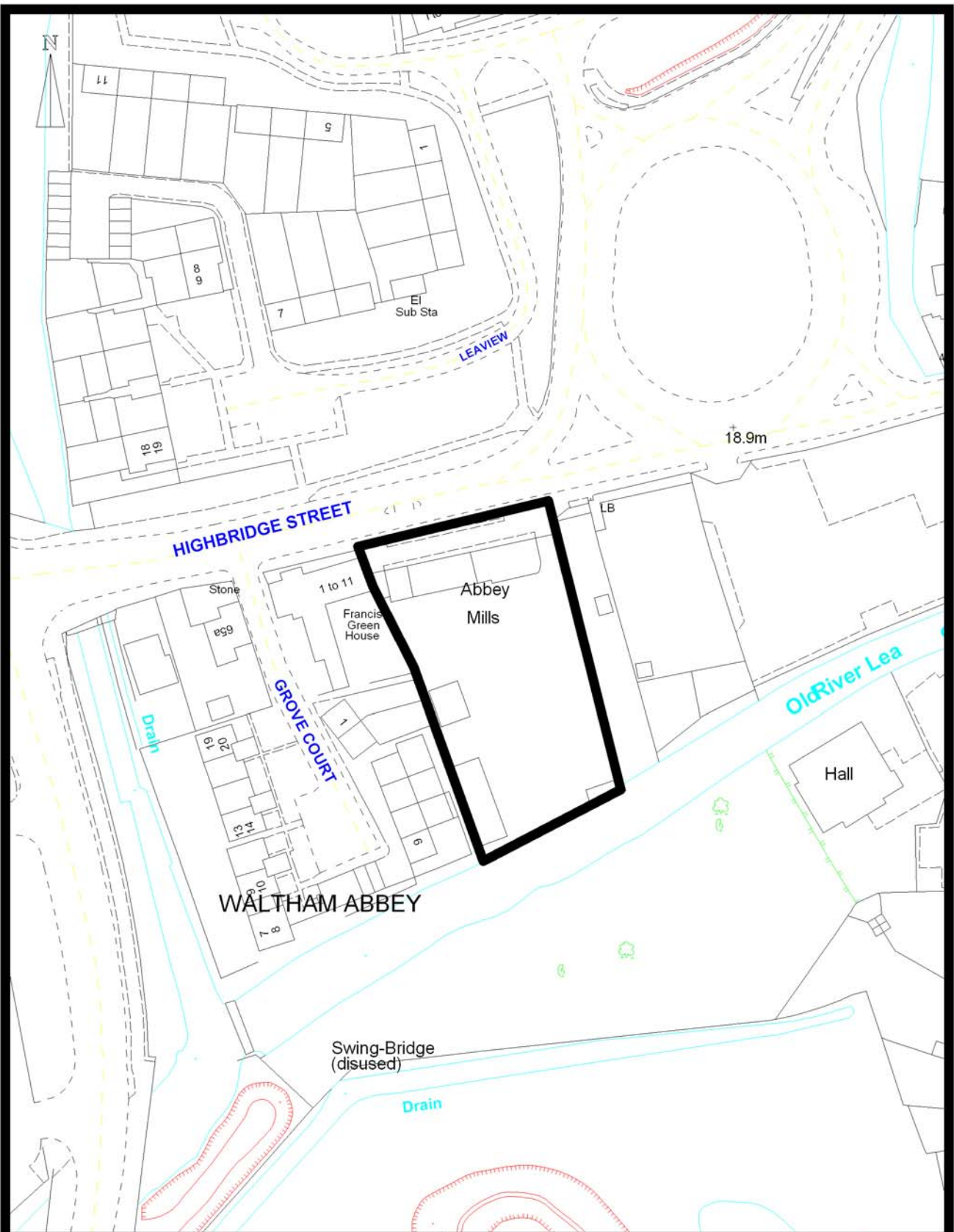
development. It is agreed that such a clause is necessary to ensure the satisfactory provision of drainage from the site, so this is included in the suggested 106 agreement.

Conclusion:

It is considered that the proposed development will enhance the visual amenity of this important entrance to Waltham Abbey and that the proposals, as amended, fully accord with the adopted policies of the Structure and Local Plans, making the best use of previously developed land within the town centre location. The application is therefore recommended for approval subject to conditions and to a legal agreement.

SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL - No Objection. However, in view of access on to main road we would expect a traffic survey to be carried out.



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