

Report to District Development Control Committee

Date of meeting: 3 October 2012

Subject: Planning Application: EPF/0899/12 The Scout Association, Gilwell Park, Waltham Abbey - Residential building (International Staff Lodge) which includes social and service spaces and demolition of two maintenance buildings.



**Officer contact for further information: D Duffin Ext 4336
Committee Secretary: S Hill Ext 4249**

Recommendation:

That the committee agrees the recommendation of the Area Plans Sub Committee West to grant planning permission 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 nos: FO-001, FO-002 ex, FO-002 pro, FO-100, HO -001, A3-101, A3-102, TCP_01, TPP_01.

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

(3) Materials to be used for the external finishes of the proposed development, shall be as detailed on the submitted plans and particulars, unless otherwise agreed in writing by the Local Planning Authority.

Reason:- To safeguard the visual amenities of the locality.

(4) No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting and works to the proposed mound) and implementation programme (linked to the development schedule) have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate (including planting details included at section 5.3 of the submitted Ecological

Survey). If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason:- To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990 so as to ensure that the details of the development of the landscaping are complementary, and to ensure a satisfactory appearance to the development.

(5) No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan, Arboricultural Method Statement and site monitoring schedule in accordance with BS 5837:2012 (Trees in relation to design, demolition and construction - Recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.

Reason:- To comply with the duties indicated in Section 197 of the Town & Country Planning Act 1990 so as to ensure that the amenity value of the existing trees are safeguarded.

(6) No development shall take place until details of foul and surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.

Reason:- To ensure satisfactory provision and disposal of foul and surface water in the interests of public health.

(7) Prior to commencement of development details of bird and bat boxes shall be submitted to the Local Planning Authority for approval. The proposed boxes shall be installed on trees within the site prior to the site clearance.

Reason:- In the interests of providing alternative roosting options for birds and bats within the site.

(8) No development shall take place until details of further bat and reptile survey works, as stated in para.5.1. of the Ecological Scoping Survey Report by Greenlink Ecology Ltd, accompanying this application, have been submitted to and approved in writing by the Local Planning Authority. If these surveys reveal that these protected species are likely to be affected, then before the development proposal commences on site, appropriate mitigation proposed shall be submitted to and approved in writing by the Local Planning Authority, including any timetable for mitigation to be carried out.

Reason: To minimise the impact on biodiversity at and within the vicinity of the proposed building.

Report Detail:

1. (Director of Planning and Economic Development) This proposal has been referred from the Area Plans Sub Committee West with a recommendation of approval, following their meeting held on 12/09/12 because in principal it is contrary to Green Belt in the Local Plan. The officer's report to committee carried a recommendation to grant planning permission.

2. The report prepared for the Area Planning Committee is attached to this report.

3. Area Plans Sub-Committee West agreed with the officer's conclusion that the development was in principle inappropriate development within the Metropolitan Green Belt but also agreed that there were very special circumstances which would outweigh any harm. This being;

- That the applicant was the Scout Association and that therefore the proposed development was to aid the activities of a registered charity. The proposed development would ensure that the site remained in operation for the benefit of the local community and further afield. Furthermore the proposed development would help in ensure that the majority of the site remained open thus limiting impact on the open character of the Metropolitan Green Belt.

The committee however thought it important to highlight that the very special circumstances required for such development only existed because the applicant was a charitable organisation and went on record to say that this should not set any precedent for other similar development within the boundaries of the Green Belt.

4. Officers reported that despite being contrary to Green Belt policy, there are a number of merits with regards to the proposal, chiefly the benefits that the use of the site bring to the local community. There is some concern about the potential presence of protected species at the site but this can be mitigated by appropriate conditions and informatives.

5. Should the committee grant consent it should be subject to the conditions listed above. The proposal will then need to be forwarded to the National Planning Casework Unit for a final decision of whether this needs to be considered by a Planning Inspector.