

Report Item No: 1

APPLICATION No:	EPF/0500/07
SITE ADDRESS:	Part of Area A6. Royal Gunpowder Mills Powdermill Lane Waltham Abbey Essex
PARISH:	Waltham Abbey
WARD:	Waltham Abbey South West
APPLICANT:	Hill Partnerships & WARGM Trust
DESCRIPTION OF PROPOSAL:	Reserved matters application for the development of supporting commercial uses (B1 office accommodation) approved under EPF/21/04. (relating to original outline permission, reference EPF/625/93).
RECOMMENDED DECISION:	Grant Permission (Subject to S106)

CONDITIONS

- 1 The development shall be carried out in accordance with the amended plans received on 18th May 2007 unless otherwise agreed in writing with the Local Planning Authority.
- 2 All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles to and from the site) which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 3 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 and these facilities installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.
- 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) have been submitted to and approved in writing by the Local Planning Authority, and these works shall be carried out as approved. These 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 vehicle artefacts and structures, including signs and lighting and functional services above and below ground. 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. 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.

- 5 Prior to the commencement of the development details of the proposed surface materials for the internal road and parking area shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.
- 6 Prior to commencement of development, including demolition or site clearance works, a phased contaminated land investigation shall be undertaken to assess the presence of contaminants at the site in accordance with an agreed protocol as below. Should any contaminants be found in unacceptable concentrations, appropriate remediation works shall be carried out and a scheme for any necessary maintenance works adopted.

Prior to carrying out a phase 1 preliminary investigation, a protocol for the investigation shall be agreed in writing with the Local Planning Authority and the completed phase 1 investigation shall be submitted to the Local Planning Authority upon completion for approval.

Should a phase 2 main site investigation and risk assessment be necessary, a protocol for this investigation shall be submitted to and approved by the Local Planning Authority before commencing the study and the completed phase 2 investigation with remediation proposals shall be submitted to and approved by the Local Planning Authority prior to any remediation works being carried out.

Following remediation, a completion report and any necessary maintenance programme shall be submitted to the Local Planning Authority for approval prior to first occupation of the completed development.

- 7 If contamination not previously identified is found during development then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out unless written approval has been obtained from the LPA for an amendment to the Method Statement detailing how this unsuspected contamination shall be dealt with.
- 8 No conversion/demolition or preliminary groundworks of any kind shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which shall have been previously submitted to and approved in writing by the Local Planning Authority.
- 9 Prior to the premises being brought into use for the purpose hereby permitted, a scheme providing for the adequate storage of refuse from this use shall be submitted to and approved in writing by the Local Planning Authority (LPA). The scheme shall be carried out and thereafter retained at all times unless the LPA gives its written consent to any variation.
- 10 Details of any external lighting of the site shall be submitted to and approved in writing by, the Local Planning Authority prior to the commencement of the development. This information shall include a layout plan with beam orientation and

a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation and shall be of a focussed and directional nature to ensure that there is no light spill into the river corridor.

- 11 The rating level of noise (as defined by BS4142:1997) emitted from any mechanical plant shall not exceed 5dB(A) above the prevailing background noise level. The measurement position and assessment shall be made according to BS4142:1997.
- 12 No development approved by this permission shall be commenced until details of the proposed finished floor levels have been submitted to and approved in writing by the Local Planning Authority (the finished floor levels shall be a minimum of 19.5m AOD). The scheme shall be completed in accordance with these approved plans.
- 13 Compensatory flood storage works shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.
- 14 There shall be no raising of existing ground levels on the site, apart from in those areas identified for development in the Flood Risk Assessment and its Addendum.
- 15 Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water.
- 16 During construction no solid matter shall be stored within 10 metres of the banks of the River Lee and thereafter no storage of materials shall be permitted in this area.
- 17 The construction of the foul and surface water drainage system shall be carried out in accordance with details submitted to and approved in writing by the Local Planning Authority before development commences.
- 18 A minimum buffer zone of 8 metres shall be provided alongside all watercourses on the site.
- 19 A landscape management plan, including long term design objectives, management responsibilities, maintenance schedules and different regimes for the buffer zone areas shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The landscape management plan shall be carried out as approved.
- 20 A survey for bats shall be undertaken before the commencement of the development. If bats are present, provision for bats shall be incorporated in the development by creating suitable artificial roosting sites within buildings, for example by using bat boxes or bricks, and sympathetic landscaping to encourage good insect populations.
- 21 Development approved by this permission shall not be commenced unless the method for piling foundations has been submitted to and approved in writing by the Local Planning Authority. The piling shall thereafter be undertaken only in accordance with the approved details.

- 22 No drainage shall be made into the Old River Lee within the area designated as a SSSI.
- 23 Any fuels or chemicals used on site shall be contained in such a way as to minimise the risk of accidental leakage or spillage.

Also subject to the completion of a Unilateral Undertaking to ensure that the northernmost dwelling granted consent under EPF/647/02 (relating to the erection of two dwellings in the grounds of The Lodge) is not constructed.

Description of Proposal:

This application is for reserved matters in relation to the development of commercial uses at the Area "A6" of the Waltham Abbey Royal Gunpowder Mills (WARGM); specifically for B1 office accommodation. This reserved matters application is made following the original outline approval for the residential and commercial development at the Royal Gunpowder Mills Site, which was made under the approval of EPF/625/93. This time limit for commencement was subsequently extended under EPF/21/04.

The proposal for the office use is as a whole submitted under two applications, the first being **this** item on the agenda, which relates to the provision of a new building/extension relating to the outline consent. The second part of the proposal relates to a change of use of the former powerhouse and water tower to office accommodation. The planning merits of that element proposal are discussed in the **following** agenda item for EPF/501/07.

Both the reserved matters proposal and the change of use application form this proposal as a whole. The exact nature of this development is the conversion of the existing buildings into an office development, and an extension to form a 10.5 metre tall office building with a total footprint of 525 square metres, arranged over three storeys. The proposal also seeks to provide 101 vehicle parking spaces, 45 bicycle spaces and 11 motorbike spaces and associated landscaping, planting and internal footways.

Description of Site:

Area A6 forms a small part (approximately 1.6hectares) of the Waltham Abbey Royal Gunpowder Mills (WARGM) site, which extends to 63 hectares north of Highbridge Street in Waltham Abbey. The application site contains several large buildings; the former powerhouse, a shift house and water tower (in the northern part of the site). Also included in Area A6 (but outside this application site is the former Directors House and grounds, which is a grade II listed building. The whole site lies within the Waltham Abbey Royal Gunpowder Mills Conservation Area.

The eastern boundary of the site is formed by the Old River Lee, and the northern and western boundaries adjoin a canal which runs through the centre of the WARGM site. The southern boundary of the site is formed by Flagstaff Road, which is a cul-de-sac running westwards from the end of Powdermill Lane.

Relevant History:

Planning permission was granted in March 1997 (EPF/625/93) for the use of 63ha of the WARGM site for heritage, leisure and recreation uses with supporting commercial uses, and 3.64ha of residential development (which was subsequently developed by Wilcon Homes). The consent was subject to two section 106 agreements concerning: the implementation of Phase 1 of the visitor

attraction, a new access road, and the details of the housing development. The legal agreements were specific in that vehicular access to the visitor attraction had to be via the new access road (now Beaulieu Drive), and via Powdermill Lane or the new access road for the supporting commercial uses in Area A6.

Condition 1 of the planning consent EPF/625/93 in respect of the heritage, leisure and recreation uses, and supporting commercial uses, stated that the submission of details for the buildings that would comprise the supporting commercial uses in Area A6, must be made to the Council not later than seven years from the date of the consent, i.e. before 27th March 2004. This was approved on 3rd March 2004 and was subject to a condition that the reserved matters be submitted within three years of that date. This reserved matters application was received on 1st March 2007.

Within the grounds of the former Directors House (The Lodge), a planning permission was granted under EPF/647/02 for the erection of two detached houses.

Policies Applied:

Essex and Southend on Sea Replacement Structure Plan:

CS1 – Achieving sustainable urban regeneration.
C2 – Development within the Metropolitan Green Belt.
HC2 – Conservation Areas
BE5 – Planning obligations
BIW3 – Business development; the sequential approach.
LRT2 – Lea Valley Regional Park
T3 – Promoting accessibility

Local Plan and Alterations:

CP2 – Protecting the quality of the rural and built environment.
CP3 – New development.
CP9 – Sustainable transport.
GB2A – Development within the Metropolitan Green Belt.
GB8A – Changes of use within the Green Belt.
NC1 – Sites of Special Scientific Interest.
HC6 & HC7 – Conservation Areas
HC16 – Royal Gunpowder Mills
DBE1 – Design of new buildings.
DBE2 – Effect of new buildings on surroundings.
DBE4 – Design of new buildings in the Green Belt.
DBE9 – Amenity considerations.
LL10 – Retention of trees.
LL11 – Landscaping.
U2A – Development in Flood Risk Areas.
U2B – Flood Risk Assessment Zones
U3A – Catchment effects.
ST1 – Location of development.
ST2 – Accessibility of development.
ST4 – Road safety.
ST6 – Vehicle Parking.

Issues and Considerations:

The main issues with this application relate to the design of the proposed building and its effect on the WARGM Conservation Area (including whether or not the building accords with the principles

of sustainable construction), any landscaping that is to be proposed, the impacts of the development on highways, any effects on neighbouring amenity and whether or not the proposal would cause adverse effects on flooding or drainage or on protected species.

Members should be aware that the principle of developing this site for commercial use was established under the previous outline consent. The issue of the Metropolitan Green Belt and whether or not this is considered appropriate development has already been considered inasmuch as outline consent has been approved (on two occasions; once in 1997 and renewed in 2004) for 1,000 square metres of footprint, over a three storey building. This figure of 1000 square metres represents the balance of remaining building footprint demolished on the site prior to its development as a visitor attraction (and including the housing area off Beaulieu Drive).

It would not be reasonable to object to the principle of this development at this stage, particularly given the fact that this new building element amounts to 525 square metres of footprint over three storeys, which is significantly less than that which is permitted under the outline consent. The acceptability of converting the powerhouse and water tower buildings into this office accommodation is discussed in the following agenda item (for EPF/501/07), however it should be noted that this scheme seeks to re-use existing buildings on the site. Thus the total built form on the site amounts to virtually half that which could be permitted under the remit of the outline consent.

1. Design, Conservation and Sustainability

The design of the new building is to be predominantly glazed, however it will be constructed out of brickwork on the north elevation. The southern elevation will be glazed and will feature timber louvers. In terms of massing, the building is three storeys in height, however the top floor is set back to allow a perimeter terrace to the top floor office accommodation.

Aesthetically, it is acknowledged that this is a striking and modern design, however it is one that is considered to juxtapose well to the historic character of the existing water tower and powerhouse buildings. Conservation Officers have no objections to the proposal, and it is considered by Officers that this new build element will add significant visual interest and will enable sympathetic use of this (currently abandoned) site, with a contemporary element to enhance the character of the Conservation Area.

In Green Belt terms, this building will be visible from the east, particularly from Abbey View. The glazed appearance and the limited height (it will roughly match eaves level of the existing powerhouse building) mean that this will not be an unduly visually intrusive feature to the surrounding Green Belt.

In terms of internal layout of the office, the applicants state that it is designed to be flexible and to adapt to changing needs. The external steel louvers will assist in reducing solar gain inside the new building, and thermal mass will be increased through added insulation. The building will be ventilated naturally, and environmentally sustainable energy sources are to be explored such as Combined Heat and Power, ground source heat pumps and energy efficient boilers and solar panels. Thus the aesthetics and means of construction of the new building (as well as the converted powerhouse and water tower) ensure that the development will accord with the principles of sustainability.

2. Landscaping

A new access road and car park will be provided which does give rise to the loss of some alder trees. Despite this, it is proposed to replant with willows. Landscaping Officers raise no objections to the proposals, and consider that they would represent an enhancement to the site and would be sympathetic to the existing landscape.

3. Highways

Concern has been raised that the proposal (as a whole, both with the new building and the conversion) would cause increased traffic, parking and congestion. These issues were considered when the original outline planning application was considered in 1997 and it would be unreasonable to object to the development on this ground at this stage. Furthermore, Essex County Council Highways Officers raise no objections to the proposal (in relation to both applications).

4. Impacts on neighbouring amenity

As with the highway matters above, due consideration would have been given to the impact on the amenities of existing residential properties at the time of the grant of outline consent. Despite this, the built form of the development would not adversely affect neighbouring amenity either in terms of overlooking or overshadowing. Additional planting within the site, proposed under the landscaping of the grounds, will aid in screening the development from surrounding properties.

Since the original grant of outline consent in 1997 however, planning permission was granted (and remains still valid) for the erection of two dwellings in the grounds of The Lodge. One of these proposed dwellings is to be sited near to the site of the proposed new office building, and consequently this new unit could be adversely affected by the proposal. The applicant is therefore offering to enter into Unilateral Undertaking to ensure that this dwelling (the largest out of those proposed) is not constructed. There are therefore no issues that arise as a result of the details of the commercial use submitted for consideration under this application.

5. Effects on Flooding and Protected Species and Other Matters

This site is within a flood risk area, and although the grant of outline consent established the principle of development, the precise details and layout etc. require this consideration. The Environment Agency has confirmed no objections to the proposal subject to numerous conditions. In the light of this it therefore ensures that the proposal (as a whole) will not give rise to undue flood risk that otherwise could not be mitigated.

The proposed development is immediately adjacent to the Cornmill Stream and Old River Lee SSSI and the site contains a number of protected species. Natural England (formerly English Nature) raises no objections to the development providing conditions are attached to the consent. Consequently the proposal will not be detrimental to these matters.

Concern has been raised regarding the level of consultation that has taken place. In terms of the planning requirements, the Council have notified those properties that border the site, and site notices were erected near to the site entrance thus fulfilling the requirements under planning legislation. Furthermore, prior to the application having been submitted the applicants consulted with nearby residential properties, placing an exhibition on view as to the nature of their proposals. This was advertised in the local press and it is considered that wide consultation has taken place.

Conclusion

Under the reserved matters considered with this application (in terms of the new building that is to be attached to the water tower and powerhouse) this proposal does not give rise to any issues that cannot be overcome by conditions. The representations received from neighbouring properties have been carefully examined, however the issues raised therein primarily relate to matters that have been previously considered at the stage of the outline planning approval (both in 1997 and 2004). The application is therefore recommended for approval.

SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL – No objection.

WALTHAM ABBEY HISTORICAL SOCIETY – Has concerns that the site may not have been fully archaeologically examined and would like to be assured that this will be done before construction work takes place. The Society believes that there is the greatest potential for archaeological finds in the area to the south of the water tower where currently there are two wooden barges, and where the new building will be located. When excavation of this area is due to start, if Waltham Abbey Historical Society could be informed of this, we would like to observe and/or supervise the cutting of the first trenches to see if there is anything there.

LEE VALLEY REGIONAL PARK AUTHORITY – The Authority welcomes the proposals which will result in the re-use and extension to the existing buildings. However, the Authority contends that the application cannot be properly assessed and that its determination should be deferred to enable suitable surveys to establish whether bats and other protected species are present on the wetland parts of this ecologically important site.

18 POWDERMILL LANE – Would bring the following to your attention points which give me concern: 1) Powdermill Lane is a narrow road and two vehicles barely have the room to pass each other. Concern about construction traffic using this road, could access be made via Beaulieu Drive? 2) Over 100 staff will be located at the new offices and in real terms this means approximately 100 vehicles using the road between eight and nine o'clock, the same time as commuter and school traffic. Adding this to the existing parking can lead to traffic chaos. 3) If the construction traffic has to use Powdermill Lane what duty of care will be added with regard to current residents? Would expect no deliveries before 08:00 or after 18:00. If deliveries arrive early a suitable holding area well away from the residential housing is provided. Lastly no deliveries or construction at weekends; the residents of Powdermill Lane and Flagstaff Road deserve some respite at weekends.

6 FLAGSTAFF ROAD – We would like to add our agreement to this conversion into office accommodation (rather than housing). Only objection is the vehicle access into the site both whilst the development is taking place and when complete. Access road is quite narrow and when cars are parked you have to wait for cars to pass each other. What will happen when there are a number of vehicles using the road? Traffic coming onto the estate will be a lot more than usual.

15 POWDERMILL MEWS – Objections: 1) Lack of consultation. 2) Inadequate planning for staff car parking. 100 parking spaces is inadequate for in excess of 3000 workers. Parking in the surrounding area will be severely affected by staff that use local roads for parking while at work. 3) No allowance for local traffic. The lane is very narrow and made even more so with parked cars. Will have a negative impact to the surrounding area that is already heavily congested. Would like to know if the Section 106 forms part of the discussions governing the consent and if so, where these funds are spent. 4) Time-scale and lack of vision – Have been informed that the estimated time scale of works will be 18-24 months which seems unacceptably vague given that residents will be affected by noise and debris of this proposed development. 5) Who will use the site? For what purpose? Have been told that the company would be moving no more than 40 staff to the site and that the remainder will be leased to other companies.

Report Item No: 2

APPLICATION No:	EPF/0501/07
SITE ADDRESS:	Part of Area A6. Royal Gunpowder Mills Powdermill Lane Waltham Abbey Essex
PARISH:	Waltham Abbey
WARD:	Waltham Abbey South West
APPLICANT:	Hill Partnerships & WARGM Trust
DESCRIPTION OF PROPOSAL:	Conversion and change of use of the Power House and Water Tower into office accommodation (Class B1)
RECOMMENDED DECISION:	Grant Permission (Subject to S106)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The development shall be carried out in accordance with the amended plans received on 18th May 2007 unless otherwise agreed in writing with the Local Planning Authority.
- 3 All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles to and from the site) which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 4 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 5 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 and these facilities installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.

6 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) have been submitted to an approved in writing by the Local Planning Authority, and these works shall be carried out as approved. These 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 vehicle artefacts and structures, including signs and lighting and functional services above and below ground. 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. 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.

7 Prior to the commencement of the development details of the proposed surface materials for the internal road and parking area shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.

8 Prior to commencement of development, including demolition or site clearance works, a phased contaminated land investigation shall be undertaken to assess the presence of contaminants at the site in accordance with an agreed protocol as below. Should any contaminants be found in unacceptable concentrations, appropriate remediation works shall be carried out and a scheme for any necessary maintenance works adopted.

Prior to carrying out a phase 1 preliminary investigation, a protocol for the investigation shall be agreed in writing with the Local Planning Authority and the completed phase 1 investigation shall be submitted to the Local Planning Authority upon completion for approval.

Should a phase 2 main site investigation and risk assessment be necessary, a protocol for this investigation shall be submitted to and approved by the Local Planning Authority before commencing the study and the completed phase 2 investigation with remediation proposals shall be submitted to and approved by the Local Planning Authority prior to any remediation works being carried out.

Following remediation, a completion report and any necessary maintenance programme shall be submitted to the Local Planning Authority for approval prior to first occupation of the completed development.

9 If contamination not previously identified is found during development then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out unless written approval has been obtained from the LPA for an amendment to the Method Statement detailing how this unsuspected contamination shall be dealt with.

10 No conversion/demolition or preliminary groundworks of any kind shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which shall have been previously submitted to and approved in writing by the Local Planning Authority.

- 11 Prior to the premises being brought into use for the purpose hereby permitted, a scheme providing for the adequate storage of refuse from this use shall be submitted to and approved in writing by the Local Planning Authority (LPA). The scheme shall be carried out and thereafter retained at all times unless the LPA gives its written consent to any variation.
- 12 Details of any external lighting of the site shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation and shall be of a focussed and directional nature to ensure that there is no light spill into the river corridor.
- 13 The rating level of noise (as defined by BS4142:1997) emitted from any mechanical plant shall not exceed 5dB(A) above the prevailing background noise level. The measurement position and assessment shall be made according to BS4142:1997.
- 14 No development approved by this permission shall be commenced until details of the proposed finished floor levels have been submitted to and approved in writing by the Local Planning Authority (the finished floor levels shall be a minimum of 19.5m AOD). The scheme shall be completed in accordance with these approved plans.
- 15 Compensatory flood storage works shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.
- 16 There shall be no raising of existing ground levels on the site, apart from in those areas identified for development in the Flood Risk Assessment and its Addendum.
- 17 Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water.
- 18 During construction no solid matter shall be stored within 10 metres of the banks of the River Lee and thereafter no storage of materials shall be permitted in this area.
- 19 The construction of the foul and surface water drainage system shall be carried out in accordance with details submitted to and approved in writing by the Local Planning Authority before development commences.
- 20 A minimum buffer zone of 8 metres shall be provided alongside all watercourses on the site.
- 21 A landscape management plan, including long term design objectives, management responsibilities, maintenance schedules and different regimes for the buffer zone areas shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The landscape management plan shall be carried out as approved.
- 22 A survey for bats shall be undertaken before the commencement of the development. If bats are present, provision for bats shall be incorporated in the development by creating suitable artificial roosting sites within buildings, for example by using bat boxes or bricks, and sympathetic landscaping to encourage good insect populations.

- 23 Development approved by this permission shall not be commenced unless the method for piling foundations has been submitted to and approved in writing by the Local Planning Authority. The piling shall thereafter be undertaken only in accordance with the approved details.
- 24 No drainage shall be made into the Old River Lee within the area designated as a SSSI.
- 25 Any fuels or chemicals used on site shall be contained in such a way as to minimise the risk of accidental leakage or spillage.

Also subject to the completion of a Unilateral Undertaking for the developer to provide a financial contribution for highway works on Powdermill Lane and for the implementation of an agreed travel plan.

Description of Proposal:

This application is for the change of use of former industrial buildings (comprising the power-house and water tower) into B1 Office accommodation.

This application has had to be made separately since the proposal entails the change of use of buildings, which is a different category of development that would not have been covered by the remit of the original outline planning approval.

Description of Site:

Please refer to the **previous** agenda item.

Relevant History:

Please refer to the **previous** agenda item.

Policies Applied:

Essex and Southend on Sea Replacement Structure Plan:

- CS1 – Achieving sustainable urban regeneration.
- C2 – Development within the Metropolitan Green Belt.
- HC2 – Conservation Areas
- BE5 – Planning obligations
- BIW3 – Business development; the sequential approach.
- LRT2 – Lea Valley Regional Park
- T3 – Promoting accessibility

Local Plan and Alterations:

- CP2 – Protecting the quality of the rural and built environment.
- CP3 – New development.
- CP9 – Sustainable transport.
- GB2A – Development within the Metropolitan Green Belt.

GB8A – Changes of use within the Green Belt.
NC1 – Sites of Special Scientific Interest.
HC6 & HC7 – Conservation Areas
HC16 – Royal Gunpowder Mills
DBE1 – Design of new buildings.
DBE2 – Effect of new buildings on surroundings.
DBE4 – Design of new buildings in the Green Belt.
DBE9 – Amenity considerations.
LL10 – Retention of trees.
LL11 – Landscaping.
U2A – Development in Flood Risk Areas.
U2B – Flood Risk Assessment Zones
U3A – Catchment effects.
ST1 – Location of development.
ST2 – Accessibility of development.
ST4 – Road safety.
ST6 – Vehicle Parking.

Issues and Considerations:

The main issues with this application relate to the acceptability of the change of use in terms of the Green Belt, the design of the conversion and its effect on the WARGM Conservation Area, together with the impacts of the development on highways. The remaining issues (landscaping, sustainability, flooding, protected species and amenity) are as considered under the concurrent application for the new office building (EPF/500/01).

Since this application is directly linked to that for the new office building (the previous item; EPF/500/07), the pure concept of office use is directly related to what was covered under the remit of the original outline approval for commercial use on this site. The principle of office use of these buildings is therefore considered appropriate to this site.

1. Green Belt

Looking at the means by which the buildings are to be converted, Green Belt Policies permit changes of use provided (*inter alia*) the structures are of permanent and substantial construction, the conversion can be undertaken without major reconstruction and the use would not have a materially greater effect on the Green Belt than the present use.

Taking the use as stated above, the fact that outline consent for commercial use has been accepted under the outline application means that it would be very difficult to object to the principle of converting these buildings, given that the proposed use is identical to that already accepted.

The buildings themselves are prominent features and are of a substantial construction and from the submitted plans would appear to be capable of conversion without major alteration work. The proposal therefore accords with the objectives of the Metropolitan Green Belt.

2. Design and Conservation

Aesthetically, the water tower and powerhouse buildings are to be restored, which will be to the benefit of this historic site. Window openings will be reinstated and enlarged where required, and internal mezzanine floors will be added to facilitate the office space. Apart from restoration work, the water tower will remain largely unchanged except for the introduction of two balconies at the first floor level, and the removal of previously made uncharacteristic changes. Consequently very few external changes are to be made to these buildings, and their relationship with the new

extension building (the subject of EPF/500/07) ensures that overall, this development will add significant visual interest to the Conservation Area.

3. Highways

As discussed in the previous agenda item, concern has been raised that the proposal would cause increased traffic, parking and congestion. As stated in that report, Essex County Council Highways raise no objection to the application, which was submitted with detailed transport assessment and a travel plan. This travel plan seeks to ensure that employees are encouraged to use means of transport other than the private car. Were Members to resolve to grant planning permission, it would be subject to a unilateral undertaking in respect of implementing this travel plan, as well as seeking a contribution for highway improvements to Powdermill Lane and Flagstaff Road.

The overall highways issues, for the development as a whole are therefore considered acceptable and in light of the existing outline consent, and subject to the unilateral undertaking no issues arise in this respect.

Conclusion

The proposed conversion will not adversely affect the objectives of the Green Belt and will bring buildings back into re-use which are currently vacant. The overall scheme, comprising the conversion and the new building extension will give this site an appropriate use and will have significant benefits to the historic value of the site and to the character of the conservation area. The application is therefore recommended for approval.

SUMMARY OF REPRESENTATIONS:

(SAME AS APPLICATION EPF/500/07)

TOWN COUNCIL – No objection.

WALTHAM ABBEY HISTORICAL SOCIETY – Has concerns that the site may not have been fully archaeologically examined and would like to be assured that this will be done before construction work takes place. The Society believes that the area where there is the greatest potential for archaeological finds in the area to the south of the water tower where currently there are two wooden barges, and where the new building will be located. When excavation of this area is due to start, if Waltham Abbey Historical Society could be informed of this, we would like to observe and/or supervise the cutting of the first trenches to see if there is anything there.

LEE VALLEY REGIONAL PARK AUTHORITY – The Authority welcomes the proposals which will result in the re-use and extension to the existing buildings. However, the Authority contends that the application cannot be properly assessed and that its determination should be deferred to enable suitable surveys to establish whether bats and other protected species are present on the wetland parts of this ecologically important site.

18 POWDERMILL LANE – Would bring the following to your attention points which give me concern: 1) Powdermill Lane is a narrow road and two vehicles barely have the room to pass each other. Concern about construction traffic using this road, could access be made via Beaulieu Drive? 2) Over 100 staff will be located at the new offices and in real terms this means approximately 100 vehicles using the road between eight and nine o'clock, the same time as commuter and school traffic. Adding this to the existing parking can lead to traffic chaos. 3) If the construction traffic has to use Powdermill Lane what duty of care will be added with regard to current residents? Would expect no deliveries before 08:00 or after 18:00. If deliveries arrive early a suitable holding area well away from the residential housing is provided. Lastly no deliveries or

construction at weekends; the residents of Powdermill Lane and Flagstaff Road deserve some respite at weekends.

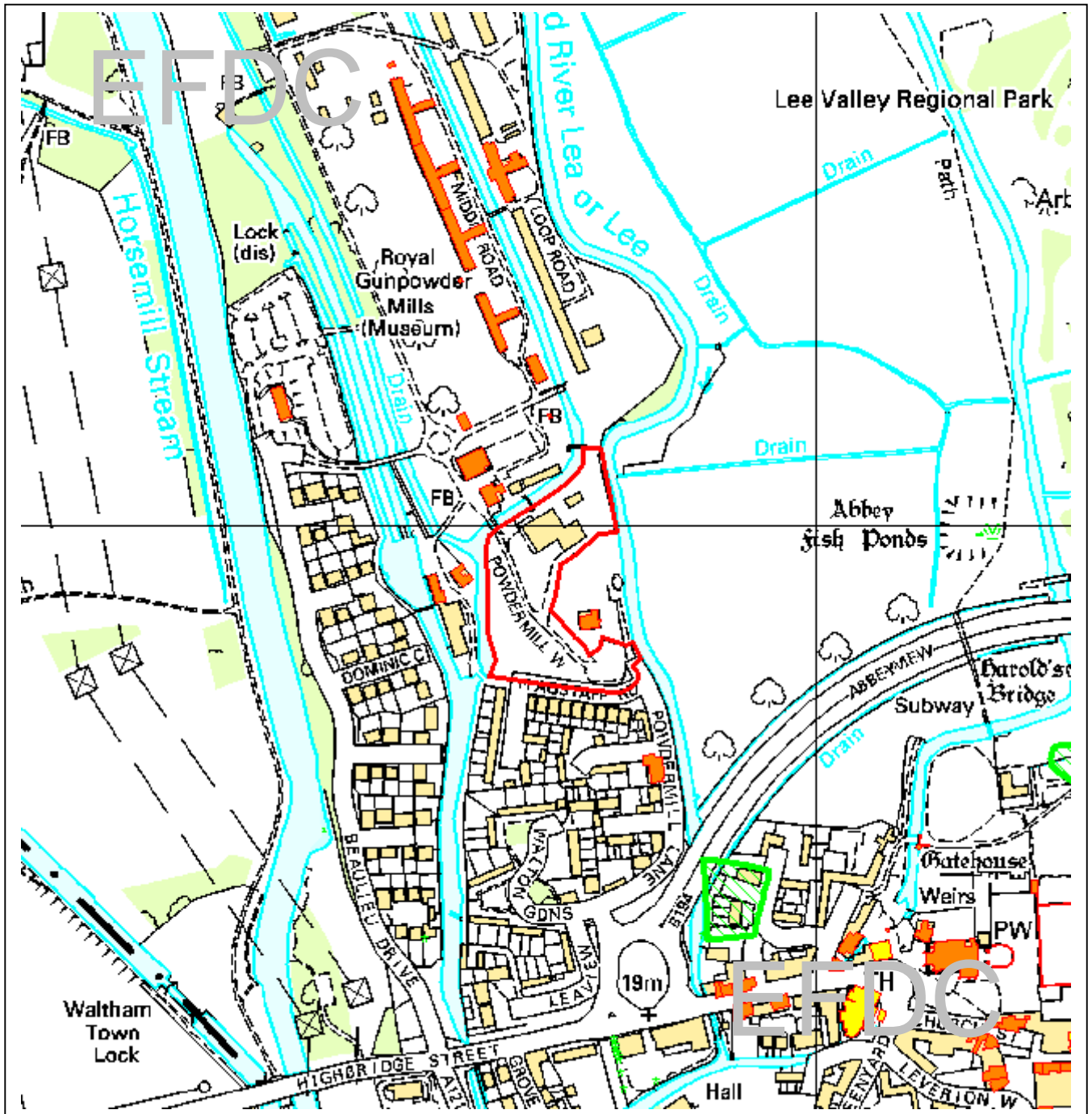
6 FLAGSTAFF ROAD – We would like to add our agreement to this conversion into office accommodation (rather than housing). Only objection is the vehicle access into the site both whilst the development is taking place and when complete. Access road is quite narrow and when cars are parked you have to wait for cars to pass each other. What will happen when there are a number of vehicles using the road? Traffic coming onto the estate will be a lot more than usual.

15 POWDERMILL MEWS – Objections: 1) Lack of consultation. 2) Inadequate planning for staff car parking. 100 parking spaces is inadequate for in excess of 3000 workers. Parking in the surrounding area will be severely affected by staff that use local roads for parking while at work. 3) No allowance for local traffic. The lane is very narrow and made even more so with parked cars. Will have a negative impact to the surrounding area that is already heavily congested. Would like to know if the Section 106 forms part of the discussions governing the consent and if so, where these funds are spent. 4) Time-scale and lack of vision – Have been informed that the estimated time scale of works will be 18-24 months which seems unacceptably vague given that residents will be affected by noise and debris of this proposed development. 5) Who will use the site? For what purpose? Have been told that the company would be moving no more than 40 staff to the site and that the remainder will be leased to other companies.



Epping Forest District Council

Area Planning Sub-Committee West



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Agenda Item Numbers:	1 & 2
Application Numbers:	EPF/500/07 and EPF/501/07
Site Name:	Part of Area A6, Royal Gunpowder Mills Powdermill Lane, Waltham Abbey, EN9 1BN
Scale of Plot:	1:2500