

Agenda Item no.7, page 15,

Application Ref: P0048.22

Address: Mawney Close Garage Block

Amendment under section 2.1 as below to change the recommendation to take into account the consultation response received from the Environment Agency.

2.1 That the committee resolve to grant planning permission subject to suggested planning conditions and the removal of the objection from the Environment Agency.

Insert the condition below after condition 25 on page 16 to ensure that the objection received from the Environment Agency would be overcome prior to the commencement of the development.

26) No works shall take place in relation to any of the development hereby approved until the objection received from the Environment Agency has been withdrawn. The details requested to overcome the objection within the Environment Agency letter dated 24th August 2022 shall be submitted to and approved by the Local Planning Authority in consultation with the Environment Agency.

Reason:-

To manage the water environment of the development and mitigate the impact on flood risk, water quality and amenity value (Local Plan policies 31 and 32 and London Plan policies SI 12 and SI 13 and part 14 of the NPPF).

Amendment under section 4 Consultation Response

After the bullet point at section 4.10 on page 20, insert the following additional Consultee response:

Environment Agency:

- Objection
- The applicant must provide a map showing the exact location from the top of the riverbank in relation to the development. The applicant must provide evidence they have assessed whether an 8m buffer zone can be provided. Where buildings overhang, we require an 8m buffer from the closest part of the building to the top of the riverbank.
- If an 8m buffer zone is not considered reasonable, the applicant must provide **environmental justification** to ensure that the proposed development will not interfere with natural geomorphological process, will not cause damage to the current bank and will not be placed at risk of

damage arising from channel migration/erosion. We would expect to see details about the foundations of the wall and consideration as to how this will be built without impact the stability of the riverbank. Details regarding the current condition of the riverbank should also be included

- Where the flood defence is 3rd party owned/maintained (i.e. not EA owned or maintained) the applicant must provide evidence that access to the natural bank will be maintained post construction. Where reasonable, improvements to access should be made (e.g. larger, buffer zone). The applicant must consider the space required (8m) for future river maintenance and emergency works, including the use of vehicles and heavy-duty machinery.

Officer Response: Should the Committee resolve to grant planning permission then a planning condition would be imposed to overcome the objection from the Environment Agency.

Agenda Item no.8, page 31,

Application Ref: P0049.22

Address: Mowbray's Close Garage Block

Amendment under section 4 Consultation Response

After the bullet point at section 4.10 on page 36, insert the following additional Consultee response:

Environment Agent:

- No comment

Amendment under section 5 Local Representation

After the last bullet point at section 5.3 on page 36, insert the following section to include an additional representation

Non-material representations

5.4 The following issues were raised in representations, but they are not material to the determination of the application:

- The entrance camera will directly face our home.