

REGENERATION & PLANNING COMMITTEE MINUTES 22 SEPTEMBER 2022

155 HERTFORDSHIRE COUNTY COUNCIL CONSULTATION
MINERALS AND WASTE DRAFT LOCAL PLAN 2040
(REGULATION 18)

Paper RP/62/22

The Head of Planning introduced the report, explaining to Members that the key points of her letter attached as Appendix A to Paper RP/62/22, was that the draft local plan needs to reference both the Lee Valley Regional Park and the Park Development Framework; functionally linked habitats for biodiversity need to be recognised in the draft local plan; we need to understand what is meant by 'valued landscape'; and how mineral extraction from the Briggens Estate will be transported.

Members discussed how a new access route through the Park is likely to be detrimental. It would be important to ensure that mitigation measures were in place before any mineral extraction took place. A Member suggested that it might be beneficial to have a guided tour with Tarmac on the Briggens Estate to better understand the area and the impacts mineral extraction would have on the Regional Park.

Members discussed how conveyors might move the mineral extraction around the county and how the mineral extraction might tie in with the development of the Gilston Garden Village.

(1) the comments as set out in Appendix A to Paper RP/62/22 as the Authority's formal response to the consultation by Hertfordshire County Council on the draft Minerals and Waste Local Plan 2040 (Regulation 18 version) was approved with the following amendments:

(a) page 10 – 'it is essential that this reference also included...'; and

(b) page 11 – 'Where a development site has wetland habitats, (as in the case of the Lee Valley SPA/Ramsar site located within the Lee Valley Regional Park) the ecological assessment should be carried out in conjunction with the Lee Valley Regional Park Authority to determine whether the site may be used by key bird species noted in the SPA or Ramsar citations'.

156 PLANNING CONSULTATION BY BROXBOURNE
BOROUGH COUNCIL. REDEVELOPMENT OF LAND
AT DELAMARE ROAD TO PROVIDE A RESIDENTIAL
LED MIXED USE DEVELOPMENT COMPRISING 471
RESIDENTIAL UNITS AND ANCILLARY RESIDENTIAL
FLOORSPACE; UP TO 2436SQM OF NON-RESIDENTIAL
FLOORSPACE INCLUDING OFFICE (CLASS E(G)(I) LIGHT
INDUSTRIAL (CLASS E(G)(III) LEISURE (CLASSES E(D)
AND SUI GENERIS), COMMUNITY (CLASS E€-(F) AND
CLASS F1)) FLOORSPACE AND RETAIL (CLASS E(A) (B)
(C)) A NEW LOCAL CENTRE, PLAZA, LANDSCAPING, CAR
PARKING, CYCLE PARKING, PEDESTRIAN CYCLE AND
VEHICULAR ROUTES AND ASSOCIATED WORKS.
REF: 07/22/0597/F PARCELS 12 & 13 LAND AT DELAMARE
ROAD, CHESHUNT, EN8 9AP.

Paper RP/60/22

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The report was introduced by the Head of Planning, explaining to Members that the key issues were around the height of 14 storeys for the Landmark building and 8 storeys for the Wayfinder building, as these will be visible from the River Lee Country Park and will interrupt the feeling of seclusion that the area currently enjoys. Members commented that the original outline planning consent only allowed for a maximum of 7 storeys and Broxbourne Borough Councils Local Plan limits buildings in the area to 8 storeys.

Members expressed concerns that the height of these buildings represented a 'Londonisation' of Cheshunt and likened the plans for the heights of the blocks to Tottenham Hale.

A Member expressed concerns over light pollution from the development into the River Lee Country Park.

Members expressed concerns over the number of parking spaces allocated. The Head of Planning informed Members that a ratio of 1:1 had already been agreed in the outline planning documents. The Chairman suggested that our concerns be expressed regarding this.

The Chairman suggested that the Authority commission some photographs from known datum points in order to better understand how the encroachment of developments are affecting the Regional Park.

- (1) the Authority objects to the current application on the grounds that:**
 - (a) the height of the landmark building within Block 8, at 14 storeys will have a negative impact on the visual and recreational amenity of visitors to the River Lee Country Park and undermine the secluded and attractive landscape character of the area. The landmark building should be reduced in accordance with the heights consented under the outline consent, and parameter plans, Broxbourne Borough Council's Local Plan policy and to take account of its location in relation to the Regional Park;**
 - (b) further consideration needs to be given to the design of buildings within Block 8, in particular the bolt on balconies which face onto the Regional Park boundary, to reassure the Authority that disturbance from light pollution will not adversely impact upon the ecology of the Park, the biodiversity buffer, or the green biodiverse roofs proposed as part of the development;**
- (2) that should the Council be minded to approve the above application, then the Authority would wish to see conditions included to ensure that:**
 - (a) a lighting strategy is provided and designed in accordance with the 'Institute of Lighting Professionals (2018), Bats, and Artificial Lighting in the UK Guidance Note 08/18';**
 - (b) a Construction Environmental Management Plan is produced;**

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- (c) a Landscape Environmental Management Plan is provided with provision for on-site habitat and species monitoring based on agreed baseline targets and provision for enhancements if these are not met; and
- (d) Section 106 monies area allocated to the River Lee Country Park proportionate to the uplift in residential units, in order fund further visitor infrastructure improvements, and habitat enhancements to mitigate for the increased recreational impacts.

INFORMATIVE:

Given the highly accessible location of the current development adjacent to Cheshunt Station, Members expressed concern at the number of car parking spaces provided as part of the development.

- 157 PLANNING CONSULTATION BY THE BOROUGH OF ENFIELD. DETAILS OF RESERVED MATTERS (SCALE, LAYOUT, ACCESS, EXTERNAL APPEARANCE AND LANDSCAPING) FOR 274 UNITS IN RESPECT OF PLOT Z02-01 WITHIN BUILDINGS FROM 10 TO 16 STOREYS IN HEIGHT PURSUANT TO CONDITION 4 OF OUTLINE PLANNING PERMISSION 19/02718/RE3 DATED 31ST MARCH 2022 FOR DEVELOPMENT OF PHASE 2 OF MERIDIAN WATER COMPRISING RESIDENTIAL, PURPOSE BUILT STUDENT ACCOMMODATION AND/OR LARGE SCALE PURPOSE BUILT SHARED LIVING; HOTEL, COMMERCIAL DEVELOPMENT; RETAIL, SOCIAL INFRASTRUCTURE, A PRIMARY SCHOOL, HARD AND SOFT LANDSCAPING, NEW PUBLIC OPEN SPACES INCLUDING EQUIPPED AREAS FOR PLAY, SUSTAINABLE DRAINAGE SYSTEMS, CAR PARKING PROVISION, AND FORMATION OF NEW PEDESTRIAN AND VEHICULAR ACCESS (ALL MATTERS RESERVED). AT: MERIDIAN WATER, FORMER GAS HOLDER SITE, LEESIDE ROAD, LONDON, N18 2HR. Paper RP/61/22

The report was introduced by the Head of Planning explaining to Members that details for the design of Leaside Road and the new bridge sit outside this application and have yet to come forward for our approval. Meridian Water will be a transformative development, however, the positioning of the taller buildings adjacent to the Park will be detrimental to the visual amenity. Whilst the height of 16 storeys have already been agreed in the outline planning permission, reconfiguring the orientation so that the smaller blocks face the Park with the larger ones behind, would minimise the impact upon the Park.

Members expressed concern over whether the blocks would be multi-coloured and suggested that the Head of Planning discuss this with the case officer at London Borough of Enfield.

A Member expressed concern over the pollution of light from the blocks.

- (1) that the London Borough of Enfield be informed that whilst the Authority

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notes the details of the reserved matters are of high quality and in accordance with the parameter plans, there are concerns about aspects of the building design and its scale. Further consideration should be given to the relationship between the development and the Regional Park in particular:

- (a) the siting of blocks A and D should be swapped with blocks B and C so the taller buildings are situated further back from the Regional Park in order to reduce their visual dominance and impact on the Regional Park;
 - (b) the treatment of the south and south east boundary of the development site to improve the physical and visual interface with Tottenham Marshes and create an attractive entrance point into the Regional Park;
 - (c) how future provision of safe routes for pedestrians and cyclists between Tottenham Marshes via the existing Leaside footbridge and Leaside Road and new bridge over Pymmes Brook will interface with this development – these matters to be addressed under the Meridian Water Strategic Infrastructure Works detailed application for Leaside Road and Bridge;
 - (d) the maintenance of the dark corridor alongside Pymmes Brook is important to the Authority and the biodiversity of the Regional Park, and alternative solutions should be sought to minimise light spill and light pollution as part of the landscape design along the eastern boundary of the site;
 - (e) a mix of native species should be incorporated into the site’s planting palette, to help tie the development into the wider landscape and Regional Park and to be set out within a Landscape Environmental Management Plan;
 - (f) channel softening alongside the boundary of Pymmes Brook with the application site to include floating reedbeds and Sand Martin nest holes;
 - (g) the allocation of Section 106 monies towards establishing a safe and attractive means of access and public realm adjacent to the Park entrance at Tottenham Marshes to be delivered as part of the Leaside Rd element of the Meridian Water Strategic infrastructure works; and
- (2) that the London Borough of Enfield be informed that the Authority would wish to be consulted on these matters in due course.

Chairman

Date

The meeting started at 11.30am and ended at 12.45pm.