

## LEE VALLEY REGIONAL PARK AUTHORITY

### REGENERATION & PLANNING COMMITTEE MINUTES 16 DECEMBER 2021

Members  
in remote presence: Chris Kennedy (Vice Chairman) Denise Jones  
John Bevan Graham McAndrew  
David Gardner Paul Osborn  
Calvin Horner John Wyllie

Apologies received from: David Andrews, Gordon Nicholson, Mary Sartin,  
Caroline Day (Save Lea Marshes)

Officers  
in remote presence: Claire Martin - Head of Planning  
Beryl Foster - Deputy Chief Executive  
Jon Carney - Corporate Director  
Sandra Bertschin - Committee & Members' Services Manager  
Lindsey Johnson - Committee Services Officer

In attendance Laurie Elks  
in remote presence: Abigail Woodman – Save Lea Marshes

#### Part I

Due to the Chairman, David Andrews experiencing technical issues logging on to today's meeting, Vice Chairman, Chris Kennedy will act as Chairman for this meeting.

#### 139 DECLARATIONS OF INTEREST

There were no declarations of interest.

#### 140 MINUTES OF LAST MEETING

**THAT the Minutes of the Regeneration & Planning Committee meeting held on 18 November 2021 be approved and signed.**

#### 141 PUBLIC SPEAKING

Laurie Elks requested to speak to the Committee on Agenda Item 6:

- Further to my letter which was circulated to this Committee earlier this week, Chris Kennedy challenged me to articulate why the Authority should not simultaneously talk to the Youth Hostel Association (YHA) and offer part of the Waterworks site to London Borough of Waltham Forest's (LBWF) call for sites.
- Your Area 2 plans specifically propose youth hostel type accommodation with a discreet footprint, which was recently reaffirmed by Members. These area plans require the Authority to consult on proposed changes to the Park Plan. Further they were the outcome of consultation from local groups.
- LBWF's call for sites are for sites which could meet housing and other government targets. The Authority is asking LBWF for the designation of the Waterworks site as a 'leisure site with potential for development for other leisure uses in particular visitor

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accommodation'. This site could become a budget hotel or other leisure use such as a cinema. I hope the Authority does not go develop the site in such a way as this would be a world apart from what the area proposals proposed. Whilst it may be the same use class for planning purposes it is not the same as a youth hostel with a discreet footprint.

- I hope that your discussions with YHA lead somewhere, but if it does not and you decide upon a budget hotel then you are required to consult, especially if it requires the land to be taken out of Metropolitan Open Land (MOL) status.
- Given that it is MOL, you have a responsibility to protect it, pushing for its designation to be changed so it could be developed should give you pause for thought.

Abigail Woodman of Save Lea Marshes requested to speak to the Committee on Agenda Item 6:

- I am vigorously opposed to the Waterworks and car park being included in the site allocation, their designation as MOL should be respected.
- You should also actively oppose tall buildings in the Park, it will not jeopardise your chances of getting Section 106 money, if anything it will make your case stronger. Arguing only for mitigation measures makes it negligent.

The Chairman thanked the speakers and informed them that the Committee would consider what they had said when we reach Agenda Item 6.

David Gardner arrived during the next item.

142 LONDON BOROUGH OF NEWHAM LOCAL PLAN REFRESH ISSUES AND OPTIONS STAGE CONSULTATION Paper RP/56/21

The report was introduced by the Head of Planning who informed Members that part of the refresh process was including areas that would be returning to the borough that currently fall within the London Legacy Development Corporation planning authority such as parts of the Queen Elizabeth Olympic Park, including the VeloPark and Three Mills Island. The letter attached as Appendix A comments on the '15 minute neighbourhood' spatial approach, policy options for design, heritage, visitor economy, green space, water space, climate and transport. There are also opportunities for joint working in regards to routes into the Park from public transport nodes and the importance of safeguarding routes to major venues. There have already been some helpful meetings with officers from London Borough of Newham regarding the issues set out in the letter.

A Member commented that London Borough of Newham needed to work on reducing the number of cars and that the Park could be central in improving transport, leisure and biodiversity in the borough.

- (1) **the comments as set out in Appendix A to Paper RP/56/21 as the Authority's formal response to the London Borough of Newham on the Local Plan Refresh was approved.**

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143 LONDON BOROUGH OF WALTHAM FOREST LOCAL PLAN  
SHAPING THE BOROUGH: PART 2 SITE ALLOCATIONS  
PROPOSED SUBMISSION REGULATION 19 CONSULTATION

Paper RP/57/21

The report was introduced by the Head of Planning who informed Members that this is the final stage of the part 2 site allocations consultation, part 1 strategic policies is currently under examination. The purpose of the consultation is to allocate land for a range of uses to meet the requirements of the community. The consultation includes 75 sites, 6 of which are new and relevant to the Park. The letter at Appendix A to this report asks LBWF to reconsider its position regarding the Ice Centre, Waterworks Centre and car park which have not been included in the site allocations document. We would like them to have a 'leisure' allocation, which would help the Authority to develop and improve its visitor, sports and cultural offer.

The Chairman of the Committee commented that the earlier speakers requested that these sites not be included in the site allocation as they are on MOL and asked if the Park Plan specifies what type of accommodation could be included at the Waterworks. The Head of Planning responded stating that it states visitor accommodation and that options could include youth hostel style facilities, pods and/or chalets and that it would have to satisfy the requirements of its MOL designation. It could include other types of visitor accommodation, but a case would need to be made. We are currently focused on the Waterworks for visitor accommodation and are in talks with YHA. The Chairman of the Authority added that his vision for the site is as a youth hostel as it would be more in keeping with what is already there and will make a softer entrance to the Filter Beds, he stated that in his opinion he doesn't see a budget hotel there and talks with YHA are going well.

The Chairman of the Committee approved of the wording of the letter and couldn't see anything in it hindering the Authority in moving forward with the YHA and believed that making it a public record would make it more likely.

A Member asked if the designation changed to leisure if the sites would still be MOL and whether this would have any bearing on planning permission for a youth hostel. The Chairman of the Committee responded stating that we got permission for the rebuilding of the Ice Centre without changing the designation of the land. The Head of Planning added that having a leisure designation would be useful as it is always worth having as many supportive designations as possible.

- (1) the comments as set out in Appendix A to Paper RP/57/21 as the Authority's formal response to the consultation by London Borough of Waltham Forest on the Proposed Submission version Local Plan Part 2 Site Allocations was approved.**

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Chairman

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Date

The meeting started at 11.35am and ended at 12.10pm.