

LEE VALLEY REGIONAL PARK AUTHORITY

**REGENERATION & PLANNING COMMITTEE MINUTES
20 JANUARY 2022**

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

Apologies Received From: Mary Sartin, John Wyllie

Officers Present: Claire Martin - Head of Planning
in remote presence: Beryl Foster - Deputy Chief Executive
Jon Carney - Corporate Director
Lindsey Johnson - Committee Services Officer

Part I

144 DECLARATIONS OF INTEREST

Name	Agenda Item No.	Nature of Interest	<i>Prejudicial</i> ✓
<i>Denise Jones</i>	5	<i>Trustee for Trinity Buoy Wharf</i>	<i>Non-Prejudicial</i>

145 MINUTES OF LAST MEETING

THAT the Minutes of the Regeneration & Planning Committee meeting held on 16 December 2021 be approved and signed.

The Chairman also thanked Chris Kennedy for Chairing the meeting of the 16 December at the last minute.

146 PUBLIC SPEAKING

No requests from the public to speak or present petitions had been received for this meeting.

Chris Kennedy left during the next item.

147 LONDON BOROUGH OF TOWER HAMLETS LEASIDE AREA Paper RP/58/22
ACTION PLAN REGULATION 18 AND TALL BUILDING
SUPPLEMENTARY PLANNING DOCUMENT CONSULTATION

The report was introduced by the Head of Planning, highlighting to Members the key points of the letter at Appendix A to Paper RP/58/22, which included:

- the importance of the Area Action Plan and Supplementary Planning Document in securing open space as part of development that provides for both people and wildlife, connecting open space and reducing the pressure on additional sites;

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- the importance of developments stepping down and back from waterways;
- ensuring sufficient space is included to create viable open spaces; and
- tackling barriers which impede movement.

The Chairman asked if there were tensions in the statements made between the two documents. The Head of Planning responded stating that she has commented on this to London Borough of Tower Hamlets and it is something that they have picked up on and is covered in the Supplementary Planning Document.

A Member commented that London Borough of Tower Hamlets, especially in the areas near to East India Dock Basin, are very dominated by roads, he welcomed changes in policy to mitigate this and suggested that we ask for more greening of roads.

A Member mentioned that the Lea River Path stops at the Lower Lee crossing and therefore does not connect to the Thames Path and suggested we ask for this connection to be made.

A Member stated that often when developers are creating open space, it is very neat, easy to maintain and sterile, therefore unattractive to biodiversity, something which planners should be ensuring doesn't happen.

A Member asked on page 12 of the letter under 'Tall Buildings', whether it would be clear to London Borough of Tower Hamlets what we meant by 'environment and character'. The Head of Planning responded stating that she would expand on this point, focusing on both the remaining historic fabric and wild nature of the landscape and that new developments should consider what is adjacent to their sites and how their designs should reflect that.

A Member pointed out a number of typing mistakes within the letter, which included:

- On page 9, 'boarders' should be 'borders'.
- On page 11, 'to' should be added to read 'it requires these paths to incorporate....'
- On page 12, 'the' should be removed to read 'focused on how tall buildings interact...'

On Page 10, under Housing, Employment, Tall Buildings, Waterfront Development, a Member suggested that we request London Borough of Tower Hamlets change the wording from 'may be required' to 'should be' or 'wish to see'.

Whilst not required to be included in the letter, the Chairman pointed out that we should keep an eye on future development on the other sides of waterways to ensure that they don't become canyons.

The Chairman commented that the Park could be able to help developers in creating biodiverse open spaces and asked if this is something we could do. The Head of Planning stated that she would be happy to speak with officers at London Borough of Tower Hamlets and that we could use East India Dock Basin and Bow Creek as case studies.

The Head of Planning informed Members that we are working well with officers from London Borough of Tower Hamlets, especially in regards to the work at East India Dock Basin, and they do take account of our comments. The developers of Orchard Wharf are still working

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with London Borough of Tower Hamlets on the wharf element of the planning application and she hopes to come back to Members with a report on this later in the year.

The Chairman thanked the Head of Planning for the excellent letter. He also thanked the contributions from Denise Jones and David Gardner as their local knowledge of Tower Hamlets is invaluable to this Committee.

- (1) the comments as set out in Appendix A to this report as the Authority's formal response to consultations by the London Borough of Tower Hamlets on the Leaside Area Action Plan and the Tall Buildings Supplementary Planning Document with the following amendments were approved:**
- (a) greening of roads to mitigate their impact;**
 - (b) better connectivity, especially in regards to the Lea River Path, as this needs to connect to the Thames Path;**
 - (c) open space should be made attractive for wildlife and planners should ensure that newly created open spaces are developed with wildlife in mind;**
 - (d) new wording be added to Page 12, under 'Tall Buildings' to ensure that it is clear what is meant by 'environment and character';**
 - (e) the following changes to text within the letter should be amended as follows:**
 - (i) on page 9, 'boarders' should be 'borders';**
 - (ii) on page 11, 'to' should be added to read 'it requires these paths to incorporate....'**
 - (iii) on page 12, 'the' should be removed to read 'focused on how tall buildings interact...'**
 - (iv) on page 10, under Housing, Employment, Tall Buildings, Waterfront Development, wording 'may be required' should be made stronger;**
 - (f) changes to the letter to be approved by both the Chairman and the Vice Chairman of this Committee before being sent to London Borough of Tower Hamlets.**

Chairman

Date

The meeting started at 11.45am and ended at 12.20pm.