

## LEE VALLEY REGIONAL PARK AUTHORITY

### REGENERATION & PLANNING COMMITTEE MINUTES 3 DECEMBER 2020

Members Present: David Andrews (Chairman) Heather Johnson  
Chris Kennedy (Vice Chairman) Graham McAndrew  
John Bevan Gordon Nicholson  
David Gardner Paul Osborn  
Denise Jones Mary Sartin

Apologies Received From: Valerie Metcalfe

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

#### Part I

#### 106 DECLARATIONS OF INTEREST

Name	Agenda Item No.	Nature of Interest	<i>Prejudicial</i>
Mary Sartin	6	Member for Epping Forest District Council and sits on the Area Planning Sub Committee West	Non-Pecuniary – will not partake in discussion or voting ✓

#### 107 MINUTES OF LAST MEETING

**THAT the Minutes of the Regeneration & Planning Committee meeting held on 19 November 2020 be approved and signed.**

#### 108 PUBLIC SPEAKING

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

109 LONDON BOROUGH OF WALTHAM FOREST LOCAL PLAN SHAPING THE BOROUGH: PART 1 STRATEGIC POLICIES PROPOSED SUBMISSION VERSION (REGULATION 19 CONSULTATION) AND PART 2 SITE ALLOCATION (REGULATION 18 CONSULTATION) Paper RP/45/20

The report was introduced by the Head of Planning who informed Members that the letter at Appendix A to Paper RP/45/20 welcomes the addition of Policy 84 Lee Valley Regional Park

## **REGENERATION & PLANNING COMMITTEE MINUTES 3 DECEMBER 2020**

and the support it provides for the PDF. It also reinforces our previous arguments to the London Borough of Waltham Forest regarding a lack of policy support and recognition for the Park's special mix of sport, leisure and culture within their South Waltham Forest strategic location and growth areas in the Local Plan part 1 strategic policies. A leisure based site allocation is sought within the Part 2 document for the Ice Centre and the Waterworks Centre and car park and the Council is asked to re-examine their designation as Metropolitan Open Land (MOL).

Members discussed the report and made the following comments:

- The wording of 380,000 residents on page 13 should be amended.
- Deletions in respect of Policy 84 B and Policy 81 D were raised. It was also questioned whether in Policy 81 D the wording should be 'seek' or 'must'. The Head of Planning responded that this was because Policy 84 B was repeated in Policy 84 D. The Head of Planning would look into what the correct wording should be in Policy 81 D.
- A Member questioned why we would wish to remove MOL designation from our land when one of our remits is to protect nature and open spaces, especially when the Ice Centre planning application has proved that we can get planning permission on MOL land when it is appropriate. The Chairman of the Authority responded that having the land re-designated was about correcting the reality of what the land is actually used for, especially the Waterworks site which is a building and a car park. It is also much more difficult to make planning applications on MOL land. The Head of Planning added that the Ice Centre needed to be looked at in context with the surrounding area which is heavily developed, this is also the point in the planning process to ask London Borough of Waltham Forest to look at its designation. Members agreed to a compromise that the letter would request only the Waterworks site have its MOL designation removed.
- The Chairman of the Regeneration & Planning Committee stated that he considered this a good opportunity for him to send a letter to the Cabinet Member at London Borough of Waltham Forest to add to what is being said at an officer level in the letter attached as Appendix A to Paper RP/45/20.
- A Member advised that the last paragraph on page 16 should not be written in italics and also in that paragraph 'cantre' should be changed to 'centre'. On page 17 the last line the word 'to' should be removed after 'working'. The Head of Planning advised that she would make these changes along with revising the spelling of Stuart to Stewart in the salutation on page 13.

**(1) the comments as set out in Appendix A to Paper RP/45/20 as the Authority's formal response to the consultation by the London Borough of Waltham Forest on Part 1 and Part 2 the draft Local Plan 2020 – 2035 with the following amendments:**

- (a) only the Waterworks site be requested as having its Metropolitan Open Land designation removed;**
- (b) the typing mistakes identified on pages 13, 16 and 17 be rectified; and**

## REGENERATION & PLANNING COMMITTEE MINUTES 3 DECEMBER 2020

- (2) **the Chairman of the Regeneration & Planning Committee to write to the Cabinet Member for Planning at London Borough of Waltham Forest regarding the comments set out in Appendix A to Paper RP/45/20 was approved.**

110 PLANNING CONSULTATION BY EPPING FOREST DISTRICT COUNCIL  
VALLEY GROWN NURSERIES, PAYNES LANE, NAZEING, ESSEX, EN9 2EX.  
ADDITIONAL ACCESS ROAD FROM NAZEING ROAD TO VALLEY GROWN NURSERIES

Paper RP/46/20

The Head of Planning introduced the report explaining that this development would have an impact upon the character of the area and visitor enjoyment and that there would be potential for conflict between HGVs and visitors and operational requirements. She also explained that whilst an ecology report had been submitted with the plans it contained limited information.

Members discussed the report and made the following comments:

- Members recalled a planning application which was approved in 2013 by Valley Grown Nurseries (VGM) to expand their glasshouses, they wondered why they had done this if the existing access road was insufficient.
- Members noted that the application states that there will be 12 HGV movements per day and wondered why the existing access at Paynes Lane could not be improved.
- The Chairman suggested the following amendments to the recommendations. Recommendation (1) should change to 'strongly objects to any application to build a private access road. Recommendation (1) (c) should begin with 'it is totally inappropriate for any motorised vehicular traffic' and should finish stating 'with all the challenges that represents'

The Chairman thanked the Head of Planning for the photographs supplied in the presentation and said that these help to give a better understanding of the site.

- (1) **that Epping Forest District Council be informed that the Authority strongly objects to any application to build a private access road between Nazeing Road and the Valley Grown Nurseries site on Paynes Lane, for the following reasons:**
- (a) **it is contrary to Park Development Framework Proposals as they relate to Area 6.A.4 River Lee Country Park;**
  - (b) **it will impact negatively on visitor enjoyment and use of the Regional Park;**
  - (c) **it is totally unacceptable for any inappropriate motorised vehicles to be introduced into an area set aside for recreation, leisure and the enjoyment of nature conservation; with the additional risk and negative**

**REGENERATION & PLANNING COMMITTEE MINUTES  
3 DECEMBER 2020**

**impact of associated inappropriate vehicular and motorbike access into the Park and all the challenges that they represent; and**

- (d) the Ecological Survey report is lacking in detail and there is insufficient ecological information upon which a decision can be made in relation to the impact of the proposed road on the Park and its ecology was approved.**

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Chairman

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Date

The meeting started at 1pm and ended at 2.15pm.