

LEE VALLEY REGIONAL PARK AUTHORITY

**REGENERATION & PLANNING COMMITTEE MINUTES
18 NOVEMBER 2021**

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

Apologies Received From: John Wyllie

Officers	Shaun Dawson	- Chief Executive
in remote presence:	Claire Martin	- Head of Planning
	Beryl Foster	- Deputy Chief Executive
	Stephen Bromberg	- Head of Communications
	Cath Patrick	- Biodiversity Manager
	Dan Buck	- Corporate Director
	Jon Carney	- Corporate Director
	Paul Roper	- Head of Projects & Funding Delivery
	Sandra Bertschin	- Committee & Members' Services Manager
	Lindsey Johnson	- Committee Services Officer

Also in remote presence:

- Chloe Saunter – Montagu Evans, Planning Agent
- Helen Marrison – Montagu Evans, Heritage & Townscape Consultant
- Alex Parrett – London Square Developments, Developer
- Islay Walker – Kanda Consultants, Public Relations
- Richard Graves – Richard Graves Associates, Ecologist
- Matthew Dunigan – London Borough of Waltham Forest, Case Officer
- Celia Coram – Save Lea Marshes
- Vicky Sholund – Save Lea Marshes
- Laurie Elks – Member of the Public

Part I

135 DECLARATIONS OF INTEREST

There were no declarations of interest.

136 MINUTES OF LAST MEETING

THAT the Minutes of the Regeneration & Planning Committee meeting held on 23 September 2021 be approved and signed.

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137 PUBLIC SPEAKING

Chloe Saunter, the Planning Agent from Montagu Evans spoke to the Committee:

- I represent London Square Developments and London Borough of Waltham Forest for the planning application at Lea Bridge Road for 345 homes, 50% of which will be affordable. The development is in a sustainable location and opportunity area housing zone.
- Pre-application dialog has shaped the application. The development is also impacted by exceptional building costs.
- I know you have concerns over the height of the buildings, however orientation and aspects of the design ensure that longer distance views will not be interrupted and the gap between buildings ensures that only a small part of the skyline will be changed.
- Our HTVIA report states that no enjoyment of the Park will be lost, the distance between buildings means that it won't feel enclosed and the high quality of the architecture will have a visual benefit compared to what is already there, there will also be a 168% biodiversity net gain. This development will act as a gateway to Lea Bridge Station.
- We are having ongoing discussions with your officers regarding S106 payments, such as for tree planting.

Celia Coran from Save Lea Marshes spoke to the Committee:

- Save Lea Marshes have many of the same concerns as you do regarding this planning application.
- We note that you believe that some of these concerns could be relieved by S106 money, please explain what you have asked for and how you would spend this money.
- Do you think that your S106 proposals would mitigate against this development and help offset climate change in the best interests of the Park?

Laurie Elks spoke to the Committee:

- I am concerned that if you consent to this planning application it will lead to more applications of this nature, where in order to achieve housing targets, London Borough of Waltham Forest are creating tall tower blocks to pile people into.
- The developers state that this will be a landmark and gateway to Lea Bridge Station, however, I think it will stick out like a sore thumb. It is true that some large buildings can be described as 'landmark', but this is not one of them.
- If you object it is likely that you will not get as much S106 money. In the interests of being transparent you should publish what you would spend the money on. I think the money should be spent on landscape and ecology and that it should be spent locally on projects such as Middlesex Filter Beds.

The Chairman thanked the speakers for addressing the Committee and assured Laurie Elks that the Authority is committed to restoring Middlesex Filter Beds in the future.

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138 PLANNING CONSULTATION BY LONDON
BOROUGH OF WALTHAM FOREST

Paper RP/55/21

Demolition of existing structures and redevelopment of three land parcels to deliver 345 x residential units (use class c3), 2427 sqm (GIA) commercial floorspace (use class e) and community floorspace (use class F2) in buildings of up to 26 storeys. Associated development including new public realm areas, tree planting and landscaping, accesses, parking and servicing facilities. At lea bridge road, location as follows:

Site 1 adjoins railway overpass to southern boundary, railway to west and Argall Way to north and east.

Site 2 adjoins orient way to west, Lea Bridge Road to the north and rear of Elm Park.

Site 3 adjoins railway overpass to north, railway to west and orient way to south and east.

The report was introduced by the Head of Planning who informed Members that one of the Authority's main concerns related to the height and visual impact of the development. She informed Members that officers have been in discussion with London Borough of Waltham Forest and it is unlikely that the height of the buildings will be reduced due to it impacting on the viability of the development. The other concern is in regards to the extra footfall on sensitive sites in the Park as it offers a convenient space for types of leisure and recreation activity which isn't included as part of the development. Discussions with London Borough of Waltham Forest have offered £250,000 in S106 money, £30-50,000 of would be spent on tree planting and £50,000 on Middlesex Filter Beds. The rest could be spent on new biodiversity projects or improvements to access. Other issues such as lighting, protection to watercourses and the environment during construction should be secured under conditions. The Chairman of the Authority suggested that a report could go to Executive Committee which could itemise how we might spend the S106 money.

The Chairman of this Committee asked if we have an understanding of the significant impacts of habitats in the region. The Head of Planning replied stating that we are most concerned over Walthamstow Marshes and the Waterworks Nature Reserve, we experienced a considerable increase in footfall during lockdown and the impacts this caused to sensitive habitats.

The Chairman of this Committee asked if we are concerned over the impact on habitats during construction. The Biodiversity Manager responded stating that we would like to see planning conditions that control impacts from noise and dust. The Chairman of this Committee asked if we were concerned over the illumination of a 26 storey tower. The Biodiversity Manager responded stating that lighting adjacent to the Park is always a

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concern and that we would like to see a Lighting Strategy to prevent additional light spill and that this should be addressed through conditions.

A Member queried if electric charging points for vehicles is included. The Head of Planning stated that the applicant has provided detail for this, with one on each site. Members agreed that electric charging points are important even if the development is 'car-free'. A Member highlighted the fact that the Park may get used by residents for free parking. The Chief Executive responded stating that we would need to look carefully at how we manage such an eventuality, such as parking charges.

A Member asked if grey water was being considered for the development.

The Chairman of this Committee recognised the shared discomfort of both Members and officers regarding the height of the buildings, but recognised that the viability of the development would likely be compromised if they were reduced, therefore was minded that we accept the development so long as it is offset by S106 contributions and planning conditions. He proposed a 10 minute adjournment to the meeting in order to give officers time to draft a recommendation for the Committee.

The meeting was adjourned at 12.20pm.

The meeting reconvened at 12.30pm where the Head of Planning shared her screen of the draft recommendation.

David Gardner joined the meeting.

The Chairman and Members agreed that they were happy with the recommendation that officers had drafted during the adjournment and approved the following:

- (1) that the London Borough of Waltham Forest be informed that the Authority recognises the principle of residential development on the Lea Bridge Station sites and does not object to the current application providing that:**
 - (a) Section 106 contributions can be agreed for the delivery of the enhancements, habitat works and access improvements needed for the adjacent open green spaces and designated sites of the Regional Park, which are considered necessary to mitigate for the increased recreational use of the Regional Park area;**
 - (b) further consideration is given to reducing the height of the towers proposed for Sites 1 and 3 to reflect the scale and height of recently permitted and built development in the locality;**
- (2) delegation to the Head of Planning, in consultation with the Chairman of Regeneration and Planning to finalise the wording of conditions to ensure other relevant matters, as raised in the report are covered, should the Council be minded to grant consent. These are to include matters relating to:**

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- (a) a lighting strategy;
 - (b) further detail on the ecological corridor;
 - (c) provision of a Construction and Environmental Management Plan;
 - (d) further detail on improvements to offsite walking and cycling routes, including wayfinding to the Park from the new Station Plaza;
 - (e) detail on the interpretation to be provided to new residents about the Park and its ecological site was approved; and
- (3) a report will be presented to the Executive Committee outlining mitigation projects considered suitable for S106 funding was noted.

Chairman

Date

The meeting started at 11.33am, was adjourned at 12.20pm, reconvened at 12.30pm and ended at 12.45pm.