

LEE VALLEY REGIONAL PARK AUTHORITY

**REGENERATION & PLANNING COMMITTEE MINUTES
29 FEBRUARY 2024**

Members Present: David Andrews (Chairman) Heather Johnson
Chris Kennedy (Vice Chairman) Gordon Nicholson
Ken Ayling Paul Osborn
John Bevan Richard Thake (Deputy for Graham McAndrew)
David Gardner

Apologies Received From: Calvin Horner, Graham McAndrew, John Wyllie

Officers Present: Claire Martin - Head of Planning
Beryl Foster - Deputy Chief Executive
Jon Carney - Corporate Director
Julie Smith - Head of Legal
Lindsey Johnson - Committee Services Officer

Part I

207 DECLARATIONS OF INTEREST

There were no declarations of interest.

208 MINUTES OF LAST MEETING

THAT the Minutes of the Regeneration & Planning Committee meeting held on 14 December 2023 be approved and signed.

209 PUBLIC SPEAKING

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

210 PLANNING CONSULTATION BY LONDON BOROUGH OF TOWER HAMLETS Paper RP/78/24

A HYBRID PLANNING APPLICATION FOR THE POPLAR GAS HOLDER SITE, LEVEN ROAD, LONDON, E14, COMPRISING:

1. IN FULL, PHASES 2, FOR RESIDENTIAL AND RESIDENTIAL ANCILLARY (CLASS C3) ARRANGED IN THREE BLOCKS, COMMERCIAL SPACES (CLASS E), TOGETHER WITH ACCESS AND CAR AND CYCLE PARKING, PLANT ROOMS, ASSOCIATED LANDSCAPING AND NEW PUBLIC REALM, AND PRIVATE OPEN SPACE.
2. IN OUTLINE, PHASE 3, WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS FOR A COMPREHENSIVE MIXED USE DEVELOPMENT COMPRISING: RESIDENTIAL (CLASS C3); COMMERCIAL, BUSINESS AND SERVICE (CLASS E); PUBLIC PEDESTRIAN, CYCLE AND VEHICLE CIRCULATION ROUTES; AND STORAGE, CAR AND CYCLE PARKING.

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The report was introduced by the Head of Planning informing Members that the development of this site was approved in 2019, this current application will see an increase in the number of homes by 100 units. Recommendations in the report seek to protect habitats and ecology. The application presents an opportunity to deliver better connectivity into the Park via bridges which London Borough of Newham and London Borough of Tower Hamlets along with other stakeholders are working in partnership to develop. The proposed Lochnagar Bridge is being given priority, Mayer Parry Bridge is to be delivered later and currently Poplar Reach Bridge has been paused and is unlikely to go ahead due to costs and land ownership issues.

Members agreed that a new recommendation be added, which reflects the importance of connectivity via the bridges as this was an important issue for the Authority and for the delivery of the Leaway project and that the Authority should be seeking developer contributions for this, preferably via CIL rather than S106.

- (1) that the London Borough of Tower Hamlets be informed that the Authority does not object to the current hybrid application for Phase 2 and 3 providing that the following conditions are attached to any grant of consent requiring:**
 - (a) further details to be provided on the design and landscaping of the riverside path to ensure it can:**
 - (i) accommodate both a range of access and recreational requirements whilst protecting and enhancing the ecological attributes of the River Thames and Tidal Tributaries Site of Metropolitan Importance for Nature Conservation (SMINC);**
 - (ii) incorporate habitat planting and creation in line with the ecological enhancements recommended in the Preliminary Ecological Assessment;**
 - (iii) provide appropriate signage and wayfinding highlighting the connections through to the Regional Park, the Queen Elizabeth Olympic Park and public transport nodes;**
 - (b) a lighting strategy, in accordance with the 'Bats and Artificial Lighting at Night Guidance Note' GN/08/23 produced by the Institute of Lighting Professionals and the Bat Conservation Trust (BCT), both for the construction period and once the development is occupied to take account of the adjoining riverside SMINC;**
 - (c) provision of a site wide Landscape and Ecological Management Plan (LEMP) to cover the long term maintenance of newly created on site habitats, particularly along the riverside and to include the monitoring of the effects of Phases 2 and 3 development, upon the condition of the neighbouring SMINC; and**
 - (d) provision of a Construction and Environmental Management Plan to ensure the River Lea is protected from indirect impacts during**

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construction, including noise and dust, surface run-off and other pollution as these impacts have the potential to impact upon the habitats further downstream at Bow Creek Ecology Park for example;

- (2) the Authority considers that the connectivity between the application site and the Lee Valley Regional Park are of utmost importance, therefore Community Infrastructure Levy contributions from the developer should be sought towards the funding of the Poplar Reach and Mayer Parry bridges; and**
- (3) that the London Borough of Tower Hamlets be informed that the Authority wishes to be consulted on the above details in due course was approved.**

211 PLANNING CONSULTATION BY LONDON BOROUGH OF WALTHAM FOREST Paper RP/79/24

A PHASED DEVELOPMENT COMPRISING DEMOLITION OF EXISTING BUILDINGS AND STRUCTURES AND ERECTION OF BUILDINGS TO PROVIDE A MIXED USE SCHEME RESIDENTIAL UNITS (USE CLASS C3), FLEXIBLE RESIDENTIAL FACILITIES AND COMMERCIAL USES (USE CLASSES E AND F2), TOGETHER WITH PUBLIC OPEN SPACE; PUBLIC REALM WORKS AND LANDSCAPING; CAR AND CYCLE PARKING; SERVICING ARRANGEMENTS; ENERGY MEASURES; FORMATION OF NEW PEDESTRIAN, CYCLE AND VEHICULAR ACCESS ONTO ORIENT WAY; MEANS OF ACCESS AND CIRCULATION. THIS APPLICATION IS ACCOMPANIED WITH AN ENVIRONMENTAL STATEMENT. AT LEA BRIDGE GAS WORKS, 78 PERTH ROAD, LEYTON, LONDON, E10 7PB

The report was introduced by the Head of Planning who informed Members that the Authority had not been consulted on the original application from 2021, which was for 573 residential units. This new proposal is for an increase of 79 residential units spread across 10 residential blocks. The issues for the Park include the impact upon the visual amenity of visitors due to the increase in height of the development and the impact upon the quality and integrity of the Park's open spaces and biodiversity due to an increase in visitors. The Authority is due to receive a S106 contribution of £250K secured in relation to the Lea Bridge Station site development towards enhancements within the Park to help accommodate the uplift in visitors and additional recreational pressure. The recommendation seeks further contributions for enhancement works to build upon the existing schedule of projects previously agreed as part of the Lea Bridge Station site. The Chairman asked that Members be able to view the projects schedule at a future meeting.

A Member pointed out that the increase in storeys for the application will bring the buildings above the treeline, therefore there will be more light pollution. The Head of Planning agreed that this point could be added as another recommendation.

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- (1) that the London Borough of Waltham Forest be informed that the Authority recognises the principle of residential development on the Lea Bridge Gas Works site and does not object to the current application providing that:
- (a) contributions can be agreed via Community Infrastructure Levy or a Section 106 towards the delivery of the open space enhancements, habitat works and access improvements within the Regional Park in accordance with the Council's Suitable Alternative Nature Greenspace Strategy in order to maintain the quality and integrity of open spaces and habitats within the Regional Park, given the likely increase in visitor use. The enhancement works will need to build upon those already approved in relation to the Lea Bridge Station Sites development in order to take account of the combined visitor uplift;
 - (b) officers have an input into the proposed 'information pack' which the Shadow Habitats Regulations Assessment recommends should be supplied to new residents. This will enable an explanation of the ecological features and open spaces within the Park and their purpose and value particularly in relation to the Regional Park, and its national important Site of Special Scientific Interest at Walthamstow Marshes and the regionally important WaterWorks Nature Reserve;
 - (c) the Authority seeks assurance that the increase in height of the buildings and subsequent disturbance from light pollution will not adversely impact upon the ecology of the Park; and
- (2) that the London Borough of Waltham Forest be informed that the Authority wishes to be consulted on the above details in due course was approved.

Chairman

Date

The meeting started at 11.55am and ended at 12.25pm.