

LEE VALLEY REGIONAL PARK AUTHORITY

REGENERATION & PLANNING COMMITTEE MINUTES 19 SEPTEMBER 2024

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

Apologies Received From: Ken Ayling, Calvin Horner, John Wyllie

Officers Present: Shaun Dawson - Chief Executive
 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

219 DECLARATIONS OF INTEREST

There were no declarations of interest.

220 MINUTES OF LAST MEETING

THAT the Minutes of the Regeneration & Planning Committee meeting held on 25 April 2024 be approved and signed.

221 PUBLIC SPEAKING

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

222 LONDON BOROUGH OF NEWHAM DRAFT SUBMISSION LOCAL PLAN REGULATION 19 CONSULTATION

Paper RP/84/24

The report was introduced by the Head of Planning, stating that whilst a number of positive changes have been made since the previous consultation, there was still a need for further changes. In particular, changes to the text under 'Spatial Strategy' Policy BFN1.5h and an addition to the Justification text under Policy SI3 'Cultural Facilities and Sport and Recreation'.

The Head of Planning also informed Members that London Borough of Newham seeks to remove the Lee Valley Velodrome from its Metropolitan Open Land designation, in order to be consistent with the designation of the London Stadium. The remainder of the Lee Valley Velopark will retain its Metropolitan Open Land designation. Members welcomed the redesignation of the Lee Valley Velodrome and its link in a planning document to the London Stadium as it recognises the facility as a world class venue from the London Olympics and may prove valuable in the future for any capital works to repair or expand it.

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A Member asked if bridges and connectivity through to Bow Creek and East India Dock Basin were mentioned. The Head of Planning responded stating that Canning Town Riverside site allocation includes bridge links and requires the layout of the site to enable the continuation of the Leaway Walk alongside the River Lee and onwards to connect through to Bow Creek, as this was a specific point we raised in the last consultation.

The Chairman thanked the Head of Planning for the hard work in getting our representations included within the Plan and commented that good working relationships with officers from London Borough of Newham must have been formed.

(1) the comments as set out in Appendix A to Paper RP/84/24 as the Authority's formal representations to the consultation by the London Borough of Newham on the draft Submission Local Plan Regulation 19 document was approved.

223 LONDON BOROUGH OF WALTHAM FOREST LOCAL PLAN PART 2 SITE ALLOCATIONS PROPOSED SUBMISSION VERSION CONSULTATION Paper RP/85/24

The report was introduced by the Head of Planning who explained to Members that there were two main issues with this document. Firstly, that a leisure based site allocation for the Lee Valley Ice Centre and Waterworks Centre and car park, which was previously sought had not been included. London Borough of Waltham Forest officers have informed us that this is because site allocation documents are for housing and employment needs and that sites within the Green Belt or Metropolitan Open Land have not been included. However, there is a commitment from London Borough of Waltham Forest to work with us to realise the potential of the sites with a Statement of Common Ground, which will be drafted and signed by both parties and included in the examination document. The Chairman of the Committee asked that Members be kept updated on how this Statement of Common Ground was developing.

The second issue is that new areas have been identified for tall buildings, two of which are located in the Park. A Member suggested it might be beneficial for us to consider our approach to tall buildings that fall within the Park boundary and those that are adjacent. We need to be mindful that we are both consistent with what we have objected to in the past and mindful that we don't fetter future development plans on our sites which may include the Waterworks. The Chairman of the Authority commented that there are plans by the Greater London Authority as part of the London Plan review scheduled for 2026 to give more protection to Metropolitan Open Land, therefore we may have a small window of opportunity to decide what might happen to the Waterworks site. This can be considered at a future Land & Property Working Group.

A Member mentioned the need to ensure that developers of tall buildings do not use the Park as an open space selling point without providing their own open space. The Head of Planning responded stating that we are working with London Borough of Waltham Forest on their SANGS Strategy and their need for sufficient open space, much of which will be the Park and how S106 money will be required to maintain the landscape.

A Member asked about improvements to Lea Bridge Road Station as it would benefit from a bridge on the northbound platform to make our venues more accessible and improve the permeability of the station. The Head of Planning responded stating that there are

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aspirations to improve the accessibility of the station as part of development coming forward in the area but cannot recall whether that includes improved bridge connections into the Park. The Chairman of the Committee asked that we raise this point with officers from London Borough of Waltham Forest.

- (1) **the comments as set out in Appendix A to Paper RP/85/24 as the Authority's formal response to the consultation by the London Borough of Waltham Forest on the Proposed Submission version Local Plan Part 2 Site Allocations was approved.**

224 PLANNING CONSULTATION BY EPPING FOREST DISTRICT COUNCIL Paper RP/86/24
INSTALLATION OF HARDSTANING FOR USE OF LAND IMMEDIATELY TO THE EAST OF MEADGATE WORKS FOR A MIX OF CLASS B2 (GENERAL INDUSTRIAL) AND CLASS B8 (STORAGE AND DISTRIBUTION) USE WITH ASSOCIATED HARD AND SOFT LANDSCAPING; NEW PLANTING AND OTHER SOFT LANDSCAPING ON THE LAND IMMEDIATELY TO THE NORTH OF MEADGATE WORKS; AND THE PROVISION OF A NEW NORTH-SOUTH PEDESTRIAN/BICYCLE ROUTE TO THE EAST OF THE NORTH LAGOON.
AT MEADGATE WORKS, MEADGATE ROAD, NAZEING, EN9 2PD REF: EPF/1330/24

The report was introduced by the Head of Planning who informed Members that the Authority sold the site to Lignacite Ltd in 2018 as it was no longer required for Park purposes. Funds from this sale are being used to create a new pathway from Meadgate Road through to Dobbs Weir Road.

A Member asked why we were not supportive of the new pedestrian/cycle path proposed by the applicant. The Head of Planning responded stating that it terminates on a section of Dobbs Weir Road that does not have a safe crossing, also the path does not lead anywhere and may create maintenance issues for us. The Chairman of the Committee added that Dobbs Weir Road is not a safe road for cyclists.

Members were pleased that the application would remove the need for vehicles to be parked on Meadgate Road and the site would be improved with landscape and habitat enhancements.

A Member asked if there were any plans to make improvements to Meadgate Road which is heavily potholed. The Corporate Director responded stating that it should be maintained by Essex County Council and we would like to see it repaired down to the Sailing Club.

- (1) **that Epping Forest District Council be informed that the Authority does not object to the application for the installation of hardstanding for the use of land immediately east of Meadgate Works for industrial and storage purposes provided that conditions are attached to any grant of consent to ensure:**

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- a) all business activity is contained within the application site as shown on the Operational Site Plan DWG13 submitted with the application;
 - b) lorries and other vehicles associated with the business are prohibited from parking or waiting along Meadgate Road;
 - c) contributions are sought via a S106 agreement to undertake environmental improvements along Meadgate Road as far west as the anglers car park, to repair and make good the road surface and footway condition in order to provide safe access into the Regional Park for visitors;
 - d) the provision of a more detailed landscape plan including clarity as to whether a 3m noise attenuation barrier is to be provided. A maintenance plan should also be provided to ensure the longevity of the scheme and the protection and maintenance of existing features such as the boundary hedgerow/tree line, particularly given its location within the Regional Park;
 - e) the stacked height of the blocks within the site do not exceed 5m as proposed and are set back 5m from the site boundary;
 - f) the provision of a Construction and Environmental Management Plan; and
- (2) the Authority would wish to be consulted on the above matters and the Biodiversity Gain Plan and Habitat Management and Monitoring Plan. In particular the Authority would wish to see that the trading rules are met in terms of the identified shortfall of -4.87 grassland units as referenced in the Biodiversity Net Gain report was approved.

225 PLANNING CONSULTATION BY EPPING FOREST DISTRICT
COUNCIL
PROPOSED 49.99MW GAS FIRED ELECTRCITY
GENERATING FACILITY (PEAKING PLANT) WITH
ASSOCIATED INFRASTRUCTURE, ACCESS AND
LANDSCAPING (REVISED SCHEME TO EPF/0800/20),
REF: EPF/1419/24.
AT POPLAR FARM (WEST SITE), HAMLETT HILL,
ROYDON, CM19 5JY

Paper RP/87/24

An email from the Dobbs Weir Foundation Trustees was tabled which detailed their concerns regarding this planning application.

The report was introduced by the Head of Planning, who explained to Members that this site is outside of the Park boundary and in the Green Belt. The purpose of this facility is to provide energy at short notice. Our holding objection is due to them not having completed recommended wildlife surveys and that they have not provided an assessment of whether there would be a visual impact upon the Park.

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Members noted that the email from the Dobbs Weir Foundation Trustees estimates 60 HGV movements per day for 18 months during construction. The Head of Planning responded stating that the applicant states 30 HGV movements, which if doubled for incoming and outgoing movements could tally with 60. She added that construction traffic will be routed away from the Regional Park, through Roydon Hamlet out to the A414 and M11. The Chairman of the Committee noted that this would be Sedge Green Road, which Meadgate Road joins, which Members have just considered on the previous agenda item.

The Head of Planning confirmed that the email from Dobbs Weir Foundation Trustees is correct in regards that the air quality assessment has no receptor data for the Park, although it might be better to allow Epping Forest District Council and the Environment Agency to comment on this as they would be more knowledgeable. The Chairman of the Authority considered that we could mentioned our concerns regarding air quality.

A Member commented that he was surprised that anyone would want to build a gas fired facility when we were trying to move towards more renewable energy sources. He also considered the location inappropriate due to it being in the Green Belt and not near a railhead. The Chairman of the Committee noted that it was near a high pressure gas main with the intention to run a cable to it and that it would only supply local demand rather than national.

- (1) that Epping Forest District Council be informed that the Authority places a holding objection on the application for 49.99MW gas fired electricity generating facility (Peaking Plant) at Poplar Farm (west site), Hamlett Hill, Roydon, in order to enable:**
 - a) further viewpoints to be commissioned from within the Regional Park at Nazeing and Dobbs Weir as part of the Visual Impact Assessment in order to assess the extent to which the proposed development is likely to be visible from within the Park and whether that would impact upon the landscape character and visual amenity of visitors to the Park;**
 - b) ecological surveys in respect of European Protected Species (Great Crested Newts and Bats) and Protected species (reptiles and breeding birds) to be undertaken as recommended by the Preliminary Ecological Assessment in order to provide sufficient information to assess the proposed development for biodiversity impacts, which should be a material consideration in this case; and**

- (2) that the Epping Forest District Council be informed that the Authority would wish to see the detail and be consulted on the additional information provided in relation to the above matters prior to any grant of consent was approved.**

Chairman

Date

The meeting started at 11.34am and ended at 12.46pm.