

LEE VALLEY REGIONAL PARK AUTHORITY

**REGENERATION & PLANNING COMMITTEE MINUTES
14 DECEMBER 2017**

Members Present: Chris Kennedy (Vice Chairman) Paul Osborn
John Bevan (Deputy for Peray Ahmet) Mary Sartin
Valerie Metcalfe

Apologies Received From: David Andrews, Peray Ahmet, Christine Hamilton, Denise Jones,
Gordon Nicholson, Syd Stavrou

In Attendance: Frances Button, Lyne White (Deputy for Ken Ayling)

Officers Present: Shaun Dawson - Chief Executive
Stephen Wilkinson - Head of Planning & Strategic Partnerships
Beryl Foster - Assistant Director of Legal & Property
Marigold Wilberforce - Property Surveyor
Nick Powell - Property Surveyor
Lindsey Johnson - Committee Services Officer

Also Present: Doug Cooper - Broxbourne Borough Council
3 x Members of the Public

Part I

16 DECLARATIONS OF INTEREST

Name	Agenda Item No.	Nature of Interest	Prejudicial
Chris Kennedy	4 & 7	He personally knows the public speaker & he is a Member for London Borough of Hackney	Non-Pecuniary ✓

17 MINUTES OF LAST MEETING

THAT the Minutes of the Regeneration & Planning Committee meeting held on 9 November 2017 be approved and signed.

18 PUBLIC SPEAKING

Abigail Woodman had requested to speak regarding the next agenda item, key points included:

- I have read London Borough of Waltham Forest's new Local Plan where it says it is considering a policy to resist inappropriate loss of Green Belt, MoL and open spaces. Why do you feel therefore that it is appropriate to nominate MoL in the call for sites?
- The Executive Committee claims no official decision has been made. Are you hoping to get protections on land chipped away and present decision makers with a fait accompli?

REGENERATION & PLANNING COMMITTEE MINUTES 14 DECEMBER 2017

- What extent have you taken account that local people have had the Waterworks registered as an asset of community value?
- What is point of having 'environmental implications' on your committee reports, if you abdicate responsibility for analysing the environmental impact of the decisions you are being asked to make?

The Chairman of the Committee thanked Abigail for speaker and said that a written response to her questions would be sent shortly.

The Chairman of the Authority stated that the Authority can suggest sites which could be developed for non-Park related purposes and it would be up to the Council to decide whether the site was acceptable for development or not.

- 19 CONSULTATION BY LONDON BOROUGH OF WALTHAM Paper RP/11/17
 FOREST ON THE REGULATION 18 DRAFT LOCAL PLAN

Revised plans were tabled.

The Head of Planning & Strategic Partnerships introduced the report stating that in our letter to London Borough of Waltham Forest we have requested that the Authority be given greater recognition in delivering leisure needs to the borough. The letter also identifies 3 sites in their 'call for sites', which are the Waterworks facilities building and car park; part of the former golf course and the western edge of the Ice Centre car park. It should be noted that in the Park Development Framework we have described the area as a landscape conservation site, and around Lea Bridge Road where we would like to improve and upgrade the 'offer' in the area with new pedestrian and walking facilities. It also states that we would like to make the Waterworks a centre for 'environmental' learning. Following the earlier consultation in the year the London Borough of Waltham Forest has already identified the Waterworks as a regeneration opportunity. Any money made from the sale of sites would be reinvested in parklands or new venues. This letter will be amended to refer to the de-designation of these sites from MoL.

The Chairman asked why there was an additional map showing land in the south as he thought that it was decided at the Additional Authority meeting in January not to include it, the Head of Planning & Strategic Partnerships responded stating that he was showing Members all available options. Members agreed to stick with the decision from January involving just the 'reduced' area including the Waterworks building and car park to the north.

- (1) the comments included in the draft letter at Appendix A to Paper RP/11/17 was approved.**

Frances Button left the meeting.

- 20 BROXBOURNE PRE SUBMISSION LOCAL PLAN REGULATION Paper RP/09/17
 19 CONSULTATION DOCUMENT

The Head of Planning & Strategic Partnerships introduced the report stating that the Authority holds a lot of land in the Borough of Broxbourne and our main concerns with the Local Plan is around Wharf Road.

REGENERATION & PLANNING COMMITTEE MINUTES 14 DECEMBER 2017

Doug Cooper from Broxbourne Borough Council spoke to Members, key points included:

- We have in the past tried to enforce unlawful Gypsy/Traveller encampments, however, at a public enquiry 2 years ago with sites subject to appeal, the inspector found they were lawful.
- Planning legislation cannot control this site. The Caravans Act can control it, we have written to all Gypsy/Travellers inviting them to submit planning applications or certificates of lawful development.
- Of 16 plots, 13 are now lawful or about to become so through extended planning conditions.
- We recommended in our Local Plan that a permanent site should be established there as 75% of it is legal.
- You are correct in stating in your draft letter that our plan is 'unsound' as we can't deliver our Local Plan without your consent where Wharf Road is concerned. If you agree to a permanent Gypsy/Traveller site, we could work with you and the travellers to deliver that site. If not we go into examination with a policy that is unsound.
- At the LPI there are 2 options, 1 we resort to status quo, with a scatter of plots where others may become lawful and deal with plots through the Caravans Act. Option 2, we would seek a CPO to deliver policy, which we don't want to do.
- I think you are still seeking relocation of Gypsy/Travellers from Wharf Road, we don't have anywhere else to site them.
- There is significant subletting, we will not be able to control that subletting, but with a proper site it might be possible.
- I think an inspector will want to keep them at Wharf Road because so many of them are lawful.
- If you do pursue on unsoundness you will need a deliverable alternative site.

The Chairman of the Authority stated that there have been meetings between Broxbourne and the Authority to try to resolve the situation. At present the Authority is still not convinced that a self-managed site at Wharf Road will work and are concerned that the situation there will be worse rather than better.

Members agreed that the letter would be sent with an addition to the section on Wharf Road saying that we are reserving our position pending further discussions with Broxbourne.

It was agreed that another meeting would be arranged as soon as possible between Broxbourne Borough Council and the Authority to discuss this matter further.

- (1) the comments as set out in Appendix A to Paper RP/09/17 was the Authority's formal response to the consultation by Broxbourne Borough Council on the Pre-Submission Local Plan with the following amendment:**
 - (a) the section on Wharf Road conclude stating that the Authority is reserving its position pending further discussion with Broxbourne Borough Council; and**
- (2) a meeting would be set up between the Authority and Broxbourne Borough Council to discuss further issues at Wharf Road was approved.**

REGENERATION & PLANNING COMMITTEE MINUTES 14 DECEMBER 2017

- 21 CONSULTATION BY THE LONDON BOROUGH OF HACKNEY ON THE DRAFT (REGULATION 18) LOCAL PLAN 2033 'HACKNEY A PLACE FOR EVERYONE' Paper RP/10/17

The Head of Planning & Strategic Partnerships introduced the report.

The Chairman stated that he had been involved in the creation of this Local Plan and felt that the letter reflected a measured response from the Authority.

- (1) the draft comments included in Appendix A to Paper RP/10/17 as the Authority's formal response to the London Borough of Hackney's consultation on the draft (Regulation 18) Local Plan 2033 was approved.**

Chairman

Date

The meeting started at 1pm and ended at 1.35pm.

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