

LEE VALLEY REGIONAL PARK AUTHORITY

**REGENERATION & PLANNING COMMITTEE MINUTES
19 SEPTEMBER 2019**

Members Present: Chris Kennedy (Vice Chairman) Gordon Nicholson
John Bevan Paul Osborn
Christine Hamilton Syd Stavrou
Heather Johnson Steven Heather (Deputy for Mary Sartin)

Apologies Received From: David Andrews, Denise Jones, Valerie Metcalfe, Mary Sartin

Officers Present: Shaun Dawson - Chief Executive
Beryl Foster - Director of Corporate Services
Jon Carney - Head of Parklands
Claire Martin - Policy Officer
Sandra Bertschin - Committee & Members' Services Manager

Part I

In the absence of the Chairman, the Vice Chairman took the Chair.

74 DECLARATIONS OF INTEREST

Name	Agenda Item No.	Nature of Interest	
Syd Stavrou & Steven Heather	5	Members of Epping Forest District Council Area Planning Sub Committee West	<i>Non-pecuniary</i>
Christine Hamilton	6	Member of Enfield Council	<i>Non-pecuniary</i>

75 MINUTES OF LAST MEETING

THAT the Minutes of the Regeneration & Planning Committee meeting held on 14 February 2019 be approved and signed.

76 PUBLIC SPEAKING

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

77 PLANNING CONSULTATION FROM EPPING FOREST DISTRICT COUNCIL ON AN APPLICATION FOR THE CHANGE OF USE AND CONVERSION OF EXISTING AGRICULTURAL BUILDINGS TO CREATE 5 NEW DWELLINGS, TEMPLE FARM, HIGH STREET, ROYDON, CM19 5LW Paper RP/34/19

The report was introduced by the Policy Officer.

A Member suggested that an application for S106 monies be submitted.

- (1) in the event that planning permission is granted planning conditions be included in any final decision letter requiring:**
 - (a) the protection and retention of the existing tree and scrub belt along the southern boundary of the site;**
 - (b) a planting scheme to be provided, in consultation with the Authority, for the western boundary of the site incorporating native tree and shrub species;**
 - (c) the incorporation of swallow nests and sparrow terraces as recommended in the ecology appraisal; and**
 - (d) S106 contribution towards habitat and access works within the Park was approved.**

78 PLANNING CONSULTATION BY THE BOROUGH OF ENFIELD ON TWO APPLICATIONS, A FULL APPLICATION FOR STRATEGIC INFRASTRUCTURE WORKS AND AN OUTLINE APPLICATION FOR A MIXED USE RESIDENTIAL LED DEVELOPMENT BOTH RELATING TO MERIDIAN WATER Paper RP/33/19

The report was introduced by the Policy Officer.

Members suggested that greater emphasis be included on protected species, water voles and otters, and that the words “a few” should be removed from recommendation 2(c). It was also suggested that consideration of materials and design were required so that structures were complementary to those within the Park already.

- (1) the Authority welcomes the application for Meridian Water Strategic Infrastructure Works (MWSIW) and supports the creation of Edmonton Marshes within the Regional Park. Reassurances are sought that:**
 - (a) the Lee Valley Biodiversity Action Plan will be taken into account in the detailed design and the choice and creation of habitats within Edmonton Marshes;**
 - (b) options to improve access connections between Edmonton Marshes and land within the Park to the north of the North Circular, are included at this stage as part of the Design & Access Statement even if delivery forms part of a later phase of development; and**
 - (c) the Authority is involved in further detailed planning and delivery of the proposed link between the southern end of Brooks Park and Tottenham Marshes to ensure an appropriate and attractive treatment of the access between the two areas;**
- (2) the Authority would wish to be involved with and consulted on:**
 - (a) any bespoke lighting solution for the River Lee Navigation and River Lee Navigation Bridge to ensure the design and use of lighting takes account**

of the need to mitigate impacts on habitats, protected species and the foraging and commuting routes used by wildlife, in particular along the Lee Navigation corridor;

- (b) details for the provision of access along the waterways within the Park, particularly where this is on both sides of the watercourse;**
 - (c) provision for Water Voles and Otter along the waterways within the development site, for example development of protected otter holts, consideration to Otter movement given during the construction of any new river crossings and linking marginal vegetation for Water Voles. Further discussion between the Authority and the Council would be welcome on these matters;**
 - (d) clarification is also sought as to the management of the waterways within the new park Edmonton Marshes and the wider Meridian Water development so as to ensure water quality is maintained and enhanced;**
 - (e) further detail on the Lee Navigation bridge design and use of materials particularly in terms of the relationship to the canal and waterway heritage; and**
- (3) in respect of the Meridian Water Phase 2 outline application the Authority wishes to be consulted on the Reserved Matters Applications for:**
- (a) the development plots that lie adjacent or close to the Park boundary on the western side of the River Lee Navigation including provision of a 'riverside' path; and**
 - (b) development plots to the north of Tottenham Marshes in order to safeguard the amenity, ecology and enjoyment of the Park was approved.**

Informative: Offices would welcome further discussion on the matters raised above.

The report was introduced by the Policy Officer.

Members suggested that greater emphasis be included on the need for further discussions with the London Borough of Waltham Forest including amendment of Policy 6 to reflect the strategic importance of the area by having Olympic legacy venues within it, the requirements for their long term viability and to be consistent with the London Legacy Development Corporation Local Plan. Also that these venues hosted international and national events should be highlighted and the consequent need for visitor accommodation.

The Chairman advised that some members of the public had queried paragraph 32 of the report in relation to de-designation from Metropolitan Open Land of two sites within the Lea Bridge Road and Members agreed that the wording was appropriate.

- (1) **subject to strengthening of the comments as suggested by Members above, the comments as set out in Appendix A to Paper RP/32/19 as the Authority's formal response to the consultation by the London Borough of Waltham Forest on the draft Local Plan 2020-2035 was approved.**

Chairman

Date

The meeting started at 12.31pm and ended at 1.23pm