

LEE VALLEY REGIONAL PARK AUTHORITY

REGENERATION & PLANNING COMMITTEE MINUTES 25 JUNE 2020

Members
in remote attendance: David Andrews (Chairman) Valerie Metcalfe
Chris Kennedy (Vice Chairman) Gordon Nicholson
John Bevan Paul Osborn
Denise Jones Mary Sartin
Heather Johnson

Officers
in remote attendance: Beryl Foster - Deputy Chief Executive
Claire Martin - Head of Planning
Jon Carney - Corporate Director
Sandra Bertschin - Committee & Members' Services Manager

Also present Laurie Elks – Save Lea Marshes
in remote attendance:

Part I

94 DECLARATIONS OF INTEREST

Name	Agenda Item No.	Nature of Interest	
John Bevan	5	Member of London Borough of Haringey	<i>Non-Pecuniary</i>
Chris Kennedy	5	Laurie Elks was his constituent and is known to him	<i>Non-Pecuniary</i>
David Andrews	6	Member of East Herts District Council and Development Management Committee	<i>Non-Pecuniary</i>

95 MINUTES OF LAST MEETING

THAT the Minutes of the Regeneration & Planning Committee meeting held on 23 April 2020 be approved and signed.

96 PUBLIC SPEAKING

Laurie Elks, on behalf of Save Lea Marshes, spoke in regard to agenda item 5, including:

- whilst recognising that the Authority was a consultee in this matter, it should do all that it reasonably can to protect against urbanisation;
- the site was a small ribbon of openness and provided a boundary to the Regional Park;
- the proposed development would stand tall over the River Lea Navigation and could be deeply unattractive dependant on the use of materials and finishes;
- it was a substantial development on the wrong side of Pymmes Brook and its visual impact would be more than moderate;
- the Lock provided a gateway to the Regional Park and needed space to breathe; and
- encouragement of the Committee to object to this planning application.

John Bevan did not participate in the next item.

Planning Application for Redevelopment of the Site
Comprising Demolition of Existing Buildings and Erection
of a New Building Ranging in Height from 3 to 6 Storeys
to accommodate 13 Residential Units (Use Class C3),
Employment Floorspace (Use Class B1A) at Upper Ground
and First Floor Level and Retail / Café Floorspace
(Use Class A1 / A3) at Lower Ground Floor Level,
along with Associated Landscaping and Public Realm
Improvements, Cycle Parking Provision, Plant and
Storage and Other Associated Works

The report was introduced by the Head of Planning.

Members accepted the principle of development but expressed concerns including:

- the scale and height proposed was overdevelopment of the site;
- the lack of a lot of details to enable a considered view to be taken;
- the lack of communal space;
- impact on the ecological value of the site, especially as a wildlife corridor;
- the need for ground level landscaping and more greening on the east and west facades; and
- the need for a management plan for the green walls and roof.

Members approved:

- 1) **that the London Borough of Haringey be informed that the Authority recognises the principle of development on the site. However, it objects to the current proposal on the grounds that it represents an overdevelopment of the site; is too tall and dominant in respect of the adjoining waterway corridors and waterside pathways; and lacks detail to show how the proposed development addresses the environmental and ecological interests of the Regional Park.**

Before the Authority can support a development proposal for this site it would need to see further detail in relation to:

- a) **the landscape treatment of the development in relation to the Regional Park, namely Tottenham Marshes which lies on the opposite side of the Pymmes Brook to the application site, and land to the north of the application site contiguous with the towpath, that should provide an additional area of public open space of benefit to Park visitors;**
- b) **the ecological value of the site and adjoining waterways; further detailed survey work is required in order to assess the application for biodiversity impacts, particularly in relation to protected species; this should be a material consideration in this case;**

- c) **measures for habitat retention, enhancement, mitigation, and compensation, based on the findings of the ecological surveys to be incorporated within the proposed development;**
 - d) **a lighting plan or strategy for the development both in operation and during the construction period, this should be informed by the ecological surveys and take particular account of the adjoining areas of the Regional Park and the habitats these contain.**
- (2) **that the London Borough of Haringey be informed that the Authority would wish to see this detail provided prior to any grant of consent.**
- (3) **that should the London Borough of Haringey be minded to approve the planning application then efforts should be made to secure, via conditions or planning obligations:**
- a) **the area immediately north of the application site as an area of public open space forming part of the towpath and to implement a comprehensive landscape and access plan in association with the new footbridge landing;**
 - b) **wayfinding and interpretation measures to identify access into Tottenham Marshes as part of the above wider landscaping scheme;**
 - c) **open space and habitat enhancements within Tottenham Marshes to cater for the recreational needs of the new residents and mitigate for habitat loss and disturbance along the waterway as set out in Appendix C to Paper RP/41/20;**
 - d) **a management and maintenance agreement for the green roof, green terraces and walls and other areas of landscaping and planting.**

98 PLANNING CONSULTATION BY EAST HERTFORDSHIRE DISTRICT COUNCIL – LAND AND BUILDINGS EAST OF NETHERFIELD LANE, STANSTEAD ABBOTTS, HERTFORDSHIRE, SG12 8HE Outline Planning Application with All Matters Reserved Except Access, for Redevelopment of Vacant Employment Site with a Mixed Use Development Comprised of B1 (Business) Floorspace and 20 Dwellings, Together with Associated Access, Parking and Landscaping Paper RP/42/20

The report was introduced by the Head of Planning.

Member comments included:

- concerns about drainage;
- concerns regarding access as the entrance lies on a bend in the road;
- concerns about increased car parking; and
- concerns regarding lack of provision for pedestrians and cyclists.

Members Approved that:

- (1) East Herts District Council be informed that whilst the Authority does not object to the principle of development proposed, conditions should be attached to any outline planning permission requiring further detail in relation to:**
 - a) boundary treatment, including the retention and strengthening of the existing woodland and other vegetation along the north, east and southern boundaries, to be maintained in the long term via an appropriate landscape management agreement;**
 - b) landscaping within the site and to its frontage with Netherfield Lane both to mitigate any adverse impact from the development on the surrounding Park area and to enhance the access route along Netherfield Lane, an important entry point into the Park;**
 - c) the shared street treatment for Netherfield Lane including access into the Abbots Lake Fishery car park;**
 - d) ecological enhancement within the site and along its boundaries, including in relation to protected species and to provide connectivity through the site for wildlife and a net gain in biodiversity;**
 - e) wildlife information included as part of any homeowner pack; this to include information on Stanstead Innings and its importance to wildlife;**
 - f) a lighting plan for the development to ensure dark corridors can be maintained along the site's boundaries as recommended in the ecological impact assessment, both during construction and once occupied;**
 - g) further detail on the drainage solution including use of Sustainable Urban Drainage systems to ensure this will not negatively impact on the water quality of Stanstead Innings or the Rye Meads SSSI complex;**
- (2) East Herts District Council be informed that the Authority would wish to be consulted on the above as part of the reserved matters application process; and**
- (3) should East Herts District Council be minded to approve the planning application then S106 contributions should be sought for access enhancements and habitat creation at Stanstead Innings to cater for the recreational needs of the new residents and to mitigate for disturbance to habitats in accordance with the schedule at Appendix C to Paper RP/42/20.**

Chairman

Date

The meeting started at 11.34am and ended at 12.48pm