

LEE VALLEY REGIONAL PARK AUTHORITY

REGENERATION & PLANNING COMMITTEE MINUTES 23 JANUARY 2020

Members Present: David Andrews (Chairman) Heather Johnson
Chris Kennedy (Vice Chairman) Valerie Metcalfe
John Bevan Gordon Nicholson
Christine Hamilton Mary Sartin
Denise Jones Steven Heather (Deputy for Syd Stavrou)

Apologies Received From: Paul Osborn, Syd Stavrou

In Attendance: Derrick Ashley

Officers Present: Beryl Foster - Director of Corporate Services
Claire Martin - Policy Officer
Sandra Bertschin - Committee & Members' Services Manager
Melissa Sweetland - Committee & Members' Services Officer

Part I

80 DECLARATIONS OF INTEREST

Name	Agenda Item No.	Nature of Interest	
Chris Kennedy	6	Partner employed by London Legacy Development Corporation	<i>Non-Pecuniary</i>
Mary Sartin	5	Member of Epping Forest District Council Area Planning Sub Committee West	<i>Non-Pecuniary</i>
Steven Heather	5	Member of Epping Forest District Council Area Planning Sub Committee West	<i>Non-Pecuniary</i>

81 MINUTES OF LAST MEETING

THAT the Minutes of the Regeneration & Planning Committee meeting held on 19 September 2019 be approved and signed.

82 PUBLIC SPEAKING

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

83 PLANNING CONSULTATION BY EPPING FOREST DISTRICT COUNCIL – FORMER HAULAGE YARD, SEWARDSTONE ROAD, WALTHAM ABBEY, ESSEX. Paper RP/35/20
OUTLINE APPLICATION WITH ALL MATTERS RESERVED EXCEPT ACCESS, FOR THE DEMOLITION OF EXISTING BUILDINGS (EXCLUDING SEWARDSTONE HALL) AND THE ERECTION OF UP TO 40 DWELLINGS

The report was introduced by the Policy Officer.

Member comments included:

- the need to identify ownership of the east west access path;
- the need for further ecological and biodiversity surveys to be undertaken;
- concern that the proposed development would highlight the existence of the east west access path which could lead to anti-social behaviour from quad bikes etc;
- the need for entry points from the proposed development onto the east west access path to be accessible only to pedestrians and cyclists by the use of lockable bollards or gates;
- lighting of the east west access path should be at a low level to maintain the area as a dark corridor for wildlife;
- any lighting of the east west access path should be the responsibility of the developer not part of the contribution to the Authority;
- drone aerial surveys of the eastern boundary of the Regional Park would have been helpful;
- that the recommendation narrative 'the Authority would wish to be consulted on these matters in due course' to be strengthened and moved to recommendation 3(d).

- (1) that Epping Forest District Council be informed that whilst the Authority does not object to this outline application, up to date ecological surveys are still outstanding including surveys for bat, badger, reptile, otter and water vole, all species that have been recorded within the vicinity of the site, and these surveys are required in advance of further consideration by the local planning authority;**
- (2) the Council should consult the Authority on the revised ecological surveys;**
- (3) in the event that the surveys are adequately undertaken and do not identify any adverse impacts which cannot be mitigated then conditions should be included in any decision granted to address the following:**
 - (a) a detailed landscape scheme for the proposed open space and boundaries of the 'developed' areas to help limit the impact of new development on the 'openness' of the Regional Park;**
 - (b) details of proposed lighting for the development and access routes to ensure the impact on wildlife from light pollution is minimised; and**
 - (c) direction signage to the Regional Park is included in the new junction design to promote access into the Park;**
 - (d) the Council should consult with the Authority on these matters in due course.**
- (4) If the Council is minded to approve the planning application, the planning obligation should allow £88,000 for improvements to nearby parts of the Park to account for the additional usage which would occur from the additional residents living at the site. An indicative list of measures is included at Appendix C to paper RP/35/20, was approved.**

For information it should be noted that officers would welcome the opportunity to discuss with the Council detail of the proposed improvements to the Regional Park. The Authority has no proposals to light the east west access path.

Derrick Ashley left the meeting.

PLANNING CONSULTATION BY LONDON LEGACY DEVELOPMENT CORPORATION – IMPERIAL PHASE 3, LAND AT IMPERIAL STREET, BROMLEY-BY-BOW, LONDON, E3 3ED

FULL APPLICATION FOR CONSTRUCTION OF A RESIDENTIAL LED MIXED USE DEVELOPMENT COMPRISING A SERIES OF BUILDINGS FROM THREE TO FOURTEEN STOREYS PROVIDING 321 RESIDENTIAL UNITS, APPROX 306sqm OF FLEXIBLE COMMERCIAL AND RETAIL FLOORSPACE AND ALL ASSOCIATED INFRASTRUCTURE, ACCESS, HARD AND SOFT LANDSCAPING (INCLUDING REPLACEMENT OF ADJACENT RIVER WALL)

The report was introduced by the Policy Officer.

Member comments included:

- connectivity to the railway could be improved by for example a cantilever pathway;
- the need for the proposed scheme to 'design out crime';
- to request s106 monies for improvements to open space and existing play provision at Three Mills Green given increased usage that will occur from additional residents living adjacent;
- amend recommendation c) from "at night" to "over night".

- (1) that the London Legacy Development Corporation be informed that whilst the Authority does not object to the current application it considers that:**
- (a) further ecological survey work should be undertaken for protected species to assess the extent of bat activity in relation to the Lee Valley Site of Metropolitan Importance for Nature Conservation and the proposed development, and use of the site by Black Redstart, including during the construction phases of development;**
 - (b) a condition should be included in any consent granted to ensure a detailed lighting strategy is produced, based on the additional ecological survey and in accordance with guidance provided by the Institution of Lighting Professionals (2018), Bats and artificial lighting in the UK (Guidance Note 08/18);**
 - (c) in any event lighting provision within the Riverside Park immediately adjacent to the water should be turned off over night to protect the ecology and wildlife role of the Lee Valley Site of Metropolitan Importance for Nature Conservation and that;**
 - (d) other biodiversity features should be included such as an artificial Otter holt and the creation of nesting holes in the river wall to target Kingfisher and Sand Martin; and**
- (2) the Council should consult with the Authority on the revised ecological surveys and lighting strategy; and**
- (3) if the London Legacy Development Corporation is minded to approve the planning application, the planning obligation should allow for a contribution of £10,000 for improvements to open space and existing play provision at Three Mills Green to account for the additional usage that will occur from the additional residents living at the site adjacent was approved.**

Members also queried whether options had been considered to create a pedestrian and cycle route through to the south of the railway – continuing the green link south from Imperial Phase 3 alongside the river; this might take the form of, for example, a floating towpath or boardwalk under the railway bridge.

Chairman

Date

The meeting started at 12.20pm and ended at 1.07pm