

LEE VALLEY REGIONAL PARK AUTHORITY

REGENERATION & PLANNING COMMITTEE MINUTES 21 JANUARY 2021

Members Present: David Andrews (Chairman) Graham McAndrew
Chris Kennedy (Vice Chairman) Valerie Metcalfe
John Bevan Gordon Nicholson
David Gardner Paul Osborn
Denise Jones Mary Sartin
Heather Johnson

Officers Present: Claire Martin - Head of Planning
Beryl Foster - Deputy Chief Executive
Jon Carney - Corporate Director
Sandra Bertschin - Committee & Members' Services Manager
Lindsey Johnson - Committee Services Officer

Members of the Public: Laurie Elks

Part I

111 DECLARATIONS OF INTEREST

Name	Agenda Item No.	Nature of Interest	<i>Prejudicial</i> ✓
<i>John Bevan</i>	<i>Item 8</i>	<i>Member for London Borough of Haringey</i>	<i>Non-Pecuniary – will leave the meeting for this item</i>
<i>Gordon Nicholson</i> <i>Mary Sartin</i>	<i>Item 6</i> <i>Items 6 & 7</i>	<i>Member for Broxbourne Borough Council</i> <i>Member for Epping Forest District Council and sits on the Area Planning Sub Committee West</i>	<i>Non-Pecuniary</i> <i>Non-Pecuniary – will not partake in the discussion or voting for this item-</i>

112 MINUTES OF LAST MEETING

THAT the Minutes of the Regeneration & Planning Committee meeting held on 3 December 2020 be approved and signed with the following amendment which Members approved:

Minute 110 (Planning Consultation by Epping Forest District Council – Additional Access Road from Nazeing Road to Valley Grown Nurseries – RP/46/20). The Head of Planning explained to Members that, due to the fact that we made an objection to this planning application, the following important wording was added to the letter:

'It should be noted that in the event that the Council resolve to grant planning permission for the above application, there is a requirement under the provisions of the Lee Valley Regional Park Act (the Park Act), section 14 (6 to

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8), that the Council notify the Authority of this resolution, prior to the granting of any planning permission. This is to enable the Authority to consider whether it would require the matter to be referred to the Secretary of State under the provisions of Section 14 (8) of the Park Act. I enclose the relevant sections of the Park Act 1966 for reference’.

113 PUBLIC SPEAKING

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

- 114 PLANNING CONSULTATION BY EAST HERTS DISTRICT COUNCIL – RYE HOUSE SPEEDWAY TRACK, RYE ROAD, HODDESDON, HERTS, EN11 0EH Paper RP/50/21
Retrospective planning for the removal of speedway track and the formation of grassed football pitches.

This report was withdrawn due to the application being re-submitted and referred back to East Herts District Council.

- 115 PLANNING CONSULTATION BY EPPING FOREST DISTRICT COUNCIL – OAK TREE FARM, PAYNES LANE, NAZEING, EN9 2EY. Paper RP/48/21
Application for planning permission for the siting of 5 no. chalet lodges (caravans) for holiday accommodation purposed (revised application EPF/2983/19).

The report was introduced by the Head of Planning who explained to Members that this is a revised application which was originally refused by Epping Forest District Council due to the site being in flood zone 2, there is also a current holding objection by the council on the same grounds. Visitor accommodation is normally considered an acceptable use in the Park, however, this site is isolated, in the Green Belt and not associated with any visitor hubs. The applicant has failed to provide adequate landscaping details and no ecological appraisal or lighting details. The applicant has, however, obtained an exemption certificate from the Woodland Champions Club (WCC), which allows for the stationing of 5 caravans for a period of one year without the need for planning consent.

Members discussed the report and made the following comments:

- A Member expressed concerns over the potential of spillage from septic tanks if the site has a high water table.
- A Member commented that the applicant was unlikely to get as much use from the caravans as they would for the lodges and wondered if siting caravans on the site would be a pre-cursor to getting permission for the lodges. Another Member pointed out that the applicant would be able to get around the fact that the caravans or lodges were only for members of the WCC by getting people to join up at the point of booking.
- The Chairman asked the Head of Planning to explain further about the exemption certificate. The Head of Planning responded stating that Epping Forest District Council would have been consulted on this, although the case officer was not aware

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of it. The licence is issued until October 2021; they could reapply at that time for another years' temporary licence. The WCC is given permission to issue exemption certificates from Natural England. The Chairman stated that more information on this must be sought as it could be used for further development under permitted development rights. He also requested that we request that Epping Forest District Council extinguish permitted development rights under this exemption certificate.

- The Chairman stated that access via Green Lane, both vehicular and pedestrian was unacceptable.
- The Chairman also expressed concern that existing hedges and scrub could be removed to create a more open view for the caravans or lodges and felt that the recommendation should be amended to emphasise our concerns over the loss of the current openness of the site.
- A Member pointed out that the recommendation currently reads that if the applicant supplies of the missing information then we would not object and suggested including the wording 'and in any event'.
- The Chairman suggested that an additional recommendation be added regarding concerns over the site being in flood zone 2.

(1) that Epping Forest District Council be informed that the application proposal does not meet the requirements of the Authority's Park Development Framework Area Proposals 6.A.4 River Lee Country Park which are aimed at conserving and enhancing the rural character, openness and high ecological value of the River Lee Country Park. Notwithstanding the exemption certificate which allows for the stationing of 5 caravans on the application site for a period of one year, the Authority therefore objects to the current application and in any event:

- a) insufficient information has been supplied to demonstrate the special circumstances that apply for the development of 5 holiday chalets at this isolated location in the Green Belt within the Regional Park;**
- b) there is no accompanying ecological appraisal available for this proposal and as such there is insufficient information on which to assess the application for biodiversity impacts which should be a material consideration in this case;**
- c) limited detail is provided on the associated landscape and tree planting, there is no specification for the wildflower meadow or ecological management plan and it is not clear how this would help to 'buffer' or limit the 'visual obtrusiveness' of the lodges as suggested by the applicant;**
- d) further detail is required in respect of lighting and vehicle access to the site in order to fully assess impacts on biodiversity and recreational activity;**
- e) further detail is required in respect of the site being situated in flood zone 2;**

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- (2) if the District Council are minded to grant planning consent without the required ecological reports, the Authority would wish to see the following conditions attached to any permission:
- a) timing of works to avoid nesting bird season;
 - b) construction plan to include protection measures for Badgers (e.g. holes covered or escape ramps);
 - c) a lighting plan for biodiversity agreed to avoid light spill into surrounding areas which would affect sensitive species including Bats, Badgers and Otters. In particular, a dark corridor to be maintained in the woodland and scrub edge to Holyfield Lake;
 - d) a detailed landscaping and management plan to include use of locally native species;
 - e) access restrictions to ensure only the road access from Paynes Lane is used in association with the holiday lodges and the vehicular access from the track that links with Green Lane is retained for agricultural purposes only; and
 - f) the Authority should be consulted on the above details and plans in due course was approved.

John Bevan and Paul Osborn left during the next item.

- 116 PLANNING CONSULTATION BY EPPING FOREST DISTRICT COUNCIL – THE OLD WATERWORKS, GREEN LANE, NAZEING, EN10 6RS Paper RP/49/21
- Planning application for use of employment land as a construction Contractors' compound with associated storage, and parking including Ancillary office, and welfare accommodation and single and double Stacked containers.

The report was presented by the Head of Planning, stating that the site is designated as employment land and whilst it is in the Green Belt it is on an existing developed commercial site and all structures are temporary. The double stacked containers will have a visual impact, however, the applicant has acknowledged this and intimated that they would be happy to change the position and height of the containers.

- (1) that Epping Forest District Council be informed that the Authority has no objection in principle to the contractor's compound use within an existing employment site but would wish to see the following conditions attached to any permission covering:
- a) the lowering or repositioning of the double stacked containers away from the southern boundary of the site in order to minimise the visual impact on the adjoining Regional Park areas;

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- b) a site management and safety plan and a drainage strategy to be agreed to avoid pollution and debris impacting the boundary ditch and its associated habitats;
 - c) a landscape condition to ensure the retention of the vegetation buffer along the boundary of the site with Green Lane;
 - d) a requirement that any existing lighting on site and any plans for future lighting of the site be designed so as to avoid light pollution and spill into surrounding areas and habitats and be submitted to the Council for approval in order to ensure adjacent habitats remain as dark as possible. In particular, a dark corridor to be maintained along Green Lane and the ditch habitat; and
- 2) the Authority should be consulted on the above details and plans in due course was approved.

117 PLANNING CONSULTATION BY LONDON BOROUGH OF
HARINGEY NEW LOCAL PLAN FIRST STEPS ENGAGEMENT
CONSULTATION (REGULATION 18)

Paper RP/47/21

The report was presented by the Head of Planning stating that this consultation is more a discussion with stakeholders. Our main concerns are that the London Borough of Haringey recognises the benefits, roles and remit of the Park.

A Member commented that he was pleased that the letter attached as Appendix A to Paper RP/47/21 requested more clarity on Green Belt boundaries in Area 2.

- (1) the comments as set out in Appendix A to Paper RP/47/21 as the Authority's formal response to the consultation by the London Borough of Haringey on the First Steps Engagement New Local Plan November 2020 was approved.

The meeting started at 12.05pm and ended at 1.15pm.