

## LEE VALLEY REGIONAL PARK AUTHORITY

### AUTHORITY MEETING 25 APRIL 2019

Members Present: Paul Osborn (Chairman) Christopher Kennedy  
David Andrews Derek Levy (Deputy for Christine Hamilton)  
Derrick Ashley Graham McAndrew (Deputy for Keith Warnell)  
Ken Ayling Valerie Metcalfe  
John Bevan Mary Sartin  
Frances Button Paul Seeby (Deputy for Gordon Nicholson)  
Mike Garnett Simon Walsh  
Ross Houston Claudia Webbe  
Heather Johnson John Wyllie  
Denise Jones

Apologies Received From: Osman Dervish, Christine Hamilton, Claire Holland, Gordon Nicholson, Syd Stavrou, Keith Warnell

Officers Present: Shaun Dawson - Chief Executive  
Beryl Foster - Director of Corporate Services  
Simon Sheldon - Director of Finance & Resources  
Dan Buck - Head of Sport & Leisure  
Stephen Wilkinson - Head of Planning & Strategic Partnerships  
Cath Patrick - Biodiversity Action Plan Manager  
Stephen Bromberg - Head of Communications  
Claire Martin - Policy Officer  
Sandra Bertschin - Committee & Members' Services Manager  
Lindsey Johnson - Committee Services Officer

#### Part I

#### 24 DECLARATIONS OF INTEREST

Name	Agenda Item No.	Nature of Interest	
<i>Ken Ayling &amp; Paul Seeby</i>	10	<i>Members of Broxbourne Borough Council</i>	<i>Non-Pecuniary</i>
<i>Mary Sartin</i>	10	<i>Husband responded to Park Development Framework Consultation and she is a Member of the Area Planning Sub Committee West for Epping Forest District Council which will be hearing the planning application for the Bittern Information Point.</i>	<i>Non-Pecuniary</i>

#### 25 MINUTES OF LAST MEETING

**THAT the minutes of the meeting held on 17 January 2019 be approved and signed.**

# **AUTHORITY MEETING MINUTES**

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### 26 MEMBER CHANGES

The appointment of Claire Holland (non-riparian member) from the London Borough of Lambeth and the resignation of Maggie McEwen from Essex County Council and appointment of Ricki Gadsby as her replacement was noted.

### 27 PUBLIC SPEAKING

The following request to speak on Agenda Item 6 was made by Abigail Woodman of Save Lea Marshes:

- The proposed orientation of the new ice rink is against what Members agreed at the Authority meeting on 7 July 2016.
- Members agreed that 'the new ice rink would be limited to land south of the northern perimeter of the current ice rink. Nothing connected with the new ice rink will encroach further onto Leyton Marsh.'
- Appendix A to Paper E/618/19 clearly shows that you plan to encroach further onto Leyton Marsh.
- Officers have stated that the 'perimeter' to be the edge of the land leased to Vibrant Partnerships and that this is further north than the northern wall of the current ice rink. I believe that the 'perimeter of the current ice rink' refers to the northern wall of the current building.
- A FOI request on 27 July 2017 showed the northern boundary further south than the boundary now being claimed, this proves that you are clearly proposing to take a large chunk of Leyton Marsh.

The Chairman thanked Abigail for speaking to Members and informed her that her comments would be addressed when we got to that agenda item.

The Chairman agreed to consider Agenda Item 10 next.

### 32 SECTION 14 OF THE LEE VALLEY REGIONAL PARK ACT 1966 Paper A/4267/19 PROPOSED ADOPTION OF PARK DEVELOPMENT FRAMEWORK STRATEGIES AND PROPOSALS FOR AREAS 6, 7 AND 8 OF THE REGIONAL PARK

The report was introduced by the Head of Planning & Strategic Partnerships informing Members that the Park Development Framework would identify how the Authority will manage and develop the Regional Park as required by Section 14 of the Lee Valley Regional Park Act during the period 2019-2035. During this process 340 organisations and individuals have been consulted.

The following public speakers were heard.

Doug Cooper, Head of Planning & Development from Broxbourne Borough Council:

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- Broxbourne Borough Council has a close working relationship with Lee Valley Park and supports most of the Park Development Framework, but not your proposals for Wharf Road Gypsy/Travellers.
- You say you want to work with Broxbourne Borough Council and stakeholders to develop long term strategy of removal of Gypsy/Travellers and use CPO powers if necessary. This is not the position of Broxbourne Borough Council's Local Plan; we want to create permanent unified site.
- The majority of Gypsy/Traveller plots are lawful. We objected to the Park Development Framework as we couldn't support the Environmental Strategy, you have in turn objected to our Wharf Road strategy.
- Our opposing plans may have legal ramifications, your formal response to our objection as 'comments noted' is a dismissive response.
- This issue can be simply resolved, defer Area 6 until the Local Plan inspectors report has been received this year, or request officers take legal advice on matters raised.

Stephen Pollock-Hill, Nazeing Glass:

- I advise Members I will be sending the Authority a FOI request asking for full details of the cost of the Broxbourne Lido, I believe it to be in the region of £10-12 million. It has been a disaster from start to finish.
- It was built on the wrong site, originally intended to be an open pool, then had a roof put on and a wave machine installed with resulted in pressure to the foundations and was closed on 2 occasions for repairs once for 2 years.
- I am worried about what will become of site, the Park Development Framework infers residential housing. The charter of Lee Valley Park has no provision for housing in the Park.
- The site is on a 100 year flood plain, green belt and is going against your principals. You would need SoS dispensation, I ask you to reconsider.
- Broxbourne Borough Council in a 2007 report said site not suitable for housing due to it being in the green belt and 100 year flood plain, yet you managed to persuade them and this was changed.
- Latest plan, has no schematic of where housing would be.
- I have evidence from chartered surveyor that the land is a bog never suitable for a swimming pool, the wave machine caused problems, the architect resigned with a nervous breakdown because of the problems it caused him.

Laurie Ellks:

- I spoke at the Regeneration & Planning Committee in January regarding the Landscape Strategy and that it falls short of a strategy as there are no plans or priorities for action. You say you want the Park to be a green lung, yet nothing shows how you will achieve this.
- The north of the Park is wonderful, a lot of work to enhance nature with the Bittern Information Point, and Country Park which shows a commitment to landscape. Committed to landscape in the north but not so much the south.
- Thematic Proposals identify a unified park, yet there is no commitment and with a large contrast between the north and the south.

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- If you have projects to improve the Park, then funding will emerge. If landscape strategy, work out priority projects for the Landscape Strategy to get financial commitments.
- Authority minutes said you wanted a list of projects, hope you are not burying this plan.
- Put back the Landscape Strategy to make real strategy, if you can't do this then prepare and prioritise projects connected to Park Development Framework.
- William Mann suggested some projects in south, this could be a useful starting point.

The Chairman commented that he was happy for a list of priority projects to be created and would instruct officers in starting this work with high, medium and low priority projects being included.

The Head of Planning & Strategic Partnerships responded in turn to the public speakers:

Wharf Road Gypsy/Travellers – Recently Broxbourne Borough Council has revised its position following some enforcement appeal decisions which were allowed. The Council now proposes to group occupied plots into a central area, which we are opposed to. We should adopt the Park Development Framework proposals today and review our position once the Inspector's decision is known, however, we don't have to agree with the inspector's decision. The Authority is not bound by the Inspector's decision. We have never been convinced over the merits of the Council's proposal as many of the issues come down to the management of the site.

Broxbourne Lido – Residential use on this site was struck out by an EIP inspector reviewing Broxbourne Borough Council's Local Plan. We put this site forward for housing as it was already a major development in the green belt, it is unfortunate that the inspector decided that the green belt needed a defensive boundary.

Landscape Strategy – We employed consultants and their analysis was that the Park has 12 unique landscape characters. The critical difference is the north was worked for mineral extraction which had planning conditions attached for landscaping, whereas the south has been urbanised.

A Member asked, given the impact on Gypsy/Traveller communities at Wharf Road, shouldn't we have an 'equalities implication' in the report. Officers responded stating that these documents focused on society as a whole and as such it is difficult to differentiate groups.

Ken Ayling abstained from approving the following recommendations.

- (1) adoption of the following documents which comprise the Park Development Framework; Strategic Policies, Area Proposals for Areas 6, 7 and 8, Landscape Strategy, Strategic Environmental Assessment, Habitats Regulations Assessment and Evidence Base;**
- (2) to revoke parts 1 and 2 of the Park Plan (2000); and**
- (3) adoption of new proposals for glasshouses for Area 5 of the Regional Park was approved.**

2 members of the public left the meeting.

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### 28 LEE VALLEY ICE CENTRE: NEXT STAGE DETAILED DESIGN AND PLANNING APPLICATION

The Head of Sport & Leisure gave a presentation on the Lee Valley Ice Centre Project, key points included:

- We have decided to keep a twin Olympic pad facility with a gym and other support facilities. There will be fewer spectators, this has brought the projected project costs down by £10 million.
- The footprint will be no bigger than the previous scheme.
- The twin pads will be Olympic sized, with a central core housing changing rooms, support facilities and a gym.
- The new building will have a café and toilet which will be open to the public at no entrance cost. Current plan is when events are taking place, the building will still be open to the public.
- There will be two entrances, spectators will not have to go through reception.
- The design of the building will have a brick plinth with cladding at the top. The materials are planned to be natural. The building will hopefully be lower than the current building.
- We can't build closer to the road at the south because of underground constraints. London Borough of Waltham Forest planners have guided us in the orientation of the building.
- Due to the age of the current building there have been a number of closures, which could cause social problems for the younger community. There will be a Social Economic Study in the coming months.
- We are keen to keep continuity and only have a 3 month shut down when the new building is being built. The current plan is the northern building will be completed first, with the current building continuing.
- We have allowed £500k for the continuity and phasing, this may go up at the next stage.
- London Borough of Waltham Forest wanted better connectivity into Leyton Marsh. We will open up views to the east and west and will create connectivity from the road. We will be extending the marsh, with native species, reed beds and ice melts will be used to feed into the oxbow lake.
- We have already reduced the car park to 177 spaces from the previous scheme and may reduce this further if possible.
- Bin stores will be enclosed and out of sight.
- The next stage is to develop the next stage of design, procure a builder, submit a planning application in September, create a communication strategy and appoint a contractor.
- There will be a review panel with London Borough of Waltham Forest and further pre application dialogue.
- We estimate that over 12 million people will use this new facility and it will create a proper entrance to our open space at Leyton Marsh.

A Member pointed out that Abigail Woodman was correct in what she said that Members had agreed that we wouldn't go further north than the existing building. The Plans for this development have evolved over the design process and the changes reflect reality.

A Member asked what treatment would be used for HGVs. Officers responded that it would be resin bonded.

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A Member asked if it would be more economical to demolish the current building and build the new building in one go. Officers responded stating that we have a £230k surplus if needed and the figures from the business plan leave us in a positive position. The wider social benefits also need to be considered.

A Member asked if there was sufficient provision for car parking, especially during events. Officers replied that part of planning constraints in London required not having much car parking, there is a train station in close walking distance and we only have 150 spaces at the Velopark and have managed to make that work.

4 members of the public left the meeting.

29      WORK PROGRAMME: PROGRESS UPDATE      Paper A/4268/19

The report was introduced by the Chief Executive, updating Members on key projects and initiatives from the Authority's business plan.

The Chairman reminded Members that we are continuing to expand our assets with the new Ice Centre, The Wave and a hotel at Eton Manor. A Member also commented that the Bittern Information Point is of regional interest.

A Member expressed her concern over the potential for contamination at Picketts Lock and how this might affect The Wave. Officers responded stating that we have factored in a sum for ground investigation works and might be able to make a capital contribution.

**(1) the report was noted.**

30      FINANCIAL REGULATIONS WAIVERS 2018/19      Paper A/4266/19

The report was introduced by the Director of Finance & Resources, which provided Members with a list of waivers to Financial Regulations during the financial year 2018/19.

**(1) the report was noted.**

31      WRITE-OFF OF IRRECOVERABLE ARREARS 2018/19      Paper A/4269/19

The report was introduced by the Director of Finance & Resources, where he informed Members that there was only one individual irrecoverable arrear over £2k for 2018/19.

**(1) the write-off detailed in paragraphs 5 to 7 of Paper A/4269/19 was approved; and**

**(2) the delegated write-offs for 2018/19 as detailed in paragraphs 3 to 4 of Paper A/4269/19 were noted.**

33      NEXT MEETING OF THE AUTHORITY

It was noted that the next meeting of the Authority will be held on Thursday, 4 July 2019 at 2.00pm at Myddelton House, Bulls Cross, Enfield, Middlesex, EN2 9HG.

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34 ANY OTHER BUSINESS

The Chairman informed Members that a Volunteers Walk Programme would be starting this weekend at Gunpowder Park and was part of a new initiative.

The Member informed Members that we have recently stopped sending news emails to councillors from levy paying councils, due to only 1% being opened. He felt that this was incorrect due to the fact that it is important for councillors to see that we are trying to engage with them, and that it is possible to partly read an email without opening it. The Chairmen suggested that we look at our stakeholder engagement and have a wider discussion regarding this matter.

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Chairman

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Date

The meeting started at 2pm and ended at 3.35pm.