

LEE VALLEY REGIONAL PARK AUTHORITY

REGENERATION & PLANNING COMMITTEE MINUTES 24 SEPTEMBER 2020

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

Apologies Received From: Graham McAndrew

In Attendance: Derrick Ashley

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

Also Present: Caroline Day and Nicola Cowan – Hoddesdon Society

Part I

98 DECLARATIONS OF INTEREST

| Name | Agenda Item No. | Nature of Interest | <i>Prejudicial</i> |
|-------------------------|-----------------|---------------------------------------------|------------------------|
| <i>Gordon Nicholson</i> | 5 | <i>Member of Broxbourne Borough Council</i> | <i>Non-Pecuniary</i> ✓ |

100 MINUTES OF LAST MEETING

THAT the Minutes of the Regeneration & Planning Committee meeting held on 25 June 2020 be approved and signed.

John Bevan expressed concern that recommendations from this Committee were not included in the London Borough of Haringey's report to its Planning Committee regarding the Lock Keepers Cottages application. He circulated the comments personally to those on the Planning Committee at Haringey. The Head of Planning responded that whilst the case officer was aware of this committee's revised recommendations, the report for the Planning Committee had already been written. The Chairman advised Members that he would discuss how to ensure revised recommendations were tabled at local authority Planning Committees with both the Vice Chairman of this Committee and the Head of Planning.

101 PUBLIC SPEAKING

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

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101 PLANNING CONSULTATION BY BROXBOURNE BOROUGH COUNCIL

Paper RP/43/20

Former Turnford Surfacing Site, Rye Works, Rye Road Hoddesdon EN11 0GR. Redevelopment of a Brownfield Site to Provide 104 Residential Units, Consisting of 29 One Bedroom Apartments, 62 Two Bedroom Apartments and 13 Three Bedroom Town Houses and One Small Commercial Unit for A1/ A2/ A3/ B1a/ D1 or D2 Use. Associated Junction Improvement Works to Rye Road/ Fishermans Way and Public Towpath Improvement Works.

The report was introduced by the Head of Planning.

Members were supportive of the report and the recommendations, but also expressed the following concerns:

- Concerns over child safety in regards to the open space and access to the river some separate safe play space should be provided;
 - Concerns also over whether in the future the open space could become closed to the public and only available to residents due to safety concerns;
 - All Members agreed that both Blocks A and D were too high and that Block D should be set further back from the river;
 - Concern over the fact that Broxbourne's Local Plan provides for 40 dwellings on this site, yet the applicant is applying for 104 dwellings;
 - Concern over the increased traffic from the development and whether existing infrastructure could cope with this increase;
 - Concern over the amount of car parking spaces being provided and questioned whether the land couldn't be better used to provide more affordable housing or landscaping;
 - Members agreed that the Chairman and Vice Chairman of this Committee, Head of Planning and Vice Chairman of the Authority would review the Section 106 schedule attached as Appendix C to Paper RP/43/20 to see if there was anything else which could be included;
 - Members agreed that the Head of Planning should express the disappointment of this Committee that only 25% of the dwellings in this development would be affordable; and
 - Concern over permeability and that run-off might go into the river.
- (1) **Broxbourne Borough Council be informed that whilst the Authority recognises the principle of residential development on this site, it objects to the current proposal on the grounds that it represents an overdevelopment of the site in respect of the height, scale and design of Blocks A and D. These are too tall and dominant in relation to their waterside setting within the Regional Park, the views along the towpath, and introduce a noticeable modern element to the context of the Rye House monument to the detriment of the setting of the designated heritage asset and visitors' enjoyment of the area;**

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- (2) before the Authority can support a development proposal for this site it would wish to see further detail in relation to:
- a) a reduction of at least one storey in the height at Block A to help reduce impact on the heritage assets opposite;
 - b) a reduction of least two stories in the height to Block D and setting back and terracing of the two wings on the eastern elevation, away from the towpath edge to allow for additional planting and open space in front and to create a gentler transition between the development into the wooded and green riverside landscape of the Park beyond;
 - c) consideration as to whether green or brown roofs could be integrated into on the flat roof elements of Block A and sections of Block D;
 - d) a reduction in the number of car parking spaces, for example removal or reduction in undercroft car parking in favour of residential provision at ground floor level might compensate in part for a reduction in height to Blocks A and D;
 - e) consideration be given to the safety of children in the open spaces in regards to the proximity of the River Lee Navigation and a separate safe play space should be considered;
 - f) additional soft landscaping to be included within the public realm space associated with Block A;
- (3) that should the Council be minded to grant consent for the proposed development then the Authority would wish to see the following conditions attached requiring:
- a) a revised landscape treatment and additional habitat works throughout the development site and along the waterside edge as recommended in the ecological report to improve ecological connectivity and enhance biodiversity;
 - b) a lighting strategy, both for the construction period and once the site is occupied to take account of the waterway wildlife corridor and the designated nature conservation sites opposite; and
 - c) a Construction and Environmental Management Plan to ensure best practice construction measures and to avoid pollution incidents on the neighbouring sites and noise and visual disturbance to water birds within the Lee Valley Special Protection Area and Ramsar site, including Rye Meads Site of Special Scientific Interest;
 - d) Section 106 contributions to be sought for landscape, visitor and access improvements within the Rye House Quay and Gatehouse area opposite to adequately mitigate for the increased recreational use of the Regional Park area as outlined in Appendix C to this report; and
- (4) that Broxbourne Borough Council be informed that the Authority would wish to be consulted on the above.

Chairman

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Date

The meeting started at 11.05am and ended at 12.15pm.