

REGENERATION & PLANNING COMMITTEE MINUTES 23 NOVEMBER 2023

202 PLANNING CONSULTATION BY BROXBOURNE BOROUGH COUNCIL Paper RP/76/23
USE OF SITE AS SCRAPYARD FOR END OF LIFE VEHICLES
WITH ASSOCIATED WAREHOUSE, SITE OFFICE, WEYBRIDGE
AND LINDEMANN PROCESSING INFRASTRUCTURE
REF: 07/23/0798/F. AT RYE WORKS, RYE ROAD, HODDESDON,
HERTFORDSHIRE, EN11 0EG

The Head of Planning introduced the report, explaining to Members that this planning application seeks to return the site to industrial usage, and does not take into account the Park Development Framework. The development will have a negative impact upon the Park in regards to recreation, heritage, ecology, visual amenity and visitor enjoyment. Noise assessments have not taken account of the impact of visitors into the site. There is no Habitats Regulations Assessment, this is especially important given it's proximity to the Lee Valley Special Protection Area. There are also concerns around lighting and the issues it will cause to local fauna.

The Chairman reminded Members that there had been a residential planning application on this site a number of years ago. The Head of Planning added that it was granted planning permission but the development was unviable. It is the same developer for this planning application and they have not engaged with us to date.

A Member asked about screening to the boundaries. The Head of Planning responded stating that there is limited screening which means that the site will be visible from numerous viewpoints and no visual landscape assessments have been made. Another Member advised that the site is liable to look extremely untidy. The Chairman noted that there was no provision for storage at the site but considered it likely that materials would be stored on site indefinitely until there was a good market price.

A Member commented that the site was very close to the navigation and it was likely that boaters would find it very intrusive. The Head of Planning responded stating that this has been raised by the Canal & River Trust and is one of the reasons for their objection to the application.

A Member asked what designation the land has. The Head of Planning responded stating that in the Broxbourne Local Plan it is designated as residential/mixed use. The Chairman suggested that we add to the recommendations the designation of the land.

The Chairman raised concerns over the number of HGV movements leaving the site. The Head of Planning added that road access to the site is narrow with limited pedestrian provision.

The Head of Planning requested a new recommendation be added that gave a caveat that should Broxbourne be minded to approve the application, the Authority be notified in order to give us time to consider if we would like the application to be referred to the Secretary of State.

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- (1) That Broxbourne Borough Council be informed that the Authority objects to the application for the use of land as a scrapyard for end of life vehicle processing on the grounds that:
- (a) the proposal is contrary to Park Development Framework Area Proposals as they relate to Area 8.A.1 Rye Meads and Stanstead Abbots and the former Turnford Surfacing site. It is also contrary to the Local Plan which allocates the site for residential and mixed uses;
 - (b) the proposed development would have a negative impact on the visual and recreational amenity of the Park and the enjoyment of visitors due to its visual and noise impacts, the increase in HGV movements and potential for pollution, including light pollution, of the nearby River Lee Navigation;
 - (c) further information is required in respect of views to and out of the Rye House Gatehouse to fully ascertain the extent or degree of any harm on the heritage assets at Rye House Gatehouse Scheduled Monument;
 - (d) the application site is within close proximity to Rye Meads Site of Special Scientific Interest and Lee Valley Special Protection Area and a Habitats Regulations Assessment should be undertaken to ascertain whether there are any likely impacts on the Special Protection Area;
 - (e) an ecological assessment of the site and potential impacts on neighbouring habitats and wildlife is required in particular the use of the adjacent River Lee Navigation as a foraging and commuting route by bats. This assessment of the site and adjacent habitats should also identify opportunities for improvements in accordance with Local Plan Policy NEB1 was approved; and
- (2) 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 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 Council to refer the matter 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. I would be grateful therefore if you could keep me informed of the likely outcome of this application so that I am able to consult with the Authority's Members at the earliest opportunity. Your assistance on this matter is appreciated is noted.

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Chairman

Date

The meeting started at 12.05pm and ended at 12.25pm.