

REGENERATION & PLANNING COMMITTEE MINUTES 21 SEPTEMBER 2017

04 PARK DEVELOPMENT FRAMEWORK - UPDATE

Paper RP/06/17

The Head of Planning & Strategic Partnerships introduced the report.

The Chairman asked if we were currently keeping a record of the Park's landscapes and their changes over time in regard to urban pressures. The Head of Planning & Strategic Partnerships responded, stating that aerial photographs were taken in 2016 and urban pressures were only picked up in planning applications reported to committees. Members agreed that keeping an image library of vistas that were important to the Park was a good idea and agreed for officers to come back to Members with a report to the Executive Committee on how this might be achieved.

- (1) the report was noted; and**
- (2) officers to bring a report to the Executive Committee regarding the creation of a library of images of important landscapes in the Park was approved.**

John Wyllie arrived during the next item.

05 CONSULTATION BY THE MAYOR OF LONDON ON THE
DRAFT LONDON ENVIRONMENTAL STRATEGY

Paper RP/01/17

The Head of Planning & Strategic Partnerships introduced the report detailing his proposed changes to the draft letter included at Appendix A to Paper RP/01/17 which included:

- Page 11, paragraph 2: Include the word 'insensitive' before development;
- Page 11, paragraph 6: the paragraph be amended to 'The principles of a 'National Park City' where everyone has the opportunity to experience, enjoy and benefit from the natural environment broadly complements the Regional Park's remit and should account for the Authority's statutory remit for sport, recreation and nature reserves. However account needs to be taken of the Authority's funding and provision of major venues which serve both the elite athletes and local communities'.
- Page 12, after the bullet points the following sentence be added: 'The Authority would be keen to be part of any pilot required to 'test' the approach to the development of Ecosystem services'.
- Page 13, last paragraph: Amended to say, 'The Authority welcomes opportunities to be involved in the strategy as it develops'.

A Member raised concern that not all open space is green space eg: car parks and that not all green space is of recreational value and stated that it was important that our response to the Draft Environmental Strategy protected only land that was of value and acknowledge areas that are of marginal value.

A Member asked that East India Dock Basin be added to Page 10, paragraph 2.

- (1) the draft letter included at Appendix A to Paper RP/01/17 as the Authority's formal comments on the Mayor's draft London Environment Strategy was approved with the following amendments:**

- (a) page 11, paragraph 2: Include the word 'insensitive' before development;**

REGENERATION & PLANNING COMMITTEE MINUTES 21 SEPTEMBER 2017

- (b) page 11, paragraph 6: the paragraph be amended to 'The principles of a 'National Park City' where everyone has the opportunity to experience, enjoy and benefit from the natural environment broadly complements the Regional Park's remit and should account for the Authority's statutory remit for sport, recreation and nature reserves. However account needs to be taken of the Authority's funding and provision of major venues which serve both the elite athletes and local communities';
- (c) page 12, after the bullet points: The following sentence be added, 'The Authority would be keen to be part of any pilot required to 'test' the approach to the development of Ecosystem services';
- (d) page 13, last paragraph: Amended to say 'The Authority welcomes opportunities to be involved in the strategy as it develops'; and
- (e) page 10, paragraph 2: East India Dock Basin be added.

06 CONSULTATION ON THE LONDON MAYOR'S DRAFT TRANSPORT STRATEGY Paper RP/02/17

The Head of Planning & Strategic Partnerships introduced the report.

A Member expressed concern that an emailed response may be missed and suggested that a letter be sent instead. The Head of Planning & Strategic Partnerships responded stating that the Draft Transport Strategy had requested that responses be sent via email, but he could send a letter as well.

A Member stated that the rail way line acted as a barrier to getting into the north of the Park and suggested that Crossrail may provide opportunities to improve this access.

The Chairman asked that Members be sent a briefing note on any meetings if appropriate.

- (1) the draft comments included in the draft email at Appendix A to Paper RP/02/17 to be sent both by email and letter was approved.**

07 PLANNING CONSULTATION BY THE LONDON BOROUGH OF HARINGEY ON AN APPLICATION FOR A MIXED USE DEVELOPMENT OF BETWEEN 11-33 STOREYS COMPRISING 1588SM OF COMMERCIAL SPACE, 279 RESIDENTIAL UNITS AND RELATED INFRASTRUCTURE, HALE VILLAGE, N17 Paper RP/03/17

The Head of Planning & Strategic Partnerships introduced the report explaining that because this planning application is outside of the Park it is difficult to object to, but we can try to apply for CIL contributions.

Members agreed that the Canal & River Trust should also be asking for CIL contributions from this development and that it was important that the Authority works closely with them in improving the tow paths and navigation.

REGENERATION & PLANNING COMMITTEE MINUTES 21 SEPTEMBER 2017

The Chairman asked the Head of Planning & Strategic Partnerships to do anything he could to strengthen the Authority's position and likelihood of receiving CIL contributions for this development.

- (1) **that in the event of planning permission being granted the Council consider the use of Community Infrastructure Levy derived from this scheme for enhancements to the Regional Park in the vicinity of this site was approved.**

- 08 PLANNING CONSULTATION BY THE BOROUGH OF BROXBOURNE Paper RP/04/17
ON AN APPLICATION FOR CHANGE OF USE FROM GENERAL
INDUSTRIAL TO STORAGE, RYE HOUSE STATION GOODS YARD

The Head of Planning & Strategic Partnerships introduced the report.

The Chairman endorsed the concerns over floodlighting on this site.

- (1) **the Authority objects to the application given the absence of landscaping on the eastern boundary of the site within the Regional Park and details of the proposed lighting given the location of the site opposite the Rye Meads Site of Special Scientific Interest and nature reserve in the wildlife foraging corridor for bats was approved.**

- 09 PLANNING CONSULTATION BY EPPING FOREST DISTRICT Paper RP/05/17
COUNCIL ON AN OUTLINE APPLICATION FOR NINE
RESIDENTIAL DWELLINGS AT BROXLEA NURSERY, NURSERY
ROAD, LOWER NAZEING

The Head of Planning & Strategic Partnerships introduced the report.

- (1) **the Authority objects to the proposed development as it is contrary to the policies designed to protect the permanence and openness of the Green Belt included in the National Planning Policy Framework and the adopted policies of the Park Plan designed to integrate the site into the landscape of surrounding parkland was approved.**

Chairman

Date

The meeting started at 11.30am and ended at 12.30pm.