

## LEE VALLEY REGIONAL PARK AUTHORITY

### REGENERATION & PLANNING COMMITTEE MINUTES 22 MARCH 2018

Members Present: David Andrews (Chairman) Valerie Metcalfe  
Chris Kennedy (Vice Chairman) Gordon Nicholson  
John Bevan (Deputy for Peray Ahmet) Paul Osborn  
Denise Jones Mary Sartin  
Heather Johnson Syd Stavrou  
Derek Levy (Deputy for Christine Hamilton)

Apologies Received From: Peray Ahmet, Christine Hamilton

Officers Present: Shaun Dawson - Chief Executive  
Stephen Wilkinson - Head of Planning & Strategic Partnerships  
Beryl Foster - Assistant Director of Legal & Property  
Jon Carney - Head of Parklands  
Claire Martin - Policy Officer  
Lindsey Johnson - Committee Services Officer

Also Present: Joyce Fiddeman – ESSA  
2 x Members of the Public

#### Part I

#### 33 DECLARATIONS OF INTEREST

Name	Agenda Item No.	Nature of Interest	<i>Prejudicial</i>
<i>Gordon Nicholson</i>	<i>7</i>	<i>Trustee for Herts Young Mariners and Wormley &amp; Turnford Ward Member at Broxbourne Borough Council</i>	<i>Non-Prejudicial</i> ✓

#### 34 MINUTES OF LAST MEETING

**THAT the Minutes of the Regeneration & Planning Committee meeting held on 22 February 2018 be approved and signed.**

#### 35 PUBLIC SPEAKING

Joyce Fiddeman representing ESSA had requested to speak on Agenda Item 7, key points included:

- ESSA is an approved and regulated water activities training centre for young people and has been based at Central Lagoon for 24 years.
- The proposal to relocate ESSA to Fishers Green has been before both the Executive Committee and the Upper Lee Valley Regeneration & Planning Committee in 2014 where I attended to make representations.
- We have submitted extensive written comments on your proposals; these have been ignored with only cosmetic changes to the proposals made.

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- Central Lagoon becoming a Centre of Angling and relocating ESSA are mentioned 186 times in your Area 6, 7 and 8 background papers, which suggests that the Authority is no longer exploring the feasibility, but has already made up its mind at officer level.
- ESSA provides for a diverse range of users; in 2017 we delivered 6000 sessions for over 4000 people, 92% of whom were young people. We operate as an independent charity with no cost to the public purse and pay full commercial rent to you.
- You propose to put in place a Centre for Angling at Central Lagoon for the benefit of experienced anglers, who may not wish to leave their expensive equipment unprotected. An angling coach has responded to the consultation to say that he thinks Central Lagoon is unsuitable for beginners. Also, the National Fishing Survey shows that fishing is a pastime for older white males for 1-20 days per year, so this proposal does not support your policy objectives.
- There is minimal public access to Central Lagoon and any new angling facility at Central Lagoon would need to be built at substantial cost to the Authority.
- The cost of moving ESSA would be in excess of £30,000 as we have considerable amount of equipment, which would need to be moved at your expense, along with purpose built facilities for both ESSA and Fishers Green Sailing Club to take account of safeguarding issues of young people in a predominantly adult environment. There would be a minimal return for the Authority and no business case.
- We ask that you remove the recommendation to relocate ESSA to Holyfield Lake and provide ESSA with a long lease so that we can obtain grant funding to carry out improvements.

The Chairman thanked Joyce for her representation.

The Chairman agreed to consider Agenda Item 6 next.

### 36 PARK DEVELOPMENT FRAMEWORK REVIEW OF STRATEGIC POLICIES

Paper RP/18/18

The report was introduced by the Head of Planning & Strategic Partnerships who informed Members that the Park was facing a number of key challenges and opportunities which included development pressures, designation of land, visitor numbers and activities, conservation, accessibility, climate change, health and wellbeing and financial pressures. Drafts of the Strategic Policies have been sent to key stakeholders, which have informed the revision of the Strategic Policies attached as Appendix A to Paper RP/17/18.

Regarding accessibility, a Member asked if we knew how people generally travelled to the Park and if we made public transport arrangements available in our documents. The Head of Planning & Strategic Partnerships replied, stating that most people travel via car due to the fact that most of the Park is situated away from public transport hubs. There is public transport information available on our websites and we do encourage the public to use public transport for events.

The Head of Planning & Strategic Partnerships stated that after this period of public consultation, the responses will be looked at by the Park Development Framework Panel who will make recommendations to the Regeneration & Planning Committee. It is hoped that the Strategic Policies will be adopted by the Authority in September.

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- (1) the draft Strategic Policies for public consultation; and
- (2) Delegation to the Head of Planning & Strategic Partnerships to make amendments to the draft Strategic Policies document to take account of comments from Members and the receipt of advice from Natural England was approved.

37 PARK DEVELOPMENT FRAMEWORK LANDSCAPE CHARACTER ASSESSMENT AND LANDSCAPE STRATEGY Paper RP/17/18

The Head of Planning & Strategic Partnerships introduced the report.

A Member asked how we inform local users of the Park about these consultations. The Head of Planning & Strategic Partnerships responded, stating that we have a web based consultation where 150 key contacts are emailed and given a link to the documents. Hard copies of the documents are also located at various locations across the Park

Members agreed that it was important that notification of the consultation is clear on the home page of our website.

- (1) the draft Landscape Character Assessment and Landscape Strategy for public consultation was approved.

38 LEE VALLEY REGIONAL PARK ACT 1966 SECTION 14 PROPOSED REVISIONS TO DRAFT PARK DEVELOPMENT FRAMEWORK PROPOSALS FOR AREAS 6, 7 AND 8 – RIVER LEE COUNTRY PARK TO WARE Paper RP/19/18

The report was introduced by the Head of Planning & Strategic Partnerships, stating that we had originally consulted on this in 2014, but there had been a break due to the emerging Land & Property Strategy and our awaiting the outcome of the court case with Valley Grown Nurseries.

The Head of Planning & Strategic Partnerships explained that the drive for our proposal to relocate ESSA to Holyfield Lake was due to our wishing to make effective use of our estate. It is however, a long term proposal. ESSA has recently agreed to a new 3 year lease at Central Lagoon, at the end of this lease there will be an opportunity to review and relocate to Holyfield Lake if we wish to do so. We will only relocate ESSA if Fishers Green Sailing Club move as the capacity of Holyfield Lake will not accommodate two sailing clubs. Central Lagoon could then become a centre of excellence for angling.

A Member asked if anglers had expressed a desire for a centre of excellence at Central Lagoon. The Head of Parklands responded stating that they had and that currently there is conflict on the lake with anglers and the sailing club.

The Chairman of the Authority stated that he would be happy to have a meeting with ESSA and the anglers in order to try and work out how to resolve issues and give long term assurances to both groups which could be part of the consultation process.

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The Head of Planning & Strategic Partnerships explained that there are concerns over excessive traffic if a secondary entry point was created at Marsh Lane. Officers will meet with Stanstead Abbots Parish Council to discuss this and work in partnership with them. In regards to the Turnford Surfacing site, he explained that the Park would permit development, but it would need to be sensitive to the Regional Park. The PGL planning application at Waltham Abbey Royal Gunpowder Mills was refused by Epping Forest District Council and an appeal has now been withdrawn.

A Member asked if the glasshouse industry was happy with the proposals. The Head of Planning & Strategic Partnerships responded stating we discussed the proposals with them in July, they were sent a copy last week, but we haven't heard from them yet.

- (1) the revised draft proposals (attached as Appendices A, B and C to Paper RP/19/18) as the Authority's Park Development Framework Area Proposals for Areas 6, 7 and 8 to be issued for public consultation; and**
- (2) delegation to the Head of Planning & Strategic Partnerships to make amendments to the revised draft proposals and Proposals Maps taking into account comments from Members was approved.**

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Chairman

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Date

The meeting started at 12.30pm and ended at 1.10pm.