

LEE VALLEY REGIONAL PARK AUTHORITY

AUTHORITY MEETING 30 APRIL 2015

Members Present: Derrick Ashley (Chairman) Graham McAndrew
 David Andrews Maggie McEwen (part 1 only)
 John Bevan Valerie Metcalfe
 Stephen Carr Paul Osborn
 Malcolm Cowan Gordon Nicholson
 Gwyneth Deakins Mary Sartin (part 1 only)
 Ricki Gadsby (part 1 only) Alan Searing
 Christine Hamilton Syd Stavrou (part 1 only)
 Linda Haysey Simon Walsh
 Heather Johnson Lyn White
 Christopher Kennedy

Apologies Received From: Kathy Bee, Ross Houston, Denise Jones, Gerry Lyons,
 Sarah McDermott, Ellie Robinson, Alan Smith

Officers Present: Shaun Dawson - Chief Executive
 Simon Sheldon - Director of Finance & Resources
 Stephen Roberts - Head of Property Services
 Stephen Wilkinson - Head of Planning & Property Services
 Stephen Bromberg - Head of Communications
 Nigel Foxall - Director of Business Support (Lee Valley Leisure Trust)
 Sandra Bertschin - Committee & Members' Services Manager
 Lindsey Johnson - Committee Services Officer

Also present: Margaret O'Connor and Lawrie Berry – Paynes Lane Association

Part I

47 DECLARATIONS OF INTEREST

Name	Agenda Item No.	Nature of Interest	<i>Prejudicial</i>
Ricki Gadsby	14	Essex County Council Member	<i>Pecuniary</i>
Maggie McEwen	14	Essex County Council Member	<i>Pecuniary</i>
Mary Sartin	14	Epping Forest District Council Member	<i>Pecuniary</i>
Syd Stavrou	14	Epping Forest District Council Member	<i>Pecuniary</i>

48 MINUTES OF LAST MEETINGS

THAT the minutes of the meetings held on 22 January, 5 February and 26 March 2015 be approved and signed.

AUTHORITY MEETING MINUTES 30 APRIL 2015

49 PUBLIC SPEAKING

Margaret O'Connor, Paynes Lane Association, addressed the Authority in relation to agenda item 14, 'Update on legal challenge against the decision of Epping Forest District Council to grant planning permission for a major extension to existing glasshouse premises, Paynes Lane, Nazeing', including:

- the only positive point for the application in Epping Forest District Council's planning officer's report was potential economic benefit;
- the report relegated local plan policies and the Authority's Park Plan to almost no value which implies that if these policies cannot be relied upon future planning policy will be made ad-hoc;
- the report advised that all resident concerns about the development could be dealt with by conditions, however work has started without compliance with conditions;
- Langridge Scrape, a quiet wetland and wildlife refuge, was created as one integrated unit by former owners and any work done to one part affects the viability of the other;
- the works done so far have meant the water level in the Scrape has risen, displacing the hydraulic equilibrium which keeps the water level constant, avoiding saturation problems to surrounding land;
- although the development is agricultural, its size and location are unsuitable within the Regional Park and sets a serious precedent for all future planning applications in the Regional Park; and
- the development creates harm to the Green Belt and to the Regional Park.

50 CONTAMINATED LAND STRATEGY UPDATE

Paper A4208//15

The report was introduced by Stephen Roberts, Head of Property, including:

- the risk management approach to contaminated land as set out in the updated strategy had been endorsed by external consultants; and
- from the original 16 sites identified for investigation, only 4 sites required further obtrusive investigation, the results of which would be reported back to the Contaminated Land Working Group.

In response to Member queries it was advised that the 4 sites requiring further obtrusive investigation had individual characteristics, varying in size and past history such as landfill or bonfire usage.

- (1) adoption of the updated Contaminated Land Strategy attached as Appendix A to Paper A/4208/15 was approved; and**
- (2) the next steps required to progress the action plan was noted.**

51 REVIEW OF FINANCIAL REGULATIONS 2015

Paper A/4206/15

The report was introduced by Simon Sheldon, Director of Finance & Resources.

- (1) the Financial Regulations as detailed in Appendix A to Paper A/4206/15 were approved.**

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52 FINANCIAL REGULATIONS WAIVERS 2014/15 Paper A/4205/15

The report was introduced by Simon Sheldon, Director of Finance & Resources.

(1) the contents of the report were noted.

53 WRITE OFF OF IRRECOVERABLE ARREARS 2014/15 Paper A/4204/15

The report was introduced by Simon Sheldon, Director of Finance & Resources.

The Chairman remarked that the level of write-offs was modest and reflected good work done.

(1) the delegated write offs for 2014/15 as detailed in paragraphs 3 and 4 of Paper A/4204/15 was noted.

54 REVIEW OF STANDING ORDERS Paper A/4207/15

The report was introduced by Shaun Dawson, Chief Executive.

(1) the proposed amendments to Standing Orders as detailed in Appendix A to Paper A/4207/15; and

(2) delegation to the Director of Corporate Services to make any minor changes to assist in interpretation or clarification or to correct any administrative errors or omissions that have been overlooked was approved.

55 COMMITTEE MEMBERSHIP

Christopher Kennedy was appointed to the vacancy on Scrutiny Committee.

56 DATE OF NEXT MEETING OF THE AUTHORITY

It was noted that the next meeting of the Authority will be held on Thursday, 9 July 2015 at 2.00pm at Myddelton House.

57 **EXEMPT ITEMS**

THAT based on the principles of Section 100A (4) of the Local Government Act 1972, the public and press be excluded from the meeting for the items of business below on the grounds that they involve the likely disclosure of exempt information again on the principles as defined in those sections of Part I of Schedule 12A of the Act indicated:

Agenda Item No	Subject	Exempt Information Section Number
14	Update on the Legal Challenge Against the Decision of Epping Forest District Council to Grant Planning Permission for a Major Extension to Existing Glasshouse Premises, Paynes Lane, Nazeing	5

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58 UPDATE ON THE LEGAL CHALLENGE AGAINST EPPING FOREST DISTRICT COUNCIL TO GRANT PLANNING PERMISSION FOR A MAJOR EXTENSION TO EXISTING GLASSHOUSE PREMISES, PAYNES LANE, NAZEING

Paper A/4209/15

TABLED

- copy of the statement made by Mrs O'Connor in part 1 of the meeting; and
- Email dated 28 April 2015 from Chairman of the Lea Valley Food Task Force

The report was introduced by Shaun Dawson, Chief Executive.

Stephen Wilkinson, Head of Planning & Strategic Partnerships, gave a presentation outlining the landscape of the site.

In considering the matter Members discussed the following issues:

- National Planning Policy Framework (2012);
- potential job creation arising from the development;
- referral to the Secretary of State;
- setting a precedent on acceptable development in the Green Belt not only within the Regional Park but nationally;
- given the potential wider implications of the judgment nationally the need to inform other interested parties of the proceedings;
- the costs of an appeal;
- the opinion of the Authority's Counsel; and
- the Authority's statutory obligations under the Lee Valley Regional Park Act 1966.

It was unanimously agreed that:

- (1) an application be made to the Court of Appeal for permission to appeal the decision of the High Court not to quash the decision of Epping Forest District Council to grant planning permission for the development and that the application be renewed to open court if refused wholly or in part on the papers;**
- (2) delegation be given to the Chief Executive in consultation with the Chairman and Vice-Chairman to decide whether and on what terms to proceed to a substantive appeal hearing in the event of permission to appeal being granted; and**
- (3) to delegate to the Chief Executive in consultation with the Chairman and Vice-Chairman the power to notify the Secretary of State and such other 'interested parties' as the Chief Executive in consultation with the Chairman and Vice-Chairman consider appropriate, and to invite such parties to consider joining the Authority in this action upon terms as interested parties was approved.**

**AUTHORITY MEETING MINUTES
30 APRIL 2015**

Chairman

Date

The meeting started at 2.00pm and ended at 3.20pm.