

LEE VALLEY REGIONAL PARK AUTHORITY

**REGENERATION & PLANNING COMMITTEE MINUTES
21 JUNE 2018**

Members Present: David Andrews (Chairman) Paul Osborn
Chris Kennedy (Vice Chairman) Mary Sartin
Christine Hamilton Ricki Gadsby (Deputy for Syd Stavrou)
Gordon Nicholson Liz Webster (Deputy for Valerie Metcalfe)
Heather Johnson

Apologies Received From: Denise Jones, Valerie Metcalfe, Syd Stavrou

In Attendance: Derrick Ashley, John Bevan, Frances Button

Officers Present: Shaun Dawson - Chief Executive
Stephen Wilkinson - Head of Planning & Strategic Partnerships
Beryl Foster - Assistant Director of Legal & Property
Cath Patrick - Conservation Manager
Lindsey Johnson - Committee Services Officer

Part I

Also Present: 1 Member of the public

39 DECLARATIONS OF INTEREST

Name	Agenda Item No.	Nature of Interest	Prejudicial ✓
<i>Gordon Nicholson</i>	5	<i>Member of Broxbourne Borough Council and Trustee for Herts Young Mariners</i>	<i>Non-Pecuniary</i>
<i>Derrick Ashley</i>	5	<i>Executive Member for Growth, Infrastructure, Planning & the Economy at Herts County Council</i>	<i>Non-Pecuniary</i>

40 MINUTES OF LAST MEETING

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

41 PUBLIC SPEAKING

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

42 PLANNING CONSULTATION BY THE BOROUGH OF BROXBOURNE ON AN OUTLINE APPLICATION INVOLVING THE REDEVELOPMENT OF A SITE FOR UP TO 1,853 APARTMENTS, 19,051sm OF COMMERCIAL SPACE WITH ASSOCIATED LEISURE USES AND A

Paper RP/20/18

REGENERATION & PLANNING COMMITTEE MINUTES 21 JUNE 2018

TWO FORM ENTRY PRIMARY SCHOOL AND THE CREATION OF A NEW PLAZA ON WINDMILL LANE

The report was introduced by the Head of Planning & Strategic Partnerships informing Members that he had three main areas of concern:

- (i) Environmental surveys are incomplete and do not identify the Lee Valley Special Protection Area and their general assumptions and conclusions on the impact of wildlife are incorrect. They have also not addressed the potential impact on wildlife within the Park caused by the increase of dog walkers in the area. Their receptors on locations do not reflect a prevailing wind which will affect the Park to adequately measure the impacts of construction.
- (ii) There is still a lot of uncertainty surrounding Cross Rail 2. If the crossing at Windmill Lane is lost, then a new access point will need to be created for access to the Herts Young Mariners Base, Lee Valley Youth Hostel and our Pindar Road car park. We are concerned about where this may go and of the impact this will have on the Park. The scheme does not account for this and potentially closes down options.
- (iii) As part of planning mitigation additional footpaths were considered, however this area of the Park already has many paths so a scheme for investment of £950k was suggested to the developer to improve them, we have yet to hear back.

Members considered the visual impact this scheme might have on the Park. The Chairman suggested looking to the future and creating a second screen of trees 10m back from the current tree line.

The Vice Chairman of the Authority suggested this might be an opportunity for the Park to design an algorithm which would quantify how much additional money would be required to maintain the upkeep of the Park when large residential developments take place nearby, and suggested perhaps getting a consultant involved who could help with this. He also suggested that we might like to approach Broxbourne Borough Council regarding this to see if we would have their support. A Member suggested that this issue could be highlighted at the Six Authorities Liaison Group meeting. The Head of Planning & Strategic Partnerships stated that an algorithm may be difficult for the whole of the Park due to its structure. The Chief Executive stated that a report would be brought to the Executive Committee to look at this.

The Chairman requested that the presentation be emailed to Members and a copy printed on A3 and laminated be made available at future meetings.

- (1) the Authority places a 'holding' objection to the application on the following grounds:**
 - (a) prematurity in that the scheme does not clearly identify 'safeguarding' land required for a new route for Windmill Lane in the event of the Cross Rail 2 scheme progressing. This is required as negotiations progress on this scheme;**
 - (b) insufficient and inaccurate ecological and environmental survey information covering the adjacent Site of Special Scientific Interest**

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which forms part of the Lee Valley Special Protection Area. This means that adequate mitigation required by legislation to offset adverse impacts cannot be accurately secured; and

- (c) no planning obligations included which are required to adequately mitigate for the large numbers of visitors to the Regional Park from this new development was approved.

INFORMATIVE: Officers welcome discussing further these matters with both the applicant and local planning authority and that on securing a satisfactory outcome a further report will be presented to the Committee.

Chairman

Date

The meeting started at 12pm and ended at 12.30pm.

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