LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE	**Date :** 23rd February 2010

Report of Assistant Director, Planning & Environmental Protection	**Contact Officer:** Aled Richards Tel: 020 8379 3857 Andy Higham Tel: 020 8379 3848 Mr D.J. Snell Tel: 020 8379 3838	**Ward:** Chase

Application Number : LBE/09/0041	**Category**: Other Development

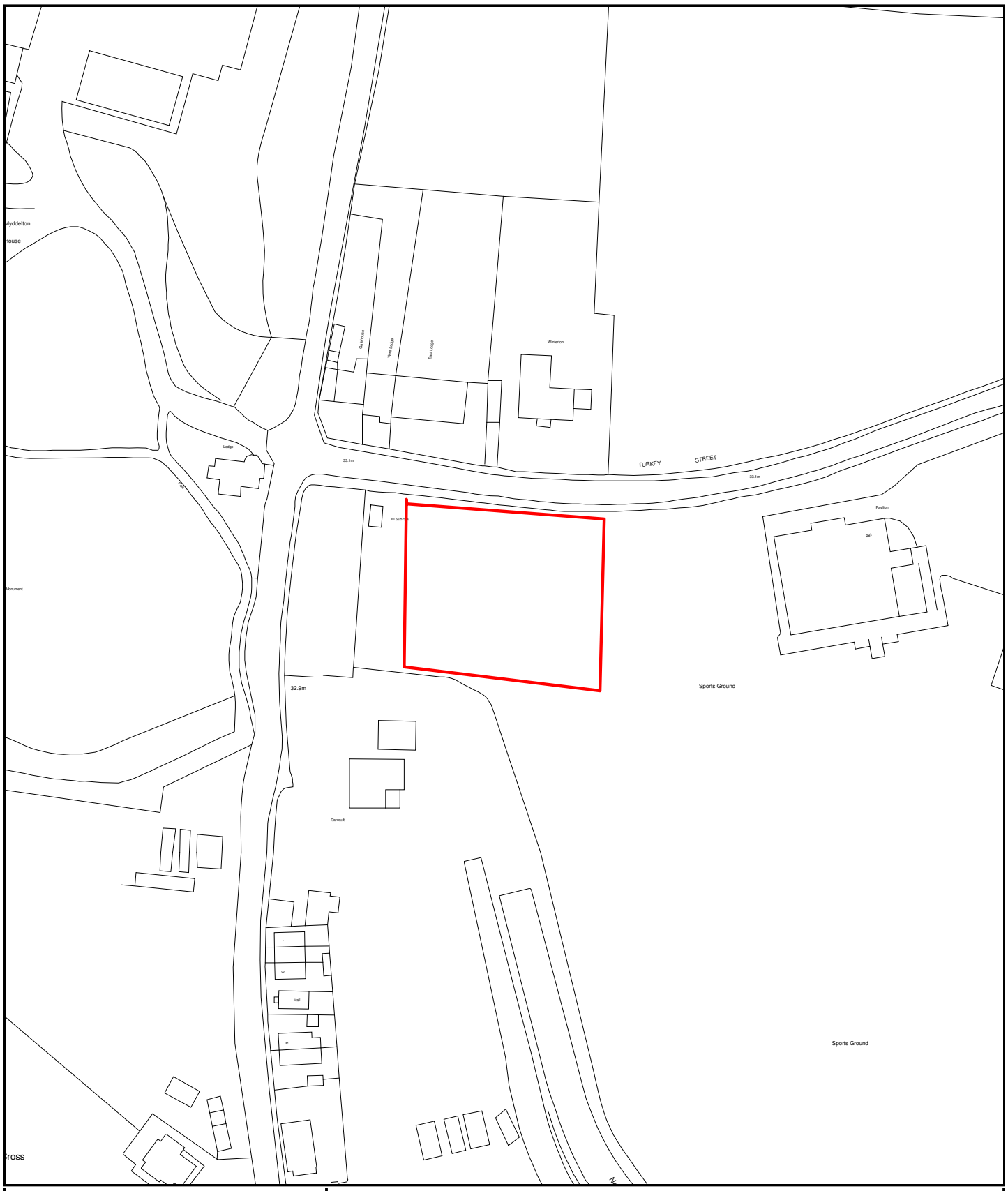
LOCATION: 188, RADIOMARATHON CENTRE, TURKEY STREET, ENFIELD, EN1 4NW

PROPOSAL: Formation of an adventure play area to North East of site involving sensory play ground, 2.8m high basket swing, jumping pillow and a woodland walk.

Applicant Name & Address: Mr Mathew Havill, London Borough of Enfield 7, MELLING DRIVE, ENFIELD, EN1 4BS	**Agent Name & Address**:

RECOMMENDATION:
That planning permission be deemed **GRANTED** in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, subject to conditions.

Application No:- LBE/09/0041



ENFIELD Council

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Development Control

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 150m

Scale - 1:1250

Time of plot: 09:03 Date of plot: 10/02/2010

1. Site and Surroundings

1.1 Open space associated with the Radiomarathon day care centre. The site lies within Forty Hill Conservation Area and the Metropolitan Green Belt.

2. Proposal

2.1 Formation of an adventure play area in the north east corner of site involving the construction of a sensory play ground, a 2.8m high basket swing, a 1 metre high jumping pillow, climbing net and a woodland walk.

3. Relevant Planning Decisions

3.1 None.

4. Consultations

4.1 Statutory and non-statutory consultees

4.1.1 Highways Department

Not applicable.

4.1.2 Environment Agency

Not applicable

4.1.3 Conservation Advisory Group

Not referred.

4.1.3 LBE Environmental Health Department

Not applicable.

4.2 Public response

4.2.1 The proposal has been advertised on site and 8 surrounding properties have been consulted. Any responses received will be reported at the meeting.

5. Relevant Policy

5.1 London Plan

3D.9	Green Belt
3D.13	Children's play provision

5.2 UDP

(I)GD1	Appropriate regard to surroundings
(II)O13	Improvements to play space and equipment
(I)C1	Conservation area
(II)G1	Green Belt
(II)G11	Buildings and structures in the Green Belt

5.3 LDF

5.3.1 The Enfield Plan – Proposed Submission Stage Core Strategy document was published for public consultation on 14th December 2009. Following this stage of consultation, the Council will submit the Core Strategy to the Secretary of State who will appoint a Planning Inspector to consider whether the Strategy meets legal requirements and that it passes the tests of soundness. The following policies from this document are of relevance to the consideration of this application.

CP31	Built and landscape heritage
CP33	Green Belt and the countryside
CP34	Playing fields, parks and open space

5.4 Other Relevant Policy

Planning Policy Guidance 2 – Green Belts

6. Analysis

6.1 Principle

6.1.1 The proposal would constitute appropriate recreational development in the Green Belt and there would be no adverse impact on its amenity or open character.

6.2 Impact on Character of Surrounding Area

6.2.1 The proposal has appropriate regard to its surroundings having regard to its siting, scale and appearance and materials and it serves to preserve the setting and character of Forty Hill Conservation Area. The proposal would not result in the loss of existing trees.

6.2 Impact on Neighbouring Properties

6.2.1 The nearest residential properties are No.80, Bulls Cross 22 metres to the south and East Lodge and Winterton sited on the opposite side of Turkey Steet 22 metres to the north. The boundaries of the site are wooded providing a screen to the play area and it is considered that the proposal would not unreasonably impact on these properties by reason of loss of visual amenity or unreasonable noise and disturbance.

6.4 Highway Safety – Not applicable

6.5 Housing Mix and Affordable Housing – Not applicable

6.6 Sustainable Design and Construction – Not applicable

6.7 S106 – Not applicable

8. Recommendation

8.1 That planning permission be deemed **GRANTED** in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, subject to the follow conditions;

1. C51A Time limit

2. No existing trees shall be removed or lopped without the prior permission in writing of the local planning authority.

   Reason: To safeguard existing trees having regard to the amenity of the Green Belt and conservation area.

Reference LBE/09/0041

TOWN AND COUNTRY PLANNING ACT 1990

Town and Country Planning General Regulations, 1992

Mr Mathew Havill,
London Borough of Enfield
7, MELLING DRIVE
ENFIELD
EN1 4BS

Development by the Mr Mathew Havill, London Borough of Enfield.

By virtue of Regulation 3 of the Town and Country Planning General Regulations, 1992 the proposal to development land situated at:-

LOCATION: 188, RADIOMARATHON CENTRE, TURKEY STREET, ENFIELD, EN1 4NW
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is development for which permission is deemed to be granted by the Secretary of State for the Environment.

The proposed development was approved subject to the following **CONDITIONS**:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the decision notice.

   Reason: To comply with the provisions of S.51 of the Planning & Compulsory Purchase Act 2004.

2. No existing trees shall be removed or lopped without the prior permission in writing of the local planning authority.

   Reason: To safeguard existing trees having regard to the amenity of the Green Belt and conservation area.

Signed _____

Drawing Nos.: Conservation Statement, Supporting Document, Site Location Plan, Phase 3 Plan View, Section A, Phase 1, Phase 2, Phase 3, Revised landscape proposals

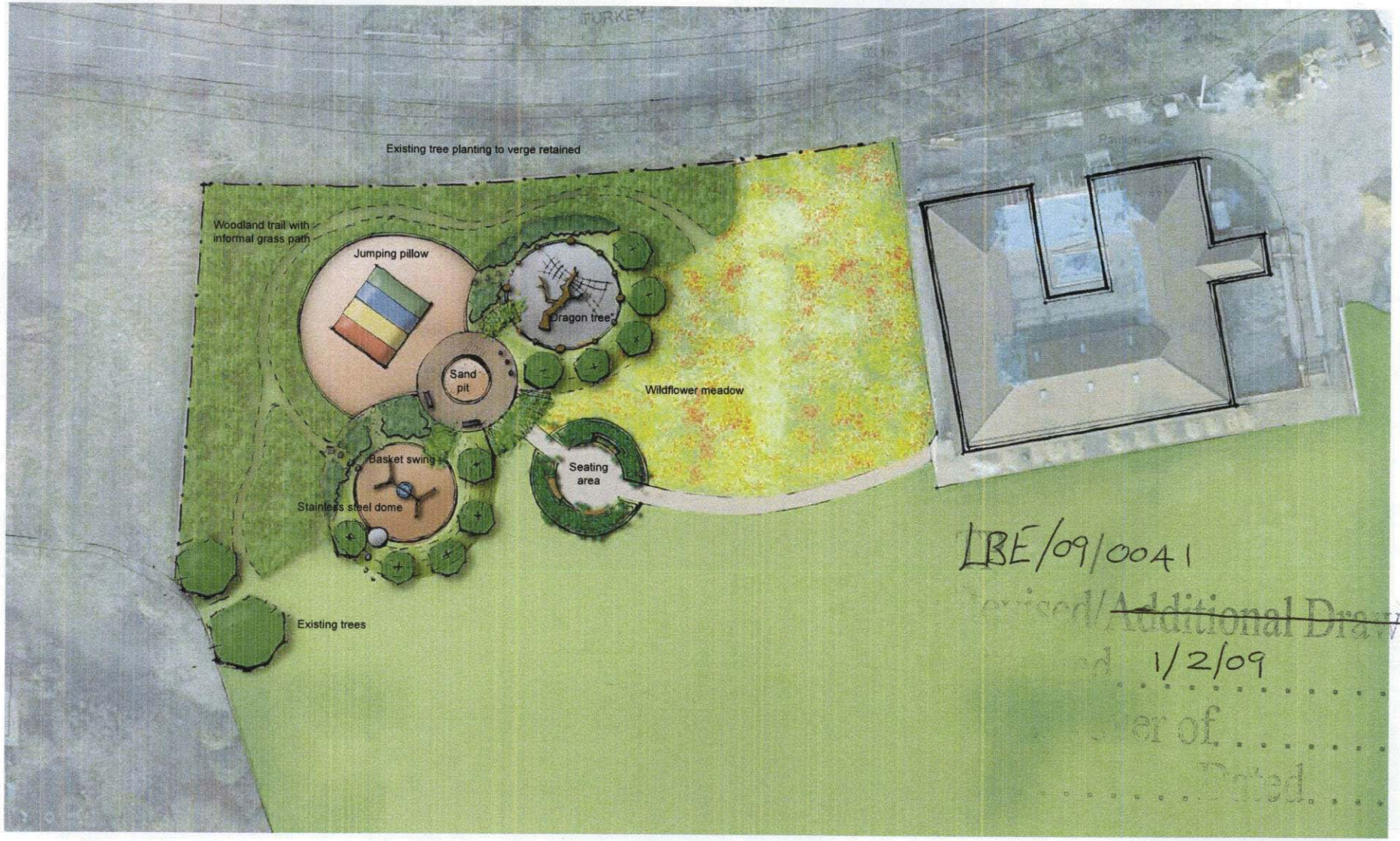
Reasons for granting deemed approval:

1. The proposal would constitute appropriate recreational development in the Green Belt and there would be no adverse impact on its amenity or open character. The proposal has appropriate regard to its surroundings and the amenities of

surrounding occupiers having and it serves to preserve the setting and character of Forty Hill Conservation Area having regard to Policies (I)GD1, (II)G1 and (I)C1 of the Unitary Development Plan.

DRAFT

RADIOMARATHON NATURAL PLAYGROUND
Sketch Landscape Proposals
Phase 3



LBE/09/0041
Revised/~~Additional Drawing~~
1/2/09
Letter of
Dated

N SCALE 1:250 @ A2