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PLANNING COMMITTEE

Thursday, 21st May, 2015 at 7.30 pm
Venue: Conference Room,
The Civic Centre, Silver Street,
Enfield, Middlesex, EN1 3XA

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MEMBERS

Councillors : Dinah Barry, Lee Chamberlain, Jason Charalambous, Dogan Delman, Christiana During, Christine Hamilton, Ahmet Hasan, Jansev Jemal, Derek Levy, Anne-Marie Pearce, George Savva MBE and Toby Simon (Chair)

N.B. Any member of the public interested in attending the meeting should ensure that they arrive promptly at 7:15pm
Please note that if the capacity of the room is reached, entry may not be permitted. Public seating will be available on a first come first served basis.

Involved parties may request to make a deputation to the Committee by contacting the committee administrator before 12:00 noon on 20/05/15

AGENDA – PART 1

1. WELCOME AND APOLOGIES FOR ABSENCE

2. ELECTION OF VICE CHAIR

To elect a Vice Chair for the 2015/16 Municipal year.

3. DECLARATION OF INTERESTS

Members of the Planning Committee are invited to identify any disclosable pecuniary, other pecuniary or non pecuniary interests relevant to items on the agenda.

4. MINUTES OF THE PLANNING PANEL - EDMONTON UPPER SCHOOL - 9 APRIL 2015 (Pages 1 - 18)

To receive the minutes of the Planning Panel meeting held on Thursday 9

April 2015, for information only.

5. MINUTES OF THE PLANNING COMMITTEE HELD ON 28 APRIL 2015

To receive the minutes of the Planning Committee meeting held on 28 April 2015.

(TO FOLLOW)

6. REPORT OF THE ASSISTANT DIRECTOR, PLANNING, HIGHWAYS AND TRANSPORTATION (REPORT NO. 3) (Pages 19 - 20)

To receive the covering report of the Assistant Director, Planning, Highways & Transportation.

6.1 Applications dealt with under delegated powers. (A copy is available in the Members' Library.)

7. 14-04759-FUL - REAR OF, 10-12 ELMSCOTT GARDENS, LONDON, N21 2BP (Pages 21 - 42)

RECOMMENDATION: Approval subject to conditions
WARD: Grange

8. 14-04965-FUL - EDMONTON UPPER SCHOOL, GREAT CAMBRIDGE ROAD, ENFIELD, EN1 1HQ (Pages 43 - 82)

RECOMMENDATION: Approval subject to the conditions set out in the report and any additional conditions required to address the heritage matters.
WARD: Jubilee

9. APPEAL INFORMATION

Monthly decisions on Town Planning Application Appeals.
(The update will be provided at the meeting.)

10. EXCLUSION OF THE PRESS AND PUBLIC

If necessary, to consider passing a resolution under Section 100A(4) of the Local Government Act 1972 excluding the press and public from the meeting for any items of business moved to part 2 of the agenda on the grounds that they involve the likely disclosure of exempt information as defined in those paragraphs of Part 1 of Schedule 12A to the Act (as amended by the Local Government (Access to Information) (Variation) Order 2006).
(There is no part 2 agenda)

PLANNING PANEL - 9.4.2015

**MINUTES OF THE MEETING OF THE PLANNING PANEL
HELD ON THURSDAY, 9 APRIL 2015****COUNCILLORS****PRESENT** Lee Chamberlain, Christiana During and Derek Levy**ABSENT****OFFICERS:** Andy Higham (Head of Development Management) and Ned Johnson (Environment and Street Scene)**Also Attending:** Applicant (Powerleagues) representatives:Tony Scott
Ben Kelly (Wildstone Planning)
Kieran Gayler – (Sharp Redmour – Noise Consultants)Ward Councillors: Cllr Bernie Lappage, Councillor Alev Cazimoglu (Jubilee Ward)
And approximately 15 members of the public / interested parties**1
OPENING**

NOTED

1. Councillor Chamberlain as Chair welcomed all attendees and introduced the Panel Members.
2. The purpose of the meeting was to receive a briefing on the proposals, to provide local residents and other interested parties the opportunity to ask questions about the application and for the applicants, officers and Panel Members to listen to the reactions and comments. These views, and all the written representations made, would be taken into account when the application was determined by the Planning Committee.
3. This was not a decision-making meeting. A decision on the application would be made by the full Planning Committee in June 2015.

**2
OFFICERS' SUMMARY OF THE PLANNING ISSUES**

NOTED

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Andy Higham, (Enfield Council Head of Development Management) introduced officers present and highlighted the following points:

1. This Planning Panel meeting was an important part of the consultation process. Notes were being taken and would be appended to the report to the Planning Committee.
2. This was an outline planning application, seeking to establish the principles of the uses and development of the site. Matters of detailed design and layout were not for consideration at this stage. The application proposed the construction of 7 Multi Use Games Area's (MUGA's) all enclosed by 5m high fences and being floodlit. The application also proposed a part single, part 2 storey detached sports pavilion together with parking and access. The proposal had now been amended, following a meeting, with the licensing facility now omitted from the proposals.
3. The Planning Committee could consider material planning issues. The key issues included:
 - Use of the playing fields and loss of open space.
 - The visual impact of the development.
 - The impact of the development on the amenities on neighbouring and nearby residential properties, noise, disturbance and illumination. The hours of opening could also be a factor.
 - Parking access and the effects of highway safety on surrounding roads.
 - The accuracy of noise mitigation measures proposed.
 - The effect of security on neighbouring residential properties.
 - The effects of surface water drainage and aswell as the effects of tress and ecology.
4. This was not an exhaustive list but highlighted the scope of issues that could be taken into account. What could not be considered, as part of this application, was the effect on the value of properties, which is often raised. When assessing this application, there is also a need to be mindful of guidance of the National Planning Policy which applicates presumption in favour of allowing developments which are consistent with adopted policy. The Council has a Local Plan which contains a number of policies, which are key, when assessing proposals. This would form the basis of planning's assessment.
5. The consultation period would be extended. If residents had further comments or required further clarification, then these should be sent to the Council by Friday 24 April, to be included in the report to Planning Committee.

**3
PRESENTATION BY THE APPLICANT / AGENT**

NOTED

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Tony Scott (Applicant – Power league) introduced representatives of the applicant present and set out the proposals as follows:

1. Tony Scott would talk about the background to the application and then move onto things that had changed from the original proposal in terms of the public meeting that had been held, at the school, a few weeks ago. The proposal had been changed and moved around so as to help the proposal with some technical solutions.
2. The School had been looking at their sports facilities and how they could improve their facilities in conjunction with the Council. The Council undertook an exercise in terms of what could be done and achieved within the space available. The Council undertook a tender process where it was envisaged that operators would come up with proposals and schemes that would potentially be suitable for the school, the local community and for the operator's themselves', in terms of a viable commercial business.
3. The site had already gone through a Section 77 process, whereby the Secretary of State's office scrutinise the Section 77. It is designed to protect playing field land and anything that transpires is reviewed under this process. It was approved, at that level, in terms of the proposals sport, leisure and its current use as a playing field.
4. Power League (PL) had been successful in the tender process. The key factors being the sports hall itself, which the school had a great need for given the state of their sports facilities.
5. Power Leagues operated facilities on another 11 sites around the country. The nearest facility to the present site was Compton School in Barnet. Further facilities could be found in Milton Keynes and Mill Hill, which also operate on school sites. The schools' themselves have full exclusive access to the facilities, during the day and on evenings and weekends the facilities are operated by Power Leagues on a pay and play basis. There would also be a free community use scheme with the donation of pitch time. Power Leagues had a proven track record in terms of engagement with communities, with numerous references available as regards this.
6. The original application was agreed with the school and submitted at the end of 2014. Officers then requested further information on some of the key issues. A public meeting was held, at the school, in February 2015, where many of the residents present had attended. The key areas of concern that arose were:
 - Acoustic levels
 - Lighting
 - Parking
 - Anti-Social behaviour
 - Licensing aspect of the original application

The Council then undertook some door to door consultation with local residents so as to encourage people to a public meeting. Transpiring from the school public meeting, PL had internal discussions regarding all points raised and how they could change/amend things to try and help the development by addressing all concerns raised.

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7. A key issue raised by residents was that the original application had a licensing aspect which has been reviewed and have removed that aspect from the application. In terms of acoustic values presented in reports, further measurements had been taken at 3 different locations within the site at the request of residents. A noise consultant from Sharp Redmour (Mr Kieran Gayler) had been invited to the panel meeting to talk about those further measurements. Landscaping and lighting were also being looked at again by PL. The school then sent a letter out with regards to the outcomes of the school public meeting.
8. The development comprised of a full size playing pitch, 6 smaller pitches, a sports hall and associated facilities. An aerial shot of the site itself was presented on screen using a power point slide.
9. Tony Scott clarified that there was concern for a particular original drawing that wasn't clear about the development site. He explained the site area making clear the outline of the development site from the school. In terms of visibility, he pointed out where the new landscaped and planting out areas would be in relation to the development and residents homes.
10. Even though acoustic values fell within the guidelines available to PL, they have decided to include an acoustic barrier, outlined in red on their presentation plan. It would be a 2m high barrier to further mitigate any noise from the facility.
11. The development plan also included a covered cycle parking area, for dual use with the school (during school hours). As a result of the removal of the licensing aspect, the footprint of the building (sports hall) has been slightly reduced. There would also be 2 general purpose rooms that have been added within the sports hall which the school could use as additional class rooms for pupils and PL could use for children's parties. To reduce visual impact, the sports hall would be located as close to existing school buildings as possible.
12. The pitches would be an open style green synthetic, including fencing and soft netting which both have through visibility properties. Through discussion, everything within the development would be powder coated in green, but would require dialogue with officers as regards the flood light columns.
13. There would be no tree removal on site and PL would be adding trees and landscaping.
14. There would be two different heights of flood lights. The full size pitch would have a 12m high column, normally 15m high but the lighting scheme PL have used still provides the correct lighting with 12m columns. The smaller pitches would have 8m flood light columns. They would be downward pointing with very little spillage. The lighting model shown, traced around the actual spillage and within 10m, lighting spillage dropped down to that of street lighting. In terms of light spillage no residential properties would be affected.
15. Noise was a consideration that PL looked at seriously as a general rule as these facilities operated within local communities. Forty metres (40m) was an adequate buffer and depended on the ambient noise of a particular site. Every site had to be looked at on its own merits and that was why PL employed Sharp Redmour (noise consultants) to look at

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noise on their behalf. They advised PL on suitable and unsuitable locations with regards to acoustic values. They had undertaken a noise impact assessment on the school site and further survey work was carried out as an outcome of the recent school public meeting. PL had also voluntarily added more mitigation measures to the application.

16. Kieran Gayler (Sharp Redmour) – His company are instructed by PL, who pay their bill. They write an assessment which then goes for scrutiny review by the Council and a noise report is submitted with the application. They do not work for PL but are independent noise consultants and had been in business for 25 years. There were 2 ways in which Sharp Redmour assessed noise:
 - a. Against a set of guideline values which are derived from the World Health Organisation (WHO) and other advisory bodies commonly used in noise assessments. Their levels related to health impacts and nuisance levels below which impact is seen to be negligible or not significant.
 - b. They looked at, not only what the absolute level is against those guidelines, but also, at how that level compares to what's already in the noise environment, as it is now. The original assessment was based on a measurement location at the edge of the school field, representative of properties on the other side of the railway line (east of development). Subsequently, it was raised by certain residents whether measurements could be taken at their properties. So, a further 3 locations were measured at or around these properties to obtain the existing noise environment as it is now without the facility.
 - c. Sharp Redmour then took those additional measurements and compared those to noise that they predict from the facility (based on measured values from other similar sites) and input these into computer models which are widely used with powerful software that is used to predict noise.
17. Kieran Gayler presented a sound map noise plan of the development area and clarified information shown on the graph:
 - The solid blue line was a typical average level of noise over a period of time.
 - The blue dotted line (underneath) is what is predicted as continuous noise from the facility.
 - The red line (at the top of graph) is the maximum level of noise, depicted as a discreet series of peaks of noise over time.
 - The red dashed line (underneath) is governed by the same index that was used to predict noise from the facility.Both those predicted levels were found to be below the threshold values from the WHO guidelines and also below the existing noise environment. The noise wouldn't necessarily be audible, but what the graph showed was that the noise level from the facility is compliant with WHO guideline values and was below the level of noise that was already experienced in those locations. The same assessments applied also for those locations at Norman Close.
18. The original assessment was based on an open, no mitigation scenario. This was discussed and agreed that an acoustic barrier

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would be added all the way along the edge of the playing pitches. The advantage there would be that the barrier would be as close to the noise source as possible and provide better screening. It would be a solid barrier with boards up to 2m high.

19. The operating hours as put forward in the current application were as follows:

- Sunday – 10:00am – 22:30pm
- Monday – 16:30pm – 22:30pm
- Tuesday – 17:30pm – 10:30pm
- Wednesday – 16:30pm – 22:30pm
- Thursday – 17:30pm – 22:30pm
- Friday – 17:00pm – 22:00pm
- Saturday – 09:30am – 21:30pm

The facility will stop pitch use at 22:30pm, with the facility closing at 23:00pm. Except on Friday and Saturday, where the facility will close at 22:00pm and 21:30pm respectively.

The closing times relate to switch off time of floodlights and clearing of pitches, with everyone off site by 23:00pm. Pitches that are not being used have their floodlights switched off with a managed reduction in the number of pitches in use, so that the latest ones are on pitches furthest away from residencies.

20. Community access of the facility will be limited to weekends where donated pitch time would be at the following times:

- Saturday – 10:00am – 17:00pm
- Sunday – 10:00am – 18:00pm

21. In terms of the commercial viability of the scheme, this was a significant investment by PL and biggest single facility investment in terms of capital with a £2.5m investment. PL have to make the capital investment work, hence the smaller pitches, utilising the bigger pitch and commercial activity of the sports hall. There was an impact to PL, with the removal of the licenced premises, in terms of income re-generation. Therefore pitch playing times become very relevant in terms of commercial viability of the development itself.

22. In terms of parking and traffic movements, the following was advised:

- PL operated 47 sites nationwide and they had excellent data available in terms of traffic movements, to and from the facility.
- The pitches themselves would have staggered times of use and there would never be a huge influx or exit of users/vehicles.
- PL had prepared technical argument with regards to traffic movements and presented these to officers. Transport for London (TfL) had raised no issues with PL proposals in terms of their information.
- A further request from Enfield highways officers regarding a more up to date survey which had now been provided.
- Because the facility operates in the evenings, the vast majority of traffic movements would actually occur out of peak rush hour times.

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- There were currently 88 parking spaces on-site. In terms of calculations made with regards to that, there would be one vehicle arriving at the facility approximately every 1.3 minutes and a vehicle exiting every 1.25 minutes.
- The school bin store had been re-located so as to improve the tracking of the car park for refuse vehicles/collections for the school.
- In addition, there would be 32 covered bicycle parking spaces which could be utilised for the school, during the day. An optional 10 further spaces could be added to the 32 spaces, with the approval of council officers.
- Comments had been raised regarding the facility and anti-social behaviour. There were a number of surveys available in terms of sport combatting anti-social behaviour born out by Sport England, the Football Association, etc.

4

QUESTIONS BY PANEL MEMBERS

NOTED the following questions and observations from Members of the Panel.

1. Q. With regards to the noise barriers and measurements taken, what is the normal line (graph figures) compared with i.e. a music concert, people within the school playground? Can a practical reference point be provided to show what 75DB for example, equates to i.e. boiling kettle, car alarm?
A. A noise measurement of 140DB for example would need to be put into context because there is often no measurement about how far away you are. Noise dissipates with distance. An example from the noise surveys that were carried out, for Lathkill Close, showed that the existing sort of ambient average levels here are dictated mostly by road traffic and railway noise and noise levels were in the region of 55-60DB. This was referred to as the blue line on the sound map graph. So for residents, these are the levels they are experiencing presently from general ambient noise in their gardens. This was the best context to set it to.
2. Q. Would the 55-60DB ambient noise level also include noise from the school when the playing field is being used?
A. No, they are evening levels, because we are looking at the impact in the evening time, when commercial use comes into play. At the bottom of the sound plan graph there were times that the survey was taken, which were between 17:00pm – 22:00pm at those residencies. The noise levels ranged between 55-60DB in the evening and this was the existing general road traffic noise level.
Noise from the facility was in the high 40DB less than the ambient noise level and not as loud as road traffic levels. That didn't mean that it won't be audible, but it was at a lower level to what was already being experienced. Yes, it is a different character of noise, except that had already been taken account of in the assessment and the guideline codes that are applied. The predicted levels were quite significantly below what the existing noise climate already is.

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3. Q. As a private, profit driven company, what have you in mind now to input into school area which you are using? How is the school going to profit from all this development?

A. The facility itself is exclusive to the school during school hours. This includes state of the art external pitches, sports hall and associated facilities. So the school benefits from the facilities themselves and being able to use and adapt those in their curriculum for sports activities. Much of the school playing areas include grassed playing fields which are not available for much of the year. So for much of the year pupils are contained in quite a small area in relation to play times. Having an all-weather pitch there suddenly means, pupils can use play areas all year round and is a huge benefit to the school.

4. Q. How is the development going to impact on nearby residents? What level of consultation did the applicant exercise so as to let residents accept the real development that is need in the area?

A. The process of consultation was led by the Council in terms of the need for school sports facilities and was part of a public tender process regarding that. PL had put together a scheme as part of that tender process, which was presented and was successful. The public consultation aspect of that came about after that tender process. The Council hadn't put that out to residents and unfortunately PL were not party to that, only with the tender. When it became apparent that this wasn't the case, PL immediately engaged and elected members also engaged in that process.

5. Q. Regarding the ownership of the land, has that been transferred to PL?

A. No, it's a 20 year lease.

6. Q. Essentially, PL are replacing a greenfield site with astro turf. What does that involve in terms of removal of existing soil?

A. Because the site itself is not fully level, there will be an element of 'cut and fill' in terms of some materials removed. Some of the soil will be used to level other parts of the site and landscaping, in terms of intrusive works. For the pitches themselves, about 300mm in terms of base work and then built up with a stone layer and the pitch on top of that. Some material will be removed.

7. Q. What sort of flow of vehicles can be expected i.e. diggers, trucks, etc.

A. The build process for the pitches would be approximately 12-14 weeks which entails various stages. The heavy plant equipment will be used initially for 2 weeks in terms of preparation. This will be during normal working hours and follow health & safety aspects of that. Ideally, PL would try and use heavy plant during school holidays and to begin the development during the holidays. There is to be a condition applied involving a construction management plan which would show the flow and routes vehicles would take.

The panel also requested that when the application came to planning committee, PL should provide everyday examples of comparisons of vehicle flows during construction and in clear view of what is reasonable.

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8. Q. Access into and from the development would follow the position of the car park, the school uses now, from the southbound side of the A10. Is this correct?
- A. Yes, and there won't be any changes to that.

5

QUESTIONS BY WARD COUNCILLORS

NOTED the following question's from Councillor's Bernie Lappage and Alev Cazimoglu, Jubilee Ward Councillor's.

1. Q. The Councillors were concerned about the recollection around the consultation with the public. The ward councillors were sure that they had asked for the public meeting at the school and also for this planning panel meeting, as it was important that people had the opportunity. Based on that kind of perception of a relationship with residents, how would PL see their relationship moving forward with the residents? How would that pan out i.e. noise monitoring? What will happen if the things PL have stated do not happen or if the noise levels are different to what PL have reported?
- A. In terms of noise, if that was the case, PL would have further noise measurements as regards to that. The measurements are taken at the physical sites PL operate, so the noise values that are expected to be produced are very accurate.
In terms of community engagement, PL has a proven track record with community engagement. If a resident has concerns, there is a full time professional management team on site that operates the facility and would engage with residents and their concerns.
2. The Ward Councillors had actually met with the Chief Executive, because they had concerns about the development and on that basis officers then went round and spoke to residents at their homes for their views. From that point of view, the councillors could not see relationship evidence.
3. Q. Referring to the alcohol license that was removed from the application, can PL provide a commitment and cast iron guarantee that they would not be looking to re-apply for the license at a later date? Can planning put in place a condition where PL could be prevented from applying for an alcohol license in future?
- A. The application has to be assessed, on its merits as it stands. Conditions can be instructed around use, but there is no guarantee that something can't be applied for in future. Licensing was a separate process of planning and conditions can't be imposed that would overlap with other legislation. The planning committee cannot grant a license. A licensing application can be made and a premises

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can be granted even if planning permission has not been granted and vice versa.

4. Q. What is PL commitment and guarantee that they won't come back in 6 months/year and apply for a license? Have they included that in their business model proposals?
 - A. In terms of the business model itself, the answer is yes. In terms of a future license application, Tony Scott could not answer as this would be a board decision. But, in terms of the business model itself and it being a viable commercial entity, they had crunched the numbers and the development would work without an alcohol license.

5. Q. The 22:30pm closure time has now become 23:00pm for people to leave the site. This was not made clear at the beginning of the process and now verbally PL are saying 23:00pm. Can there not be a provision to cut that back?
 - A. It had always been a 22:30 cut off whereby people come off the pitches, change and leave, it had always been a 22:30pm cut off.

6. Further clarification by the Head of Development Control, that planning would be looking at a condition around the hours of use and timing of use. They would be talking to PL so that it's bought out clearly in the report for Planning Committee Members to consider.

6

OPEN SESSION - QUESTIONS AND VIEWS FROM THE FLOOR

NOTED the following questions and observations from attendees, grouped under subject headings:

1. Noise

Q. With reference to the sound map graph, PL had provided reasons regarding the highest existing noise at present and that the noise coming from the A10 was pre-dominantly traffic. This traffic going by was represented by the peaks on the graph line. However, it's not a constant noise, what residents were facing was 70DB at present. PL had said that they could reduce this by putting a 2m high barrier/partition. The noise from the playing pitches will be constant and always at that peak/level. Can you confirm that the 2m high barrier is a solid barrier and not a 1m kit board with the rest being mesh?

A. Yes, it is a kit board with another metre above that which is solid timber with no gap. It is a continuous 2m high barrier.

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Q. So therefore the noise level would still be at 60DB? To reduce it to 60DB, there will be a constant 60DB all the way below the recommendation of 54DB?

A. No, there were 2 elements to the noise:

- The red peaked line at the top of the graph are discreet individual peaks, that was not the continuous noise, this was a series of peaks from activity on the pitches from i.e. balls, whistles, etc. and other pitch activity.
- The blue line underneath that was more akin to the continuous level of noise, so that the road & train-line noise is there occasionally. So the level there is 49DB on that.

So, the blue dotted line is the continuous level of noise and the red line represents the discreet peaks of noise within that noise environment.

Q. At present, residents enjoy peace and quiet in their gardens. Once the facility has been developed, they will have no respite from noise being generated from users, regarding the facility operating all weekend from 09:00am till 22:30pm at night. There will be no peace at all and would be affecting their health and the way they live.

How can PL explain to the residents that the facility will not have an impact on them and that the noise will be controlled?

A. That's a decision for the Council to make, but the assessment is there. Sharp Redmour (noise consultants) assess the noise from a technical point of view, which is their job. It's modelled, assessed and compared to the guide line values. The subjective elements are within the assessment aswell.

Q. When the acoustic barriers are installed and the trees, the noise from the facility will still be above an unacceptable level?

A. No, that will not be the case. The acceptable levels are based upon the blue line (sound map noise graph). The guide line values of the blue line is 55DB and guideline values of the red line is 60DB. So the noise level will be at or below these guideline values. There isn't one for daytime values.

Q. The highest level on the sound map noise graph is 70DB and not 60DB as reported on the original sound plan noise graph.

A. That was the original sound plan noise graph without the acoustic barrier.

Q. in that original sound map noise graph, Sharp Redmour noise consultants (SR) labelled contours at 1.5m elevation. After the barrier is introduced the elevation is not mentioned and that's when it matters much more because the 2m acoustic barrier may reduce noise levels in residents' gardens. Residents children usually sleep in bedrooms' on the 1st & 2nd floors of properties which are 3m & 5m respectively, above the

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ground. The 2m acoustic barrier would do nothing for that. If a sound map noise graph is produced for those elevations, it would still be showing 70DB and still be louder than anything but the trains passing. It would be a severe disturbance. This is something that would not harm those residential properties beyond the railway line, as is required by the Council for development in this community. It would cause harm and is not acceptable. The acoustic barrier would not work.

A. The assessment hired in the models is driven by standard assessment methodologies and for daytime activity it is 1.5m off the ground (elevation). That's the assessment.

Q. But the model does not assess other levels?

A. Other levels could be assessed but the measurement would be the same as in the original report, without barriers. Because if the acoustic barriers are taken out, we are back to the original report and then the levels, which is the assessment methodology for daytime or evening noise in this case is on the LEQ (the average sound level over the period of the measurement). The blue line would still be within the guideline levels on the original assessment. In SR view, the original assessment was within the guidelines and showed low impact as a result.

Q. But that came out at 1DB below the level the WHO (World Health Organisation) says would cause severe impact to peoples' health and well being.

A. No, it says it's the level below which there would be no effect. So you have to be careful how these guidelines are interpreted.

Resident View.

So there would be no effect on peoples' health and well-being and not something that residents' won't notice and would be something people could live with? If housebuilding caused that level of noise, you could say people could deal with. But it was not that there is no harm to the residents, when the new noise source is introduced at that level, the peaks and nature of that noise really ensures it is harmful. The mean level was not a problem, but the peaks and nature of that noise is what ensures that this facility will be harmful, to the enjoyment of residents' properties and the well-being of their children. This is not an acceptable development. No barrier would help, but what could help was a greater separation of the playing pitches and residents houses. If PL cannot produce a plan that allows that, which in a field of that size and that close to residents' properties, then the school site is not suitable for a development of this nature just on a matter of noise.

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Q. When all the pitches are in use , there will be 80 people on the pitches. This would not be tolerable with the constant shouting and noise. There will be no respite and is not acceptable.

The school is located behind some resident's properties and the children can be heard from the playing field. Some residents didn't even know that the development was taking place. The development is not acceptable and is stressing out residents. Only a few residents had been notified on one side of the street and the residents themselves notified others.

A. There had been an extensive consultation with residents living in roads around the site. Site notices had been put up as well. There was a limit to what planning would do and how far they would go. The Head of Development Management was comfortable with what they had done as regards consulting with residents.

Q. Were noise measurements just taken from 22 Lathkill Close to compare traffic noise?

A. Yes. All noise measurements were taken in the evening to establish the existing noise environment.

Q. The garden sizes in Lathkill Close varied, so more house assessments should have been carried out?

A. Noise models covered the whole area, including those properties in Lathkill Close.

Q. What other facilities in other areas have been measured for noise?

A. The Black Prince Trust, which is a charity community organisation. This was set up to provide, improve and maintain public amenities and recreational facilities in Lambeth. PL discussed the school site and indicated where the residencies were. Seven pitches had been developed there.

Q. What would be the highest number of users on the playing pitches at any one time?

A. The maximum number of people actually playing on the pitches would be 116.

Q. What security measures are in place for the facility?

A. This would be an operational issue on the ground. There will be a full time management team on-site. People using the facility will have to register their details with PL and then behave responsibly or they will not be able to use the facility. PL were responsible operators. Planning could also impose a site management plan which can then be monitored as a planning authority.

PLANNING PANEL - 9.4.2015

- Q. The 2m high acoustic barrier, shown in the presentation, didn't look very attractive, How would it look at this facility? If the 116 users, that could be using the pitches at any one time, all left at the same time, what would happen?
- A. Users of the facility would have staggered arrival and leaving times. They would not all leave at the same time. There would be additional planting and landscaping to disguise the acoustic barrier. The barrier would follow the outline of the pitches but only on the A10 side of the site.
- Q. The blue area highlighted on the site plan, is described as football use. Not every child plays football, where will they go to play?
- A. The larger pitch has shorter grass and could be utilised for many other sports including hockey.
- Q. What materials would the acoustic boards be made of? They are usually made from Birch with a thin laminate that causes noise when something is kicked against it.
- A. This noise is within the assessment. There is cushioning within the board to keep noise levels down.
- Q. PL have 47 other sites that they manage, how many complaints about noise have there been and their outcomes?
- A. PL have only had 2 complaints; one from the Birmingham site and one from the Coventry site. The outcome of the Birmingham complaint was that residents complained about noise but there was no case to answer as it did not constitute a noise nuisance. The outcome of the Coventry complaint was that residents were concerned about noise, so PL put in acoustic measures i.e. a solid barrier.
- Q. Was there any measured data that could be presented, showing data before and after measurements are taken?
- A. PL could not answer this question, but would check if there was.

2. Licensing

- Q. Planning Committee will be scrutinising PL's business plan. Can PL please re-assure residents that the alcohol license will not be reinstated on the site, as a 20 year commitment?
- A. The voluntary removal of the license had been written in the 20 year lease. This was a board decision. The business model would work without the license but that the development would need other aspects to make the business work. The school would have a £2.5m sports facility privately funded.

PLANNING PANEL - 9.4.2015

Q. Will the Sports Hall be hired out for functions?

A. No, as there will not be a licensing facility. There may be children's parties and other daytime activities.

3. Parking

Q. At any one time there may be 116 people using the pitches and generating noise. With only 88 designated parking spaces on site, there will be a parking impact on surrounding roads?

A. Parking assessments had been taken for this, with surveys, as to what parking is expected on this site. The maximum accumulation would be 82 spaces used on site and there would be no need to consider increasing the parking spaces to 88 on site.

Q. As planning committee cannot impose a condition on the permission regarding the further application of an alcohol license, can a condition be imposed on the 20 year lease that PL have taken?

A. This could not be done through the planning process but will be reported to committee members. If a license was applied for it would be heard separately on its own merits. This would not impact on any planning application.

Q. The parking technical report was mis-leading . In the original proposal, PL had based their assessment of parking on data that was over 10 years old. PL had now come back with a minimal data set which included two sites surveyed on one weekday evening and at the weekend. On those two sites, which are Newham and Tottenham, PL had observed peak parking of 86 in Newham and 99 in Tottenham. Now, PL had suggested that the size of the Enfield site would be somewhere in between the 2 (86 – 99). They had predicted an equivalent number of players of 108 for the Enfield site and that the number of players, are based on the assumption that badminton players utilise 75% as much parking as football players. That assumption had no data behind it and had just been inserted in. However, this was only a slight increase. But if you take the peaks from the Newham/Tottenham data and project them to the sizes, you will get projected peaks from Newham, scaled to the size of the site for 90 and 95 for Tottenham. These were the observed peaks just scaled by the size of the site. PL had processed the data in a way where they look at averages for flocs and then ended up with an estimated peak of 82. This was substantially less than either of the 2 observed sites. This was not valid and was not acceptable as being a valid statistical processing of data. Therefore, for one evening of surveying, peaks were observed at 90-95 for this site and PL are claiming that 88 parking spaces are

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adequate. This was not the case for one evening of surveying. This was not going through several months of data and trying to find what the worst case is, that there could be a robust estimate and be confident that this would never be exceeded. Another 10 spaces could be added but this would still not cover the estimated shortfall. There is a redemption of 90-95 and 98 parking spaces could be squeezed in and would probably be very awkward to use.

There was also another consideration that PL had missed within the technical report. The two areas that PL were comparing the development site to are Haringey & Newham. PL claim that the sites had similar levels of public transport access, but the significant difference between Enfield and Haringey/Tottenham was the level of car ownership. Outer London Borough's had greater car ownership, according to the 2011 Census. This was assessed with the following results:

- Haringey – 51.8% of households do not own a car.
- Newham – 52.1% of households do not own a car.
- Enfield – 32.5% of households do not own a car.

The number of households with 2,3, 4 cars was substantially greater in Enfield than it is in Newham. This data has been published.

The conclusion is that more people would travel by car to a site in Enfield than anywhere else, because more people in Enfield own cars. This was obvious but had been missed in the parking report because it didn't suit the case PL are trying to make. Parking will be inadequate, the extra 10 spaces would still not make it adequate. Residents will have a problem parking in the area.

- A. The purpose of the meeting tonight was to listen to people's views. Highways would talk to the applicant about the issues raised and make sure they are all addressed.

7

CLOSE OF MEETING

NOTED the closing points, including:

1. The Chair thanked everyone for attending and contributing to the meeting. He felt it had been constructive and respectful and would be of great assistance in evaluating the application.
2. Notes taken at this meeting would be appended to the Planning Officers' report to be considered by the Planning Committee when the application was presented for decision. It was intended to present this application to Planning Committee by May/June 2015.

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3. There was a deputation procedure whereby involved parties could request to address the Planning Committee meeting (details on the Council website or via the Planning Committee Secretary 020 8379 4093 / 4091 jane.creer@enfield.gov.uk or metin.halil@enfield.gov.uk and residents could also ask ward councillors to speak on their behalf.
4. Full details of the application were available to view and download from the Council's website www.enfield.gov.uk (Application Ref: 14/04965/FUL).
5. The consultation period had been extended as advised and would now end on Friday 24 April 2015.
6. The Panel suggested that a site visit would be useful, including another facility in London, so as to compare sites. This would have to be agreed by the Chair of Planning Committee.

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MUNICIPAL YEAR 2015/2016 - REPORT NO **3**

COMMITTEE:

PLANNING COMMITTEE
21 May 2015

REPORT OF:

Assistant Director, Planning,
Highways and Transportation

Contact Officer:

Planning Decisions Manager
Sharon Davidson Tel: 020 8379 3841

SUBJECT - MISCELLANEOUS MATTERS
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6.1 APPLICATIONS DEALT WITH UNDER DELEGATED POWERS INF

6.1.1 In accordance with delegated powers, 184 applications were determined between 20/04/2015 and 07/05/2015, of which 146 were granted and 38 refused.

6.1.2 A Schedule of Decisions is available in the Members' Library.

Background Papers

To be found on files indicated in Schedule.

6.2 PLANNING APPLICATIONS AND APPLICATIONS TO DISPLAY ADVERTISEMENTS DEC

On the Schedules attached to this report I set out my recommendations in respect of planning applications and applications to display advertisements. I also set out in respect of each application a summary of any representations received and any later observations will be reported verbally at your meeting.

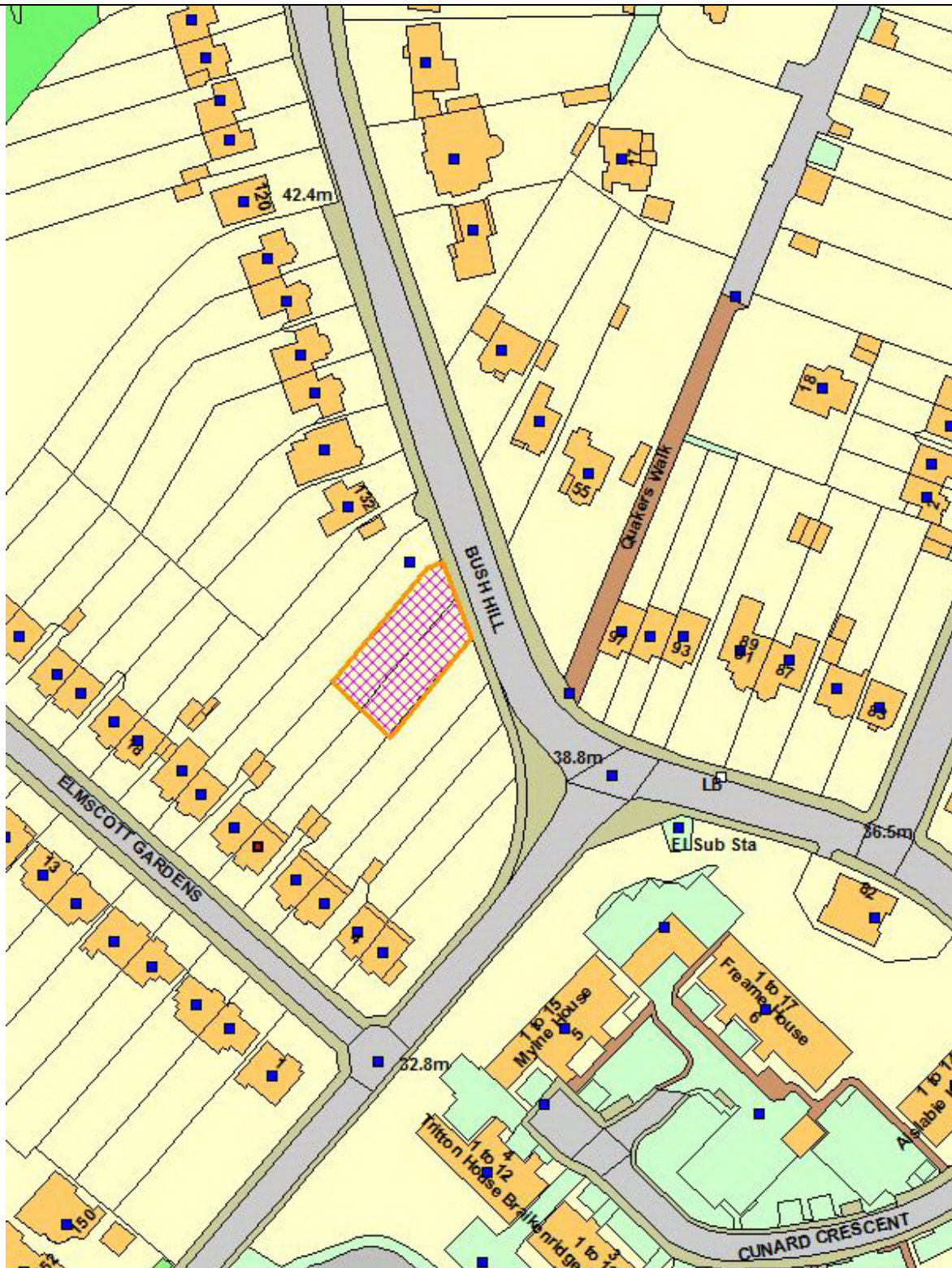
Background Papers

- (1) Section 70 of the Town and Country Planning Act 1990 states that the Local Planning Authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations. Section 54A of that Act, as inserted by the Planning and Compensation Act 1991, states that where in making any determination under the Planning Acts, regard is to be had to the development, the determination shall be made in accordance with the plan unless the material considerations indicate otherwise. The development plan for the London Borough of Enfield is the Unitary Development Plan (UDP).
- (2) Other background papers are those contained within the file, the reference number of which is given in the heading to each application.

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LONDON BOROUGH OF ENFIELD		
PLANNING COMMITTEE		Date : 21st May 2015
Report of Assistant Director, Planning, Highways & Transportation	Contact Officer: Andy Higham 020 8379 3848 Sharon Davidson 020 8379 3841 Ms A Treloar 020 8379 1259	Ward: Grange
Ref: 14/04759/FUL		Category: Full Application
LOCATION: Rear Of, 10-12 Elmscott Gardens, London, N21 2BP		
PROPOSAL: Subdivision of site and erection 1 x 3 storey 5 - bed single family dwelling, external staircase at side to first floor level, rear balconies and terrace, solar panels, amenity space including lower ground floor terrace , associated landscaping and off street parking to front.		
Applicant Name & Address: Mr & Mrs C AND J CONNOR 10 ELMSCOTT GARDENS WINCHMORE HILL MIDDLESEX N21 2BP United Kingdom		Agent Name & Address: Mr GRAHAM FISHER 1 Woodlands Avenue Wanstead Greater London E11 3RA United Kingdom
RECOMMENDATION: That planning permission be GRANTED subject to conditions.		

Ref: 14/04759/FUL LOCATION: Rear Of, 10-12 Elmscott Gardens, London, N21 2BP



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Scale 1:1250

North



1. Site and Surroundings

- 1.1 The subject site is the garden land at the rear of 10-12 Elmscott Gardens. The land has a natural slope from northeast (Bush Hill) to southwest (Elmscott Gardens).
- 1.2 The plot created would have a regular shape with a splayed frontage to Bush Hill. It would be approximately 518m² in area (16.8m wide x 27m – 34.7m deep).
- 1.3 The plot created has a number of established trees and shrubs including a mature oak tree adjoining Bush Hill which is subject to a Tree Preservation Order (TPO).
- 1.4 The site is located within an established residential area. 10-12 Elmscott Gardens and the adjoining properties contain pairs of semi-detached two-storey dwellings with accommodation in the roof spaces.
- 1.5 The garden land at the rear of 18–30 Elmscott Gardens has been developed with single family dwellings, and most recently the garden land at the rear of 14 Elmscott Gardens (LPA Ref: TP/03/1278; PINS Ref: APP/Q5300/A/03/1132560).
- 1.6 The Bush Hill street scene is characterised by single family dwellings of different styles and eras.
- 1.7 The site is not located within a conservation area and does not contain a listed building.

2. Proposal

- 2.1 The application seeks planning permission for subdivision of 10-12 Elmscott Gardens to create a new plot and erection of a detached three-storey single family dwelling fronting Bush Hill and associated access and landscaping.
- 2.2 The dwelling would have 325.6m² floor area including kitchen, dining and living on the lower ground floor and bedrooms on the upper floors. The dwelling would have an integrated double garage with a new vehicle crossover on Bush Hill. Amenity space would be provided by way of a balcony at first floor, a terrace at lower ground floor and garden land.
- 2.3 The proposed development would require the removal of the mature oak tree fronting Bush Hill covered by a Tree Preservation Order. Two replacement trees would be planted within the forecourt.
- 2.4 It is noted that the plans were amended (revised plans received 5/3/2015 and 24/4/2015) during the course of the application to:
 - Provide section details through the proposed dwelling and No. 136 Bush Hill and No. 10-12 Elmscott Gardens.
 - Reduce the height of the proposed dwelling to no taller than No. 136.
 - Ensure that the proposed dwelling does not breach 45 and 30 degree lines as taken from the adjoining habitable room windows at No. 136.
 - Revise the car parking access and layout.
 - Revise the external stairs on the right elevation of the proposed dwelling.

- Increase the height of the privacy screens from 1.6m to 1.7m.
- Provide two fastigiated oak trees within the forecourt.

3. Relevant Planning History

- 3.1 Whilst there is no relevant history relating to the application site, an application for the subdivision of No.14 Elmscott Gardens and the erection of a detached three-storey single family dwelling with integrated garage and vehicle access onto Bush Hill (ref: TP/03/1278) was refused at Planning Committee but allowed on Appeal (PINS Ref: APP/Q5300/A/03/1132560). The Inspector considered that whilst there was a change in levels, the separation of 55m in addition to tree planting, would not unduly impact on privacy. Any overshadowing due to its close proximity to boundaries would be no different to conditions experienced by many residents in urban areas.

4. Consultations

4.1 Statutory and non-statutory consultees

4.1.1 Tree Officer

The Tree Officer advises that the existing TPO Oak is not in good condition. Given its current and future health, its present moderate amenity value will decrease with time and therefore its removal is acceptable subject to the planting of replacement trees. The proposed fastigiate oak trees are an acceptable replacement for the existing oak tree. Fastigiate oak is a native cultivar that has a columnar habit that achieves a tall compact canopy (4m radial spread) and would fit both planting locations well with very little future maintenance. It is an attractive tree and will have good wildlife and amenity value.

4.1.2 Traffic and Transportation

Subject to conditions, the proposed car parking access and layout is acceptable.

4.1.3 Drainage Officer

No objections are raised. However, details of a sustainable urban drainage system (SUDS) should be required by condition.

4.1.4 Thames Water

No objection subject to informatives regarding provision for surface water drainage, preparation of a piling method statement, and minimum water pressure rates.

4.2 Public response

- 4.2.1 Letters were sent to the occupiers of eight adjoining and nearby properties. Letters of objection were received to the initial consultation from No. 136 and 132 Bush Hill, raising the following points:

- The height is taller than my neighbour's house at 136 Bush Hill.
- It stretches much further down the garden.
- The plans do not indicate levels.

- How do you have a pond on a slope?
- It is out of character with our side of the street.
- Major concern of street parking near to a bend in the road where there have been several accidents in recent years.
- The dwelling requires the felling of a large eucalyptus tree. A structural survey of our own house (No.132) requires that we maintain a horse chestnut in our garden to regulate moisture levels in the clay. The removal of the eucalyptus would undoubtedly have a detrimental impact on nearby properties.
- Loss of light to No.136
- Loss of privacy from the raised walkway to the garage.
- The appeal scheme (my property at No.136) had to be reduced in height so it was no taller than No.132.
- Inadequate height of privacy screens (1.6m).
- Loss of outlook due to the rearward projection of the dwelling.

4.2.2 Following the receipt of revised plans (5/3/2015), a further round of consultation was undertaken with 1 objection received from No. 136:

- Loss of privacy from the balcony at ground floor.
- Loss of privacy from the terrace at lower ground floor.
- Impact on the amenities of No. 10-12 Elmscott Gardens through loss of privacy.
- The proposed dwelling should maintain the rear building line and not extend beyond No. 136 by more than 4m. The proposed projection is excessive.
- The ridge height should be no taller than No. 136.
- Concern regarding the removal of foul sewerage.

4.2.3 Neighbours were not notified of the revised plans received on 24/4/2015 because they sought to improve the scheme by reducing the ridge height to no taller than No. 136, increase the height of the privacy screens from 1.6m to 1.7m, and provide appropriate replacement trees for the loss of the existing Oak tree.

5. Relevant Policies

5.1 London Plan

- Policy 3.3 Increasing housing supply
- Policy 3.4 Optimising housing potential
- Policy 3.5 Quality and design of housing developments
- Policy 3.8 Housing choice
- Policy 3.9 Mixed and balanced communities
- Policy 3.10 Definition of affordable housing
- Policy 3.11 Affordable housing targets
- Policy 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
- Policy 3.13 Affordable housing thresholds
- Policy 5.1 Climate change mitigation
- Policy 5.2 Minimising carbon dioxide emissions
- Policy 5.3 Sustainable design and construction
- Policy 5.7 Renewable energy
- Policy 5.9 Overheating and cooling
- Policy 5.10 Urban greening
- Policy 5.11 Green roofs and development site environs

Policy 5.13	Sustainable drainage
Policy 5.14	Water quality and wastewater infrastructure
Policy 5.15	Water use and supplies
Policy 5.16	Waste self-sufficiency
Policy 6.9	Cycling
Policy 6.13	Parking
Policy 7.1	Lifetime neighbourhoods
Policy 7.4	Local character
Policy 7.6	Architecture
Policy 7.19	Biodiversity and access to nature
Policy 7.21	Trees and woodlands
Policy 8.2	Planning obligations
Policy 8.3	Community infrastructure levy

5.2 Core Strategy

Core Policy 2	Housing supply and locations for new homes
Core Policy 3	Affordable housing
Core Policy 4	Housing quality
Core Policy 5	Housing types
Core Policy 20	Sustainable energy use and energy infrastructure
Core Policy 21	Delivering sustainable water supply, drainage and sewerage infrastructure
Core Policy 24	The road network
Core Policy 25	Pedestrians and cyclists
Core Policy 30	Maintaining and improving the quality of the built and open environment
Core Policy 36	Biodiversity
Core Policy 46	Infrastructure contributions

5.3 Development Management Document

DMD 2	Affordable housing for development of less than 10 units
DMD 6	Residential character
DMD 8	General standards for new residential development
DMD 9	Amenity space
DMD 10	Distancing
DMD 37	Achieving high quality and design-led development
DMD 38	Design process
DMD 45	Parking standards and layout
DMD 46	Vehicle crossovers and dropped kerbs
DMD 49	Sustainable design and construction statements
DMD 50	Environmental assessment methods
DMD 51	Energy efficiency standards
DMD 53	Low and zero carbon technology
DMD 54	Allowable solutions
DMD 55	Use of roof space / vertical surfaces
DMD 56	Heating and cooling
DMD 57	Responsible sourcing of materials, waste minimisation and green procurement
DMD 58	Water efficiency
DMD 61	Managing surface water
DMD 79	Ecological enhancements
DMD 80	Trees on development sites
DMD 81	Landscaping

5.4 Other Relevant Policy Considerations

National Planning Policy Framework
National Planning Policy Guidance
Mayor's Housing Supplementary Guidance
Section 106 Supplementary Planning Document

6. Analysis

Principle

- 6.1 The adopted policies encourage residential development that improves existing housing stock and provides new housing to accommodate London's increasing population and changing demographics.
- 6.2 DMD 7 specifically relates to garden land and requires that residential development:
- a) Does not harm the character of the surrounding area.
 - b) Is of an appropriate density having regard to the site context.
 - c) The original plot is of a sufficient size to allow for additional dwelling(s).
 - d) Does not adversely impact residential amenity or the existing pattern of development.
 - e) Retains an adequate amount of garden land within the existing and proposed plots.
 - f) Provides appropriate access to the public highway.
- 6.3 The principle of residential development of the garden land is considered acceptable having regard to the requirements of DMD 7 as detailed below.
- 6.4 DMD 80 states that development involving the loss of or harm to trees covered by Tree Preservation Orders (TPOs), or trees of significant amenity or biodiversity value, will be refused.
- 6.5 Council's Tree Officer has advised that removal of the existing TPO oak tree is acceptable subject to the planting of two fastigiated oak trees.

Impact on the character of the surrounding area

Density

- 6.6 Policy 3.4 of the London Plan seeks to optimise housing potential having regard to the local context and public transport accessibility. Table 3.2 of the London Plan provides a residential density matrix that should be used as a preliminary assessment or guide to realise optimum housing potential. The plot created would be approximately 0.0518 hectare and has a PTAL 1b score (1 being the least accessible to public transport and 6 being the most accessible). Eight habitable rooms are proposed, equating to a density level of 154.4 habitable rooms per hectare, which is within the range considered acceptable for a site with a PTAL 1 score in a suburban setting (150-200hr/ha).

Design

- 6.7 The adopted policies encourage high quality residential development that is of a scale and form appropriate to the site and its locality. Residential development

should reflect the best aspects of the character of the surrounding area and make a positive contribution to the street scene.

- 6.8 The proposed dwelling would be built into the natural slope and present a two-storey building to the street scene. The proposed dwelling would be consistent with the pattern of development in terms of its siting, form and design. It is noted that the plans were revised during the course of the application to ensure that the ridge height was no taller than No. 136
- 6.9 The proposed dwelling would provide opportunities for landscaping around the building to soften its appearance and enhance the character of the local area.

Impact to the neighbours' amenity

Distancing

- 6.10 DMD 10 requires that residential development maintains a 30m distance between the rear facing windows of three-storey buildings. It is noted that a greater distance may be required depending on the size and nature of the plots.
- 6.11 The proposed dwelling would meet the minimum standard; the distance to No. 10-12 Elmscott Gardens would be in excess of 40m. This distance is considered acceptable having regard to the size and nature of the plots including the natural slope and the vegetation along the common boundary. Details of the proposed landscaping could be secured by condition to ensure that the proposed dwelling would not have an unreasonable impact on the neighbours' amenities through loss of privacy.

Light

- 6.12 The proposed dwelling is positioned to respect the 30' line from No.136's nearest habitable room window. The impact of the proposed development on light to no.136 is therefore considered acceptable having regard to the orientation of the plots and the siting and massing of the proposed dwelling.

Outlook

- 6.13 The proposed dwelling would not unreasonably affect the amenities of No. 136 through loss of outlook. The plans were revised during the course of the application to provide section details through the proposed dwelling and No. 136 and ensure that the proposed dwelling does not breach 45 and 30 degree lines as taken from the adjoining habitable room windows at No. 136. It is noted that the 1.7m high obscure privacy screens would breach the 45 and 30 degree lines. However, the screens would maintain a 2m distance from the boundary and would not have the same impact as a solid wall. On balance, it is considered that the proposed dwelling would not have an undue impact on the neighbours' outlook having regard to the proposed levels, siting and massing as well as the views from the adjoining property.

Privacy

- 6.11 The proposed dwelling would not unreasonably affect the privacy of No. 136. The external stairs on the right elevation have been moved towards the front of the property and the obscure privacy screens have been increased in height from 1.6m to 1.7m.

Quality of accommodation

Floor area

- 6.12 The proposed dwelling would exceed the minimum floor area provided at Table 3.3 of the London Plan and the Mayor's Supplementary Housing Guidance minimum standards.

Amenity space

- 6.13 The proposed dwelling would exceed the minimum amenity space standard provided at DMD 9 and provide an appropriate garden area at the rear of the property.

Highway considerations

- 6.14 The proposed dwelling would have an integrated double garage. Council's Highways Officer has advised that the proposed access and layout is acceptable.
- 6.15 Cycle parking would be provided within the double garage.
- 6.16 Refuse storage would be provided within an enclosure at the front of the property.

Sustainable design and construction

- 6.17 DMD 49 requires that all new development achieves the highest sustainable design and construction standards having regard to technical and economic feasibility.
- 6.18 The applicant has submitted an energy statement which demonstrates that the proposed dwelling would comply with the relevant standards contained within the Development Management Document. This could be secured by condition.
- 6.19 DMD 61 requires that new development maximises the use of sustainable urban drainage systems to manage surface water as close to its source as possible in accordance with the London Plan drainage hierarchy. Council's SUDS Officer has advised that this could be secured by condition and has provided details of the information required.

Ecological enhancements

- 6.20 DMD 79 requires that developments resulting in the creation of 100m² floor space or 1 or more net dwellings provide on-site ecological enhancements. The applicant has submitted an ecological report which concludes that constraints to the proposed development and recommends a range of ecological enhancements. This could be secured by condition.

Section 106

- 6.21 Section 106 (S106) of the Town and Country Planning Act 1990 allows local planning authorities to enter into a legally-binding agreement or planning

obligation with a landowner in association with the granting of planning permission.

- 6.22 These agreements are a way of delivering or addressing matters that are necessary to make a development acceptable in planning terms. They are increasingly used to support the provision of infrastructure and services such as affordable housing, education, recreational facilities, highways and health.
- 6.23 The S106 Supplementary Planning Document (SPD) sets out the circumstances in which a S106 agreement is likely to be required and provides details of the type and level of financial contribution necessary.
- 6.24 The proposed development would be required to make contributions towards affordable housing and education under the current S106.
- 6.25 However, on the 28th November 2014 the Minister for Housing and Planning announced S106 planning obligation measures to support individuals, self-builders and small scale developers. Paragraphs 12 to 23 of the National Planning Policy Guidance were amended to state that contributions for affordable housing and tariff style planning obligations should not be sought from individual, self-build and small scale developments containing 10 units or less with a gross area of no more than 1,000m².
- 6.26 This change in national policy was considered by Council's Local Plan Cabinet Sub Committee at its meeting on the 15th January 2015, where it was determined that affordable housing contributions will no longer be required for developments containing less than 10 units where the applicant is an individual or self-builder and that education contributions will no longer be required for developments containing less than 11 units.
- 6.27 Affordable housing contributions will still be sought from small and large scale developers, however the Council is looking to simplify the viability process for small scale developers so that the requirement to submit information does not have a disproportionate burden.
- 6.28 It has been confirmed that the scheme would be a self-build. Therefore, the LPA will not be seeking an affordable housing contribution.

Community Infrastructure Levy

- 6.29 As of April 2010, new legislation in the form of Community Infrastructure Levy (CIL) Regulations 2010 (as amended) came into force which allow 'charging authorities' in England and Wales to apportion a levy on net additional floorspace for certain types of qualifying development to enable the funding of a wide range of infrastructure that is needed as a result of development. Since April 2012, the Mayor of London has been charging CIL in Enfield at the rate of £20 per sqm.
- 6.30 The CIL calculation based on the current index figure is:
 $(£20 \times 325.6\text{m}^2 \times 257) / 223 = £7,504.86$.

7. Conclusion

- 7.1 Having regard to the above, it is considered that the proposed development would not have any undue impact on either the character of the area or the

amenities of the occupiers of adjoining properties and is therefore considered acceptable.

8 Recommendation

8.1 That planning permission be GRANTED subject to the following conditions:

1. Approved Plans Revised
2. Details of Levels
3. Details of Access and Junction
4. Details of External Materials (Buildings and Hardstandings)
5. Details of Enclosure
6. Details of Refuse Storage & Recycling Facilities
7. Private Vehicles Only – Garages / Parking Areas

The garage and car spaces to be provided shall be kept available for the parking of private motor vehicles at all times. The garage and car spaces shall be used solely for the benefit of the occupants of the dwelling of which it forms part and their visitors and for no other purpose and permanently retained as such thereafter.

Reason: To ensure that the development complies with adopted Policy and to prevent the introduction of activity that would be detrimental to visual and residential amenity.

8. No Additional Fenestration
9. Privacy Screens (as per drawings)
10. Restricted Permitted Development

Notwithstanding Schedule 2, Part 1, Classes A, B, C and E of the Town and Country Planning (General Permitted Development) Order 2015 or any subsequent amending Order, no buildings or extensions to buildings shall be erected without the prior approval in writing of the Local Planning Authority.

Reason: to protect the neighbours' amenity and ensure a satisfactory appearance.

11. Details of Landscaping and Ecological Enhancements

The development shall not commence until details of the trees, shrubs and grass to be planted and the ecological enhancements to be incorporated into the scheme in accordance with the Ecology Report prepared by Jones & Sons Environmental Sciences Ltd have been submitted to and approved by the Local Planning Authority. The site shall be landscaped and the ecological enhancements provided in accordance with the approved details in the first planting season after completion of the development. Any trees or shrubs which die or become severely damaged or diseased within five years of planting shall be replaced with new planting in accordance with the approved details.

Reason: To ensure a satisfactory appearance and improve the ecological value of the site having regard to adopted policy.

12. Vegetation Clearance (Outside of Nesting Season)

All areas of hedges, scrub or similar vegetation where birds may nest which are to be removed as part of the development, are to be cleared outside the bird-nesting season (March - August inclusive) or if clearance during the bird-nesting season cannot reasonably be avoided, a suitably qualified

ecologist will check the areas to be removed immediately prior to clearance and advise whether nesting birds are present. If active nests are recorded, no vegetation clearance or other works that may disturb active nests shall proceed until all young have fledged the nest.

Reason: To ensure that wildlife is not adversely affected by the proposed development in line with CP36 of the Core Strategy.

13. Tree Protection

The protection of retained trees, shrubs and hedgerows throughout the demolition and construction phases of the development shall be undertaken in accordance with the recommendations contained in the submitted BS5837 Tree Report (4/12/2014). There shall be no deviation from those recommendations without the prior written approval of the Local Planning Authority.

Reason: To ensure that the retained trees, shrubs and hedgerows on the site are not adversely affected by any aspect of the development, having regard to adopted policy

14. Lifetime Homes

The development shall not commence until details confirming compliance with the Lifetime Homes standards (or otherwise agreed) have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details and maintained as such thereafter.

Reason: To ensure that the development allows for the future adaptability of the units.

15. Code for Sustainable Homes

Evidence confirming that the development achieves a Code for Sustainable Homes (amended 2014 version or relevant equivalent if this is replaced or superseded) rating of no less than 'Code Level 4' shall be submitted to and approved in writing by the Local Planning Authority. The evidence required shall be provided in the following formats and at the following times:

- a) a design stage assessment, conducted by an accredited Code Assessor and supported by relevant BRE interim certificate, shall be submitted at pre-construction stage prior to the commencement of superstructure works on site; and,
- b) a post construction assessment, conducted by an accredited Code Assessor and supported by relevant BRE accreditation certificate, shall be submitted following the practical completion of the development and within 3 months of first occupation.

The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter. No change there from shall take place without the prior written approval of the Local Planning Authority.

Reason: In the interests of addressing climate change and to secure sustainable development.

16. Surface Water Drainage Scheme

The development shall not commence until a detailed surface water drainage scheme has been submitted to and approved by the Local Planning Authority. The scheme shall include on or off site storm water attenuation or regulation.

Reason: To prevent increased risk of flooding and improve and protect water quality, habitat and amenity.

17. Construction Methodology

Development shall not commence until a construction methodology / traffic management plan has been submitted to and approved in writing by the Local Planning Authority. The statement shall contain:

- a. a photographic condition survey of the roads, footways and verges immediately adjacent to the site;
- b. details of construction access, including any temporary heavy duty access;
- c. details of any vehicle holding area;
- d. details of the vehicle call up procedure;
- e. details of measures to protect pedestrians and other highway users from construction activities on the highway;
- f. Where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding, pedestrian routes and remaining road width for vehicle movements;
- g. arrangements for the loading, unloading and turning of delivery, construction and service vehicles;
- h. arrangements for wheel cleaning;
- i. arrangements for the storage of materials;
- j. hours of work;
- k. A construction management plan written in accordance with the 'London Best Practice Guidance: The control of dust and emission from construction and demolition';
- l. Details of any ancillary buildings if required.

The development shall be carried out in accordance with the approved construction methodology unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the implementation of the development does not lead to damage to the existing highway and to minimise disruption to neighbouring properties and the environment

18. Time Limited Permission

REV	DESCRIPTION	DATE	APPROVED

1	2	3	4	5	6	7	8	9	10	11	12
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STREET ELEVATION



REAR ELEVATION OF PROPOSED DWELLING AND NEIGHBOURS PROPERTY
(floors, terraces and roofs levels)

All dimensions to be checked on site
Do not scale from this drawing

PROJECT NAME:
Rear of 10-12 Elmstott Gardens, N21 2BP

DRAWING NAME:
PROPOSED Street Elevation: Rear elevations
138 Bush Hill, 136 Bush Hill Corporation

DRAWING NUMBER:
1

DATE:
22/04/2015

SCALE:
1:100 & 1:50 @ A1

DRAWN BY:
JPL/JB

CHECKED BY:
B



A	B	C	D	E	F	G	H
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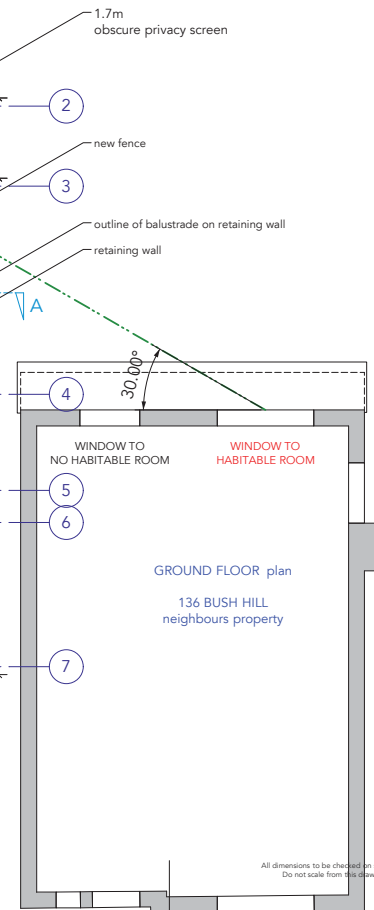
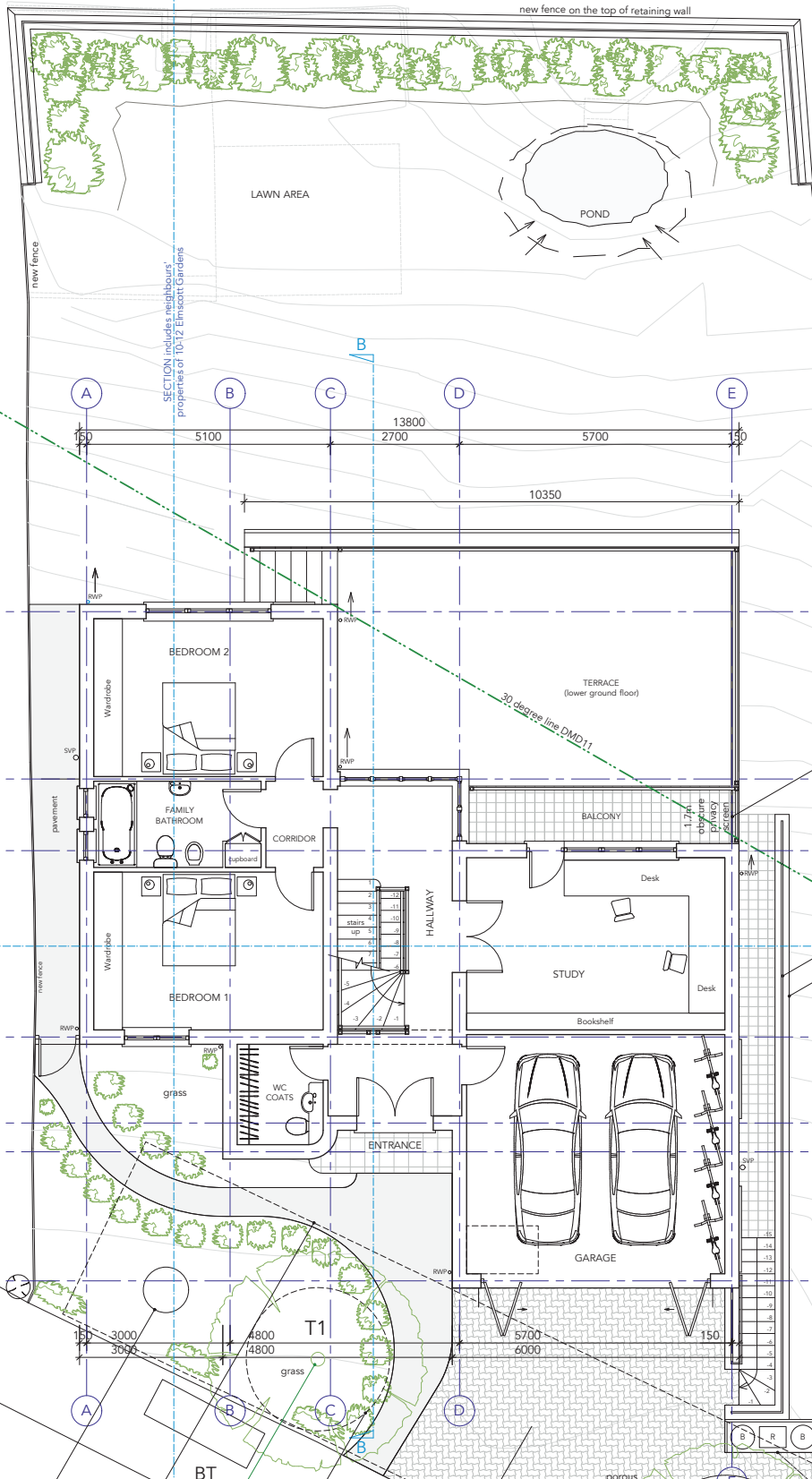
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REVISION HISTORY			
REV	DESCRIPTION	DATE	APPROVED

GROUND FLOOR - floor areas in m2

HALLWAY + STAIRS	-	16.90
WC COATS	-	3.80
BEDROOM 1	-	15.90
FAMILY BATHROOM	-	6.35
BEDROOM 2	-	15.90
CORRIDOR	-	2.40
STUDY	-	19.75
GARAGE	-	27.40
		108.40 m2

STORMWATER TO RUN INTO POND, WITH SUBSEQUENT OVERFLOW INTO SOAKAWAY CELLS INTEGRATED INTO RETAINING STRUCTURE



GROUND FLOOR plan

PROJECT NAME:
Rear of 10-12 Elmstott Gardens, N21 2BP

DRAWING NAME:
PROPOSED Ground Floor plan

DRAWING NUMBER:
SL/02

DATE:
23/04/2015

SCALE:
1:50 @ A1

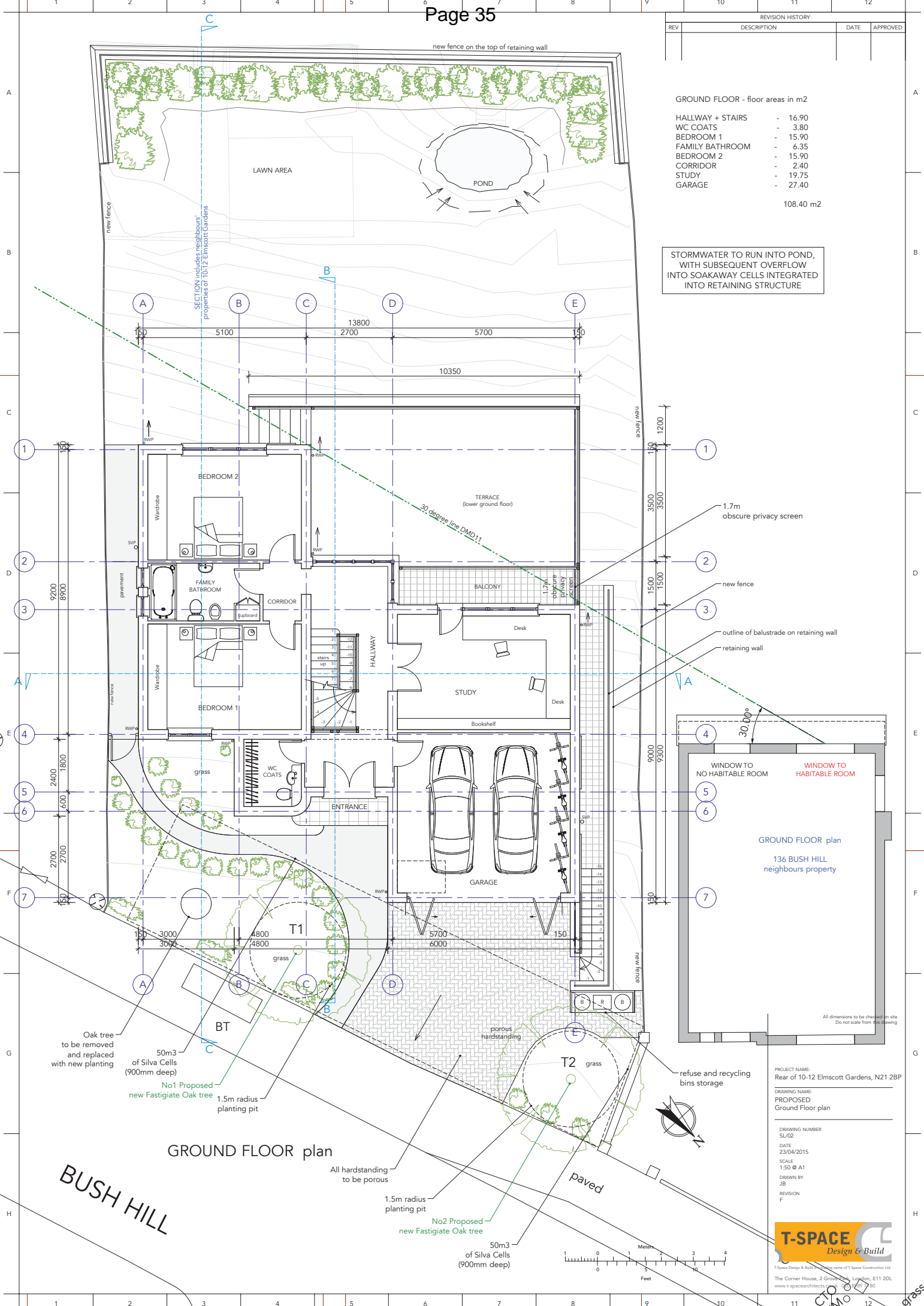
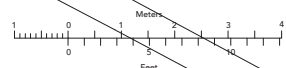
DRAWN BY:
JB

REVISION:
F



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BUSH HILL



Oak tree to be removed and replaced with new planting

50m³ of Silva Cells (900mm deep)

No1 Proposed new Fastigiatae Oak tree

1.5m radius planting pit

All handstanding to be porous

1.5m radius planting pit

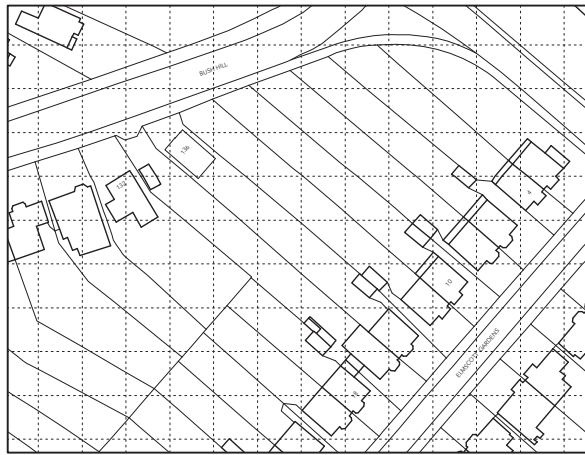
No2 Proposed new Fastigiatae Oak tree

50m³ of Silva Cells (900mm deep)

refuse and recycling bins storage

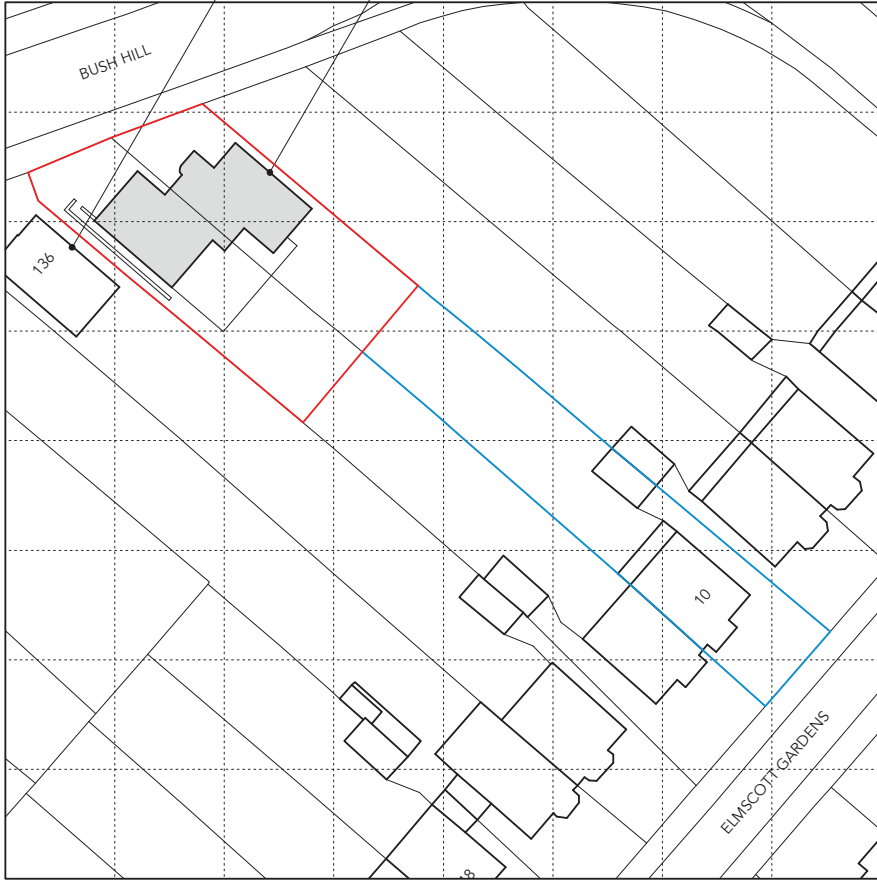
paved

C/O M O



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Location Plan Scale 1:1250 (as existing)



136 Bush Hill
recently built house
on adjoining land

proposed
development
at Rear of 10-12
Elmstott Gardens

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Block Plan Scale 1:500

All dimensions to be checked on site
Do not scale from this drawing

PROJECT NAME:
Rear of 10-12 Elmstott Gardens, N21 2BP

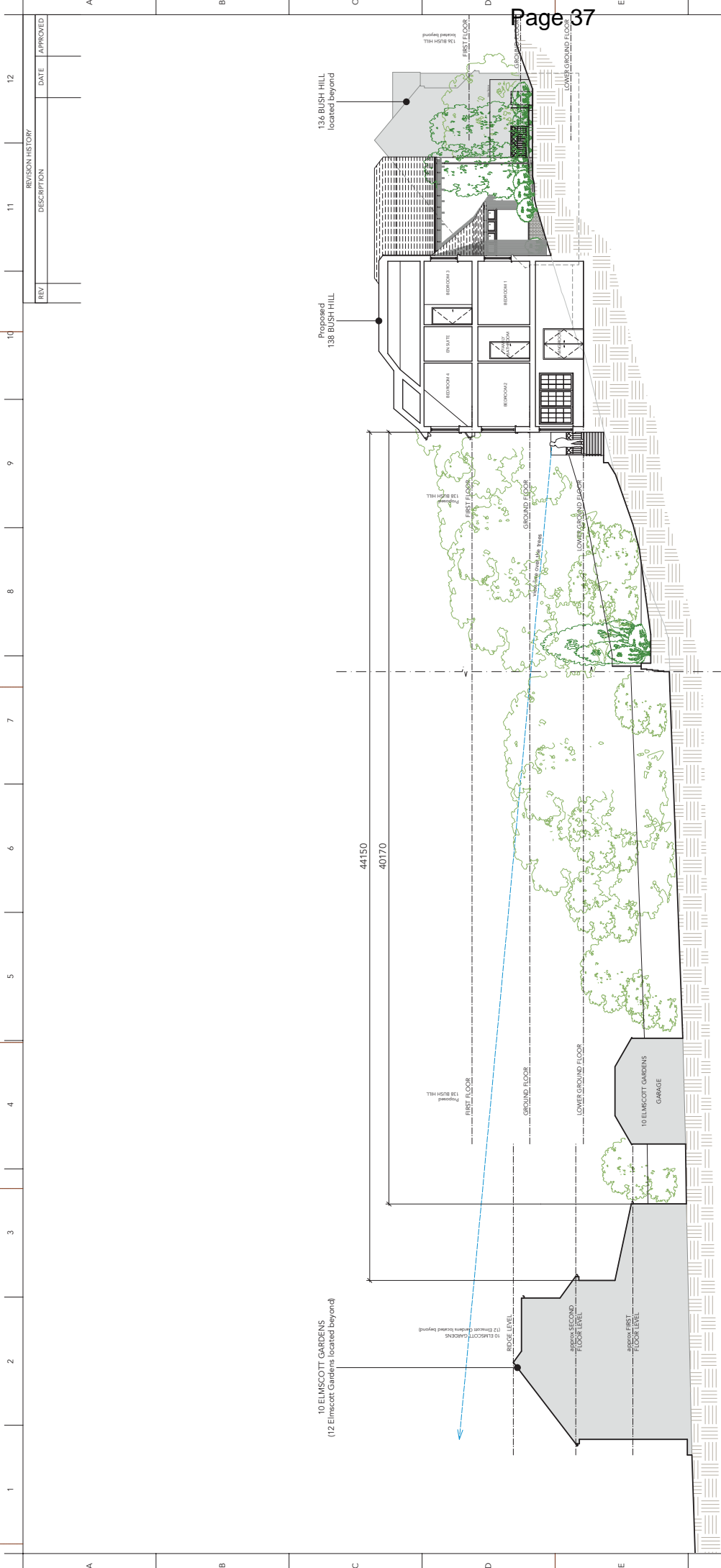
DRAWING NAME:
PROPOSED
Location plan & Block plan

DRAWING NUMBER
SL/10
DATE
04/03/2015

SCALE
1:1250, 1:500 @ A3
DRAWN BY
JB
REVISION
C



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10 ELMESCOTT GARDENS
(12 Elmescott Gardens located beyond)

Proposed
138 BUSH HILL

136 BUSH HILL
located beyond

44150
40170

Proposed Second
FLOOR LEVEL

Proposed First
FLOOR LEVEL

GROUND FLOOR

LOWER GROUND FLOOR

FIRST FLOOR

UPPER GROUND FLOOR

10 ELMESCOTT GARDENS
GARAGE

138 BUSH HILL
Proposed

FIRST FLOOR

GROUND FLOOR

LOWER GROUND FLOOR

FIRST FLOOR

UPPER GROUND FLOOR

136 BUSH HILL
Proposed

FIRST FLOOR

GROUND FLOOR

LOWER GROUND FLOOR

FIRST FLOOR

UPPER GROUND FLOOR

138 BUSH HILL
Proposed

FIRST FLOOR

GROUND FLOOR

LOWER GROUND FLOOR

FIRST FLOOR

UPPER GROUND FLOOR

136 BUSH HILL
Proposed

FIRST FLOOR

GROUND FLOOR

LOWER GROUND FLOOR

SECTION C-C
(through the proposed dwelling and the neighbours' properties of 10-12 Elmescott Gardens)

All dimensions to be checked on site
Do not scale from this drawing

PROJECT NAME:	Rear of 10-12 Elmescott Gardens, N21 2BP
DRAWING NAME:	PROPOSED Section C-C with context
DRAWING NUMBER:	
DATE:	23/04/2015
SCALE:	1:100 @ A1
DRAWN BY:	AD
CHECKED BY:	D



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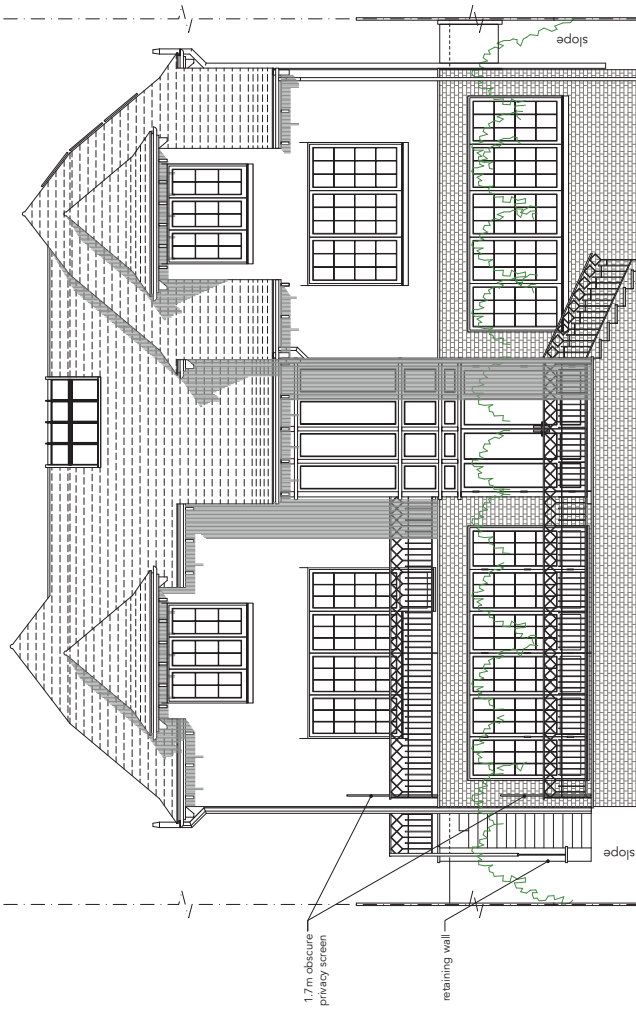
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REV	DESCRIPTION	DATE	APPROVED

REVISION HISTORY		DATE	APPROVED
REV	DESCRIPTION		

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A B C D E F G H



REAR ELEVATION



FRONT ELEVATION

All dimensions to be checked on site. Do not take from this drawing.

PROJECT NAME:
Rear of 10-12 Elmstott Gardens, N21 2BP

DRAWING NAME:
PROPOSED
Front & Rear Elevation

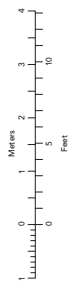
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10/12

DATE:
23/04/2015

SCALE:
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DRAWN BY:
JBS

REVISION:
D

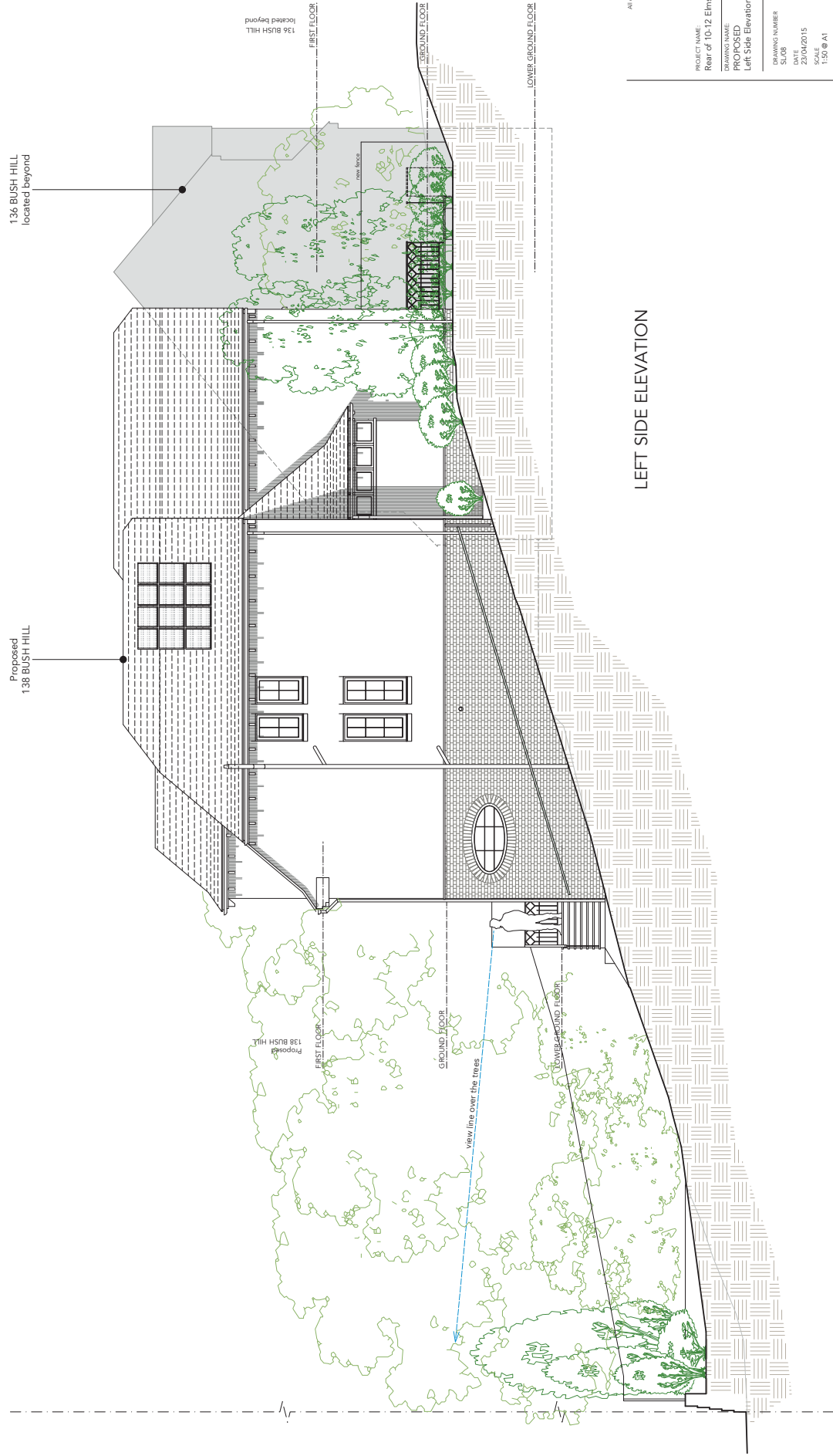


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A B C D E F G H

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REVISION HISTORY		DATE	APPROVED
REV	DESCRIPTION		



LEFT SIDE ELEVATION

All dimensions to be checked on site
Do not scale from this drawing

PROJECT NAME:
Rear of 10-12 Elmstott Gardens, N21 2BP

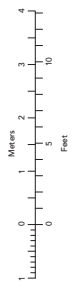
DRAWING NAME:
PROPOSED
Left Side Elevation

DRAWING NUMBER:
DATE:
23/04/2015

SCALE:
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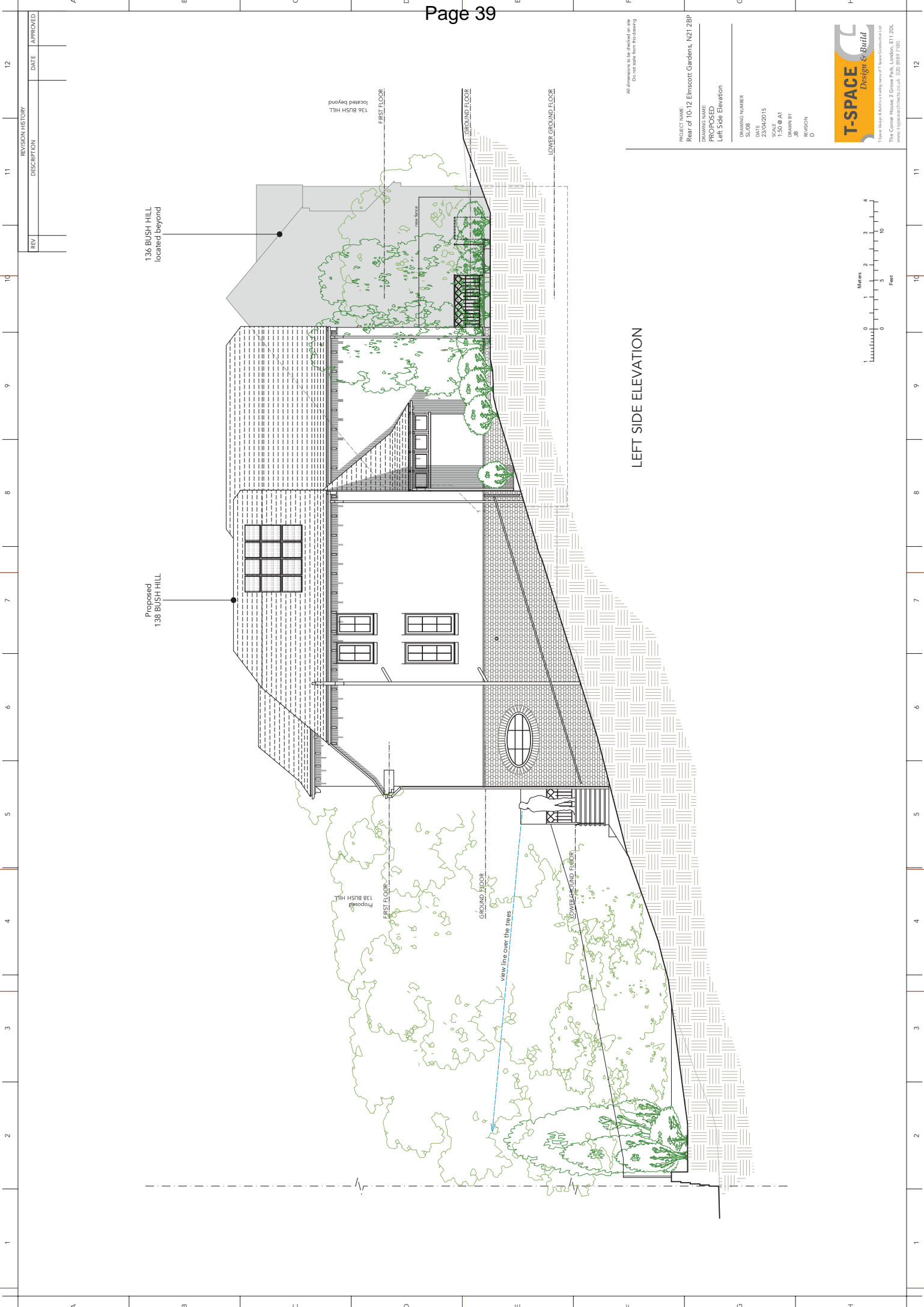
DRAWN BY:
JAB

CHECKED BY:
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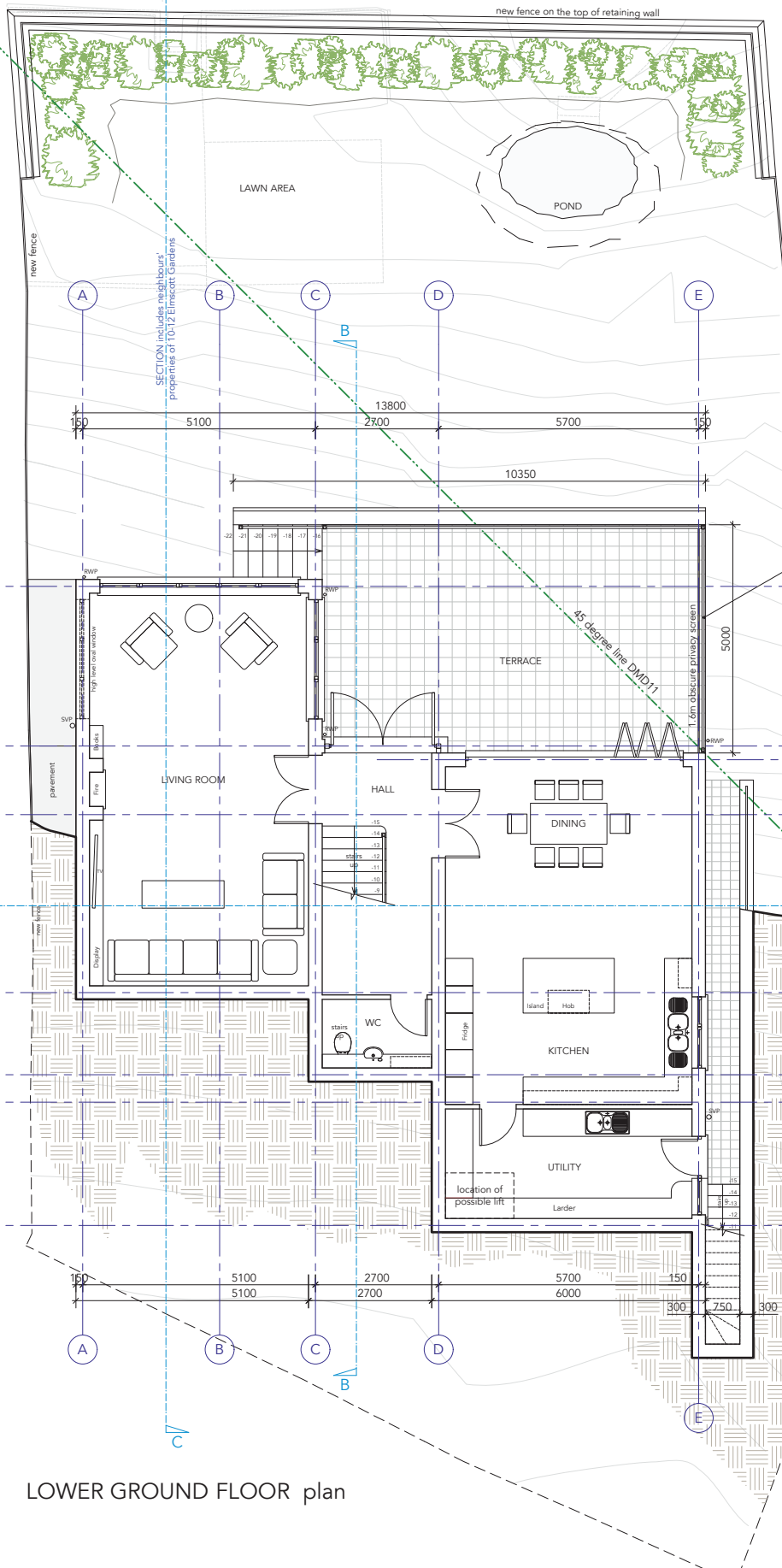


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REVISION HISTORY			
REV	DESCRIPTION	DATE	APPROVED

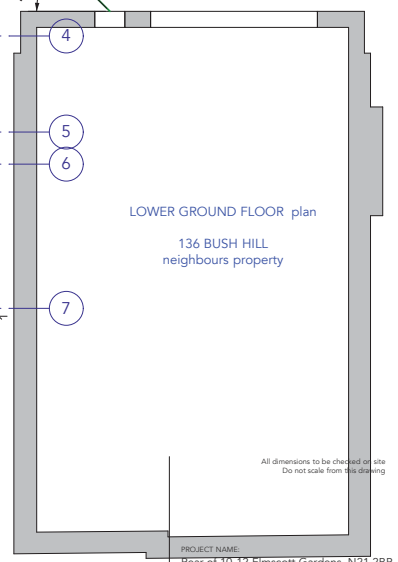


LOWER GROUND FLOOR - floor areas in m2

WC	-	3.65
LIVING ROOM	-	41.10
HALL + STAIRS	-	13.20
DINING + KITCHEN	-	40.90
UTILITY	-	13.10
		111.95 m2

STORMWATER TO RUN INTO POND, WITH SUBSEQUENT OVERFLOW INTO SOAKAWAY CELLS INTEGRATED INTO RETAINING STRUCTURE

LOWER GROUND FLOOR plan



LOWER GROUND FLOOR plan
136 BUSH HILL neighbours property

All dimensions to be checked on site
Do not scale from this drawing

PROJECT NAME:
Rear of 10-12 Elmiscott Gardens, N21 2BP

DRAWING NAME:
PROPOSED
Lower Ground Floor plan

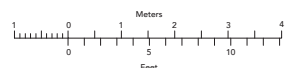
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SL/01

DATE:
04/02/2015

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JB

REVISION:
C



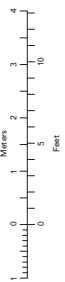
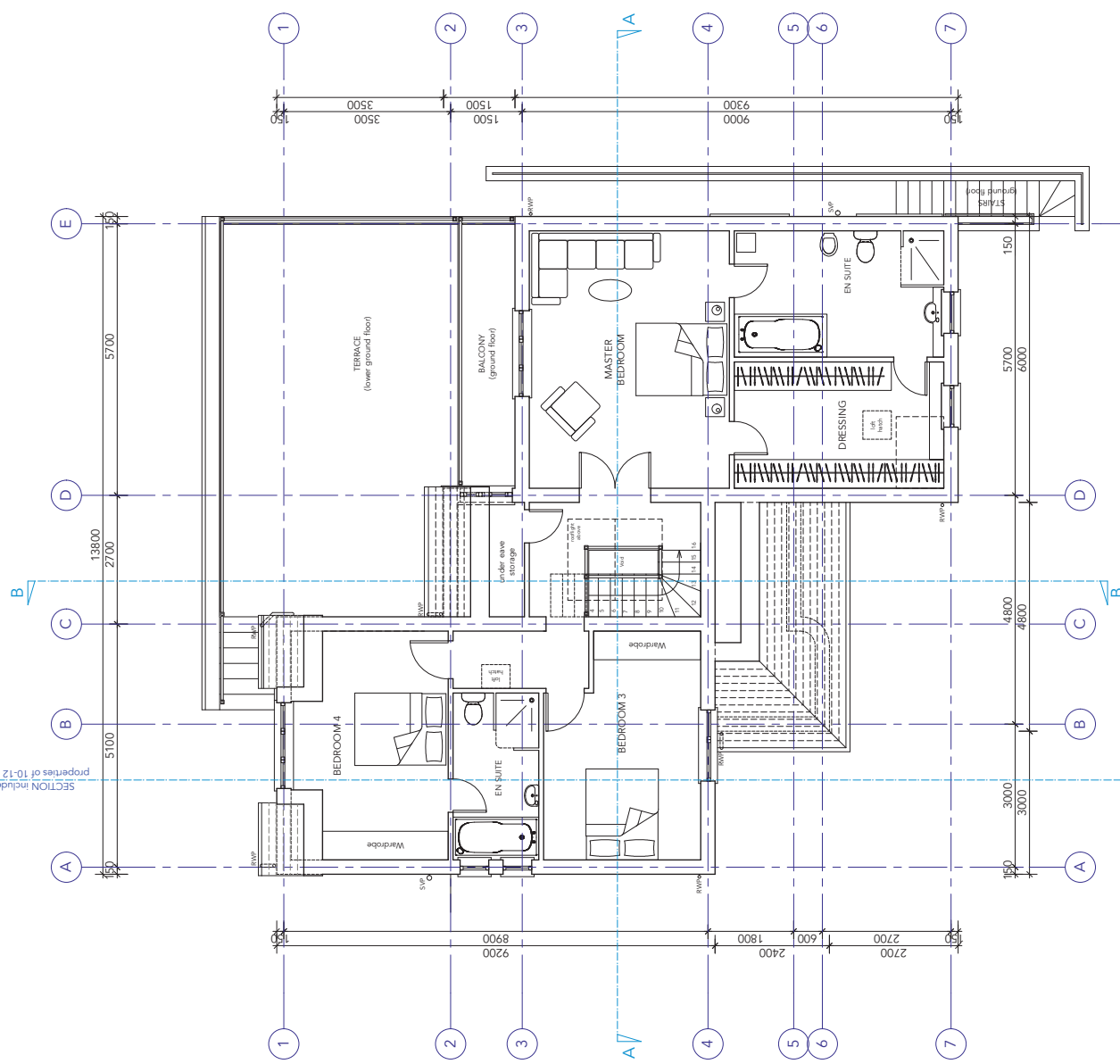
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REV	DESCRIPTION	DATE	APPROVED

REV	DESCRIPTION	DATE	APPROVED

- FIRST FLOOR - floor areas in m2
- BEDROOM 3 - 14.50
 - EN SUITE - 6.35
 - BEDROOM 4 - 15.90
 - HALL + STAIRS - 12.00
 - STORAGES - 10.00
 - MASTER BEDROOM - 22.90
 - DRESSING - 11.80
 - EN SUITE - 11.80
 - 105.25 m2**

- LOWER GROUND FLOOR - 111.95 m2
- GROUND FLOOR - 108.40 m2
- FIRST FLOOR - 105.25 m2
- IN TOTAL - 325.60 m2**



FIRST FLOOR plan

All dimensions to be checked on site
Do not scale from this drawing

PROJECT NAME:
Rear of 10-12 Elmstott Gardens, N21 2BP

DRAWING NAME:
PROPOSED
First Floor plan

DRAWING NUMBER:
DATE:
04/03/2015

SCALE:
1:50 @ A1

DRAWN BY:
JAB

CHECKED BY:
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LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 21st May 2015

Report of

Assistant Director, Planning,
Highways & Transportation

Contact Officer:

Andy Higham 020 8379 3848
Sharon Davidson 020 8379 3841
Mr Francis Wambugu 0208 379 5076

Ward:

Jubilee

Ref: 14/04965/FUL

Category: Full Application

LOCATION: Edmonton Upper School, Great Cambridge Road, Enfield, EN1 1HQ

PROPOSAL: Construction of 7 multi-use games areas (comprising 6 x five-a-side and 1 x eleven-a-side all weather pitches) with 5m high enclosure and floodlights to each pitch and erection of a part single, part 2-storey detached sports pavilion with a multi use games area and associated facilities.

Applicant Name & Address:

Mr Tony Scott
Powerleague Fives Ltd
C/o Agent

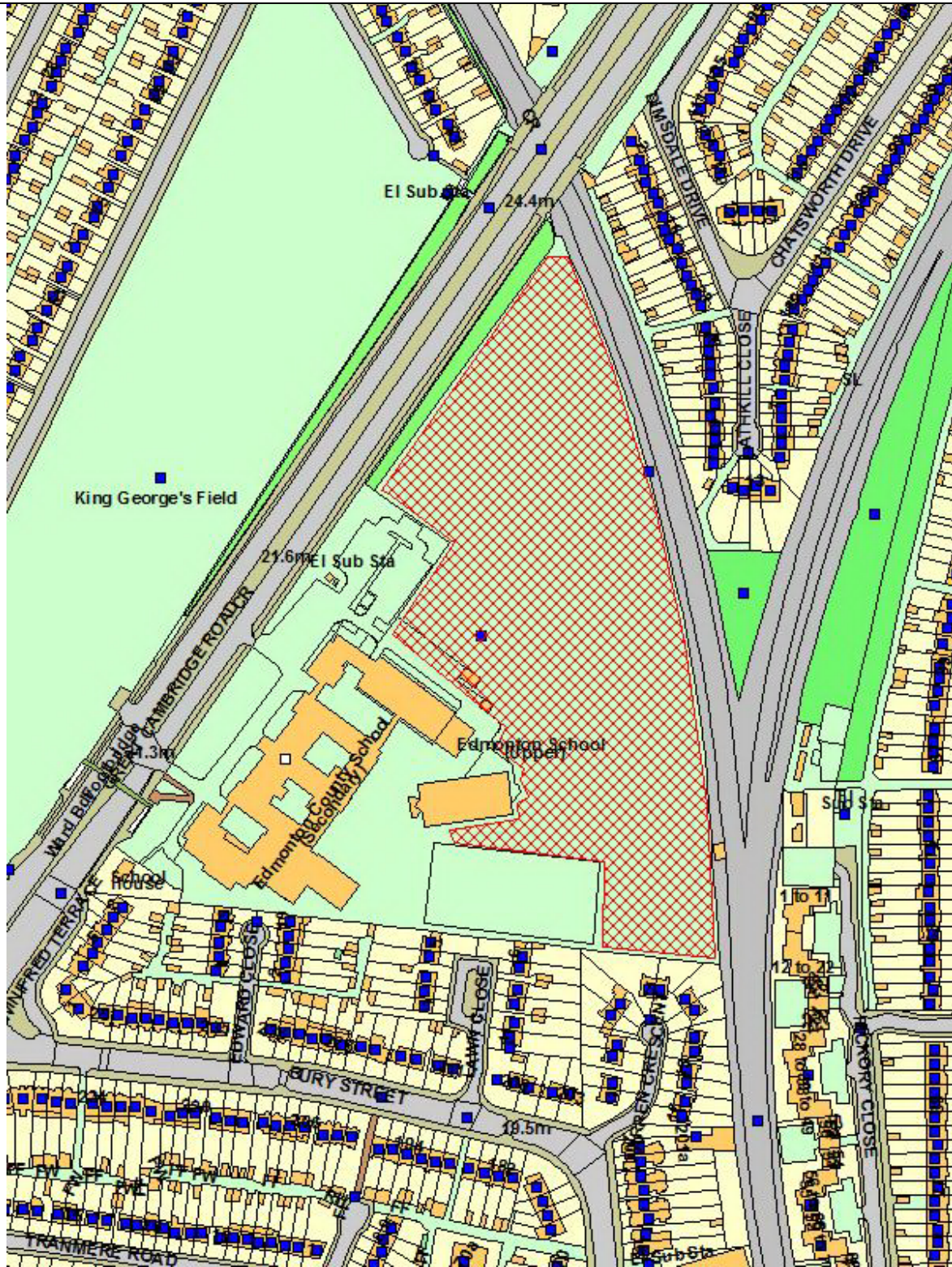
Agent Name & Address:

Mr Ben Kelly
Wildstone Planning
103 Freston Road
London
W11 4BD

RECOMMENDATION:

That subject to the satisfactory resolution of the heritage issues as set out in the report, the Head of Development Management / the Planning Decisions Manager be granted delegated authority to **GRANT** planning permission subject to the conditions set out in this report and any additional conditions required to address the heritage matters

Ref: 14/04965/FUL LOCATION: Edmonton Upper School, Gt Cambridge Rd, Enfield, EN1 1HQ



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Scale 1:2500

North



1. Site and Surroundings

- 1.1. Edmonton County School is bounded by the A10 Great Cambridge Road to west, railway line to the east with properties on Lathkill Close and Hickory Close immediately across to north and to the south are residential properties on Lawn Close and Warren Crescent. The school buildings and hard surfaced areas are to the south-western half of the school site, while playing fields and open green areas take the east facing half and part of the north. The playing fields are designated as Local Open Space.

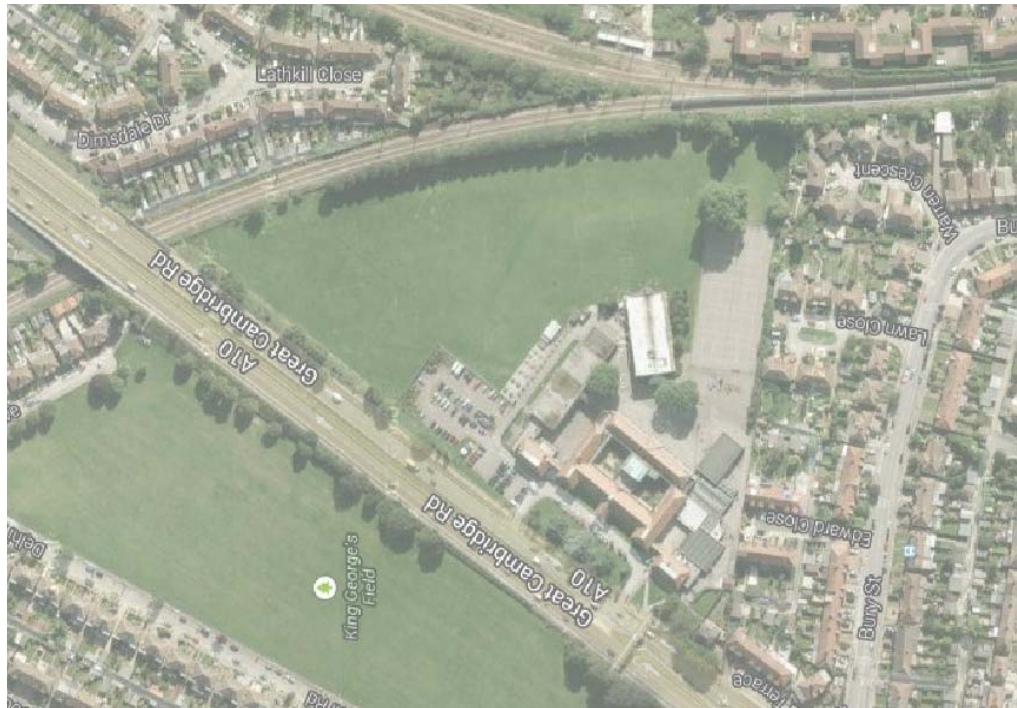


Fig 01. Site location

- 1.2. The main school buildings comprise a mix of old and new structures mainly two storey and lie outside the area to which this application relates. A few temporary single storey structures are sited on site and are to be demolished as part of this proposal.
- 1.3. The school has existing vehicular and pedestrian access and egress via Great Cambridge Road. The hard surfaced car parking is provided on the frontage of the school parallel to the A10 Great Cambridge Road.

2. Proposal

- 2.1. The application proposes the erection of a part single and part two storey sports hall and pavilion and installation of seven 3G 5th generation all-weather sports pitches. The pitches would be constructed of matt with rubber crumb infill made from recycled car tyres, to be fully enclosed; primarily to be used for football and additionally for hockey, rugby, basketball and cricket training and practice. It is proposed to install perimeter 2m high ball-stopping and noise barrier kick & rebound boards, floodlights and associated works. In terms of size, the large pitch

measures 54.9m wide x 91.4m long while the smaller pitches measure 20m wide x 30m long.



Fig. 02 Proposed pitches highlighted in purple; pavilion in dark grey

- 2.2. There would be four floodlighting columns around each pitch at the corners, and these would be 12m high for the large pitch and 8m high for the six small pitches. The proposed perimeter fencing would be 5m high comprised of 1.2m high painted timber rebound board, 1.8m high plastic coated weld mesh screen coloured green and 2m high type 60S 100mm aperture netting.

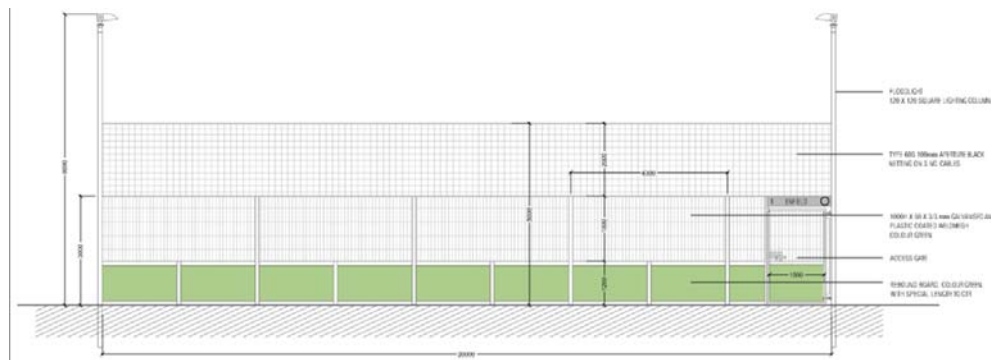


Fig 03 Pitch enclosures with kick-board, netting and floodlight columns

- 2.3. The detached pavilion building would provide facilities for multiple sports including badminton, basketball, football, netball and table tennis; also to be used as an exhibition hall, an assembly hall or exam hall and would be designed with a sprung wooden sports floor. It provides a cafeteria, changing rooms and main hall and would be located sitting alongside the existing two storey school buildings. The pavilion is designed rectangular in shape of simple form and massing with the games hall two storey high at the middle and with single storey elements to the front and rear. Single

storey elements would be clad in timber which is also continued over the lower half of the central games hall to break down its scale and unify its composition. In terms of height, the games hall measures 11.016m high to ridge (8.347m to eaves) while the single storey pavilion buildings measure 6.12m high to ridge (3.4m to eaves)

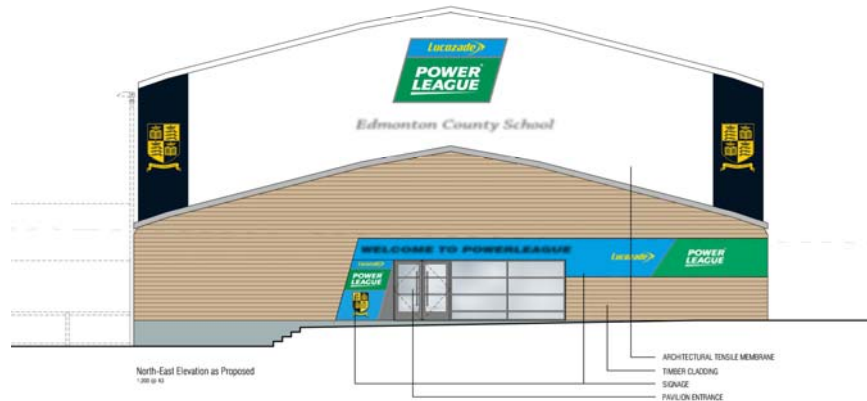


Fig 04 Pavilion Building as viewed from entrance (single storey element to front clad in timber)

- 2.4 The applicant in support of the application has submitted a report addressing concerns raised at the public meeting held by the school and the Planning Panel with regard to issues of proximity to residential properties, noise and lighting, access and parking, anti-social behaviour and security. He has also listed the public benefits accruing as follows:

“As stated in previous correspondence, the proposal is driven entirely by need, with the applicant having won a tender to develop the site in line with the educational requirements of the school.

Edmonton County School will have exclusive access to the pitches during school opening hours. Due to the terms of the lease, at no point could the site be operated commercially during school hours. In addition to providing a much needed sports hall for the school, the introduction of all-weather pitches onto the site will provide year round access to the playing fields during break times, which would otherwise be inaccessible for much of the year.

Outside of school hours, whilst the facility will be operated commercially, there will be no membership fees and the facility will be open to the whole community on a pay as you play basis. In addition to this, free use will be provided to registered community groups between 10am and 5pm on Saturdays and 10am and 6pm on Sundays on at least two of the pitches. In response to a request from members, Powerleague has also agreed to allow free community use during the school holidays between 10am and 12.30pm and 2pm and 5pm on at least two pitches.

In summary, the proposal will secure £2.5m capital investment in state of the art sports facilities which will be solely used by the school during the

school day and which will be accessible to all during the evenings and at weekends, with free use for registered community groups”.

In addition, on the issue of anti-social behavior and security, the applicant states that ... During the initial consultation process some concerns have been raised regarding Alcohol Licensing at the site. At the planning panel meeting it was confirmed that this element of the proposal had been dropped. Residents maintain a concern regarding this point, although it was noted by members that this is not a planning consideration and will be dealt separately under Licensing procedures.

Nevertheless, to provide further comfort to residents it should be noted that the pavilion has been reduced in size in order to account for the lack of a bar. As such there will be physical constraints to setting up the facility as a licensed premises.

In terms of the impact of such a facility on anti-social behaviour, there are numerous studies which identify the role of sport in reducing anti-social behaviour. In particular Sport England’s “Creating Safer Communities” document focuses on this, and begins with a quote from the Chief Executive of Bexley Council stating:

“Sports participation creates so many opportunities – not only providing obvious health benefits but also less tangible benefits associated with community cohesion and person achievement, through, for example, helping develop community networks, providing positive activities for young people and creating competitive opportunities...” Will Tuckley

The proposal will provide a facility for youth to participate in organised and structured sports. League games will be refereed and the facility will be managed at all times to ensure that anti-social behaviour does not occur at the site. There will be no means of access to the rest of the school outside of school hours and as such no way of reaching the boundary fence with the rail line. Overall, having an active presence at the site in the evenings can only improve security for surrounding residential properties.

- 2.5 The applicant has submitted a suite of documents in support of the application: Design and Access Statement, Planning Statement, Lighting Assessment, Transport Assessment, Energy Statement, Sustainability Statement, Flood Risk Assessment, Noise Impact Assessment, Ecology and bat survey, Drainage Strategy, Archaeology Assessment, Arboriculture and Tree Survey

3. Relevant Planning Decisions

- 3.1. The school has an extensive planning history but none of the applications are directly relevant to the current proposal.
LBE/99/0003 - Three-storey (Phase 3) teaching block and single storey temporary classroom facilities – granted
LBE/99/0005 - Double temporary classroom building – granted
TP/06/1257 - Single storey extension with glazed pitched roof to north east elevation to provide new entrance foyer together with new disabled access ramp - granted

4. Consultations

4.1. **Statutory and Non-statutory consultees**

Sport England

- 4.1.1 No objection, the Football Association and Middlesex FA support the application as there is an identified shortfall of community accessible 3G (all weather) pitches in Enfield for both training and match play. They suggest that the colour of the artificial surface needs to be green in keeping with Law 1 of the FIFA Laws of the game. The proposed community access programme to allow free use for local community groups and organisations is an essential consideration. A planning condition to ensure access for local clubs/leagues for both training and match play is recommended.

Network Rail

- 4.1.2 No objection subject to ensuring no encroachment, impact on safety and operation of the railway, damage to infrastructure, undermine support zone or place additional loading on cuttings, no over-sailing of rail land, obstruct or interfere with Network Rail developments. They attach guidance and informatives which will be referred on to the applicant.

English Heritage

- 4.1.3 Objects to the proposal. According to the historic environment record, the Ermine Street Roman road ran north-south through the site and finds from the surrounding area indicate potential for Roman settlement, burials or agricultural use. English Heritage requires that an archaeological field evaluation is necessary to understand and identify heritage assets of archaeological interest and understand their nature, location and significance before a decision is made on the application.

Transport for London

- 4.1.4 No objection in principle but suggests some areas to be acted on and suggests imposition of conditions with regard to a management plan/travel plan and construction logistics plan.

London Fire and Emergency Planning Authority

- 4.1.5 No objection with regard to proposed fire brigade access.

Environmental Agency

- 4.1.6 No objection subject to inclusion of a condition relating to a scheme for surface water drainage.

Traffic and Transportation

- 4.1.7 No objection, subject to conditions

Education

- 4.1.8 No objection as the majority of the works are to improve the PE curriculum and take place on the playing field in areas where the authority would not normally build, so no impact on future expansions and there still remains building options at the rear of the upper site main school buildings and on the lower site.

Sustainable Urban Drainage

- 4.1.9 No objection, confirm that the non-incorporation of geocellular tanks and the proposal to keep to above ground storage features, such as swales and possibly a pond, is helpful. Conditions are suggested.

Environmental Health

- 4.1.10 Concerns were initially raised regarding the impact of noise, arising from the use of the pitches and any associated spectators, to neighbouring residents. Specifically to the east of the development, Warren Crescent Bury Street and to north Lathkill Close and Dimsdale Drive. However, following the submission of a revised acoustic report, that includes an improved attenuation barrier, there is unlikely to be a significant negative environmental impact, although there is likely to be some loss of amenity to local residents. Whilst not objecting to the proposals, the Environmental Health Officer does consider that there is the possibility that noise nuisance could still occur given the use is 7 days-a-week with residents getting no respite from the development.

Tree Officer

- 4.1.11 No objection subject to conditions

4.2 Public

- 4.2.1 Letters were sent to 71 adjoining and nearby properties. In addition, 2 notices were displayed on site and a notice published in the local press; the consultation period expired on the 26/03/2015. Revised plans were submitted on 5th March 2015 and a Planning Panel was held on 9th April 2015 and the consultation period was extended to 23rd April 2015. 29 letters of objection were initially received and a further 24 letters were received following receipt of revised plans; 2 letters of support were received. The concerns raised are summarized below under relevant headings:

Impact on neighbouring properties and surrounding area

- Multiple use with several matches/games taking place will lead to noise pollution and nuisance; survey shows predicted worst case scenario of noise at dwellings on Lathkill Close would be well above WHO guidelines.

- light spill and pollution from bright flood lights – invasive with detrimental effect on quality of life; light scatter during rains will be noticeable from rear windows.
- General disquiet to a general peaceful community – impact on quality of life; jeopardy to residents way of life.
- Too near to residential properties and gardens
- Late licensed bar and social gatherings on school premises; monitor of the use of pavilion.
- Anti-social behaviour and objects being thrown into rear gardens; foul language from players and supporters
- Security issues and opportunity for criminal activity to neighbouring properties; walkway will be darker during daytime, overshadowing by 5m fence
- Increased amount of rubbish in the streets
- Long opening hours; 9.00 to 10.30pm x 7 days a week inappropriate.
- Loss of privacy to homes and garden – overlooking and security; health and safety
- Hours of operation 7 days a week until late in the evening in a residential area
- Decrease in neighbouring house values
- Noise survey predicted worst case peak noise levels at nearest dwellings on Lathkill Close without mitigation would be around 70 dB LAmax but already existing noise in excess of this level. Survey does not take into account that trains pass every 20mins during the week and every 60 mins weekends lasting 10 sec. With most bedrooms facing school and during hot summers residents will be disturbed at night particularly children
- Revised noise abatement proposals unclear, misleading and inaccurate – modification described as 2m barrier and elsewhere as 2.4m kick-board. Information on noise reduction and height not provided; barrier would have no significant reduction in noise level above ground.
- Reference to World Health Organisation (WHO) levels and definitions not relevant but should be based on Council policy DMD 74.

Impact on road network and traffic

- Loss of parking, traffic pollution and increased traffic
- Junction between A10 and Bury Street and access to school notoriously dangerous.
- Insufficient parking in school as already parents park in front of people's driveways, over spill parking and parking problems for residents
- Volume of traffic on A10 to increase
- Inadequate access
- Inadequate public transport provision; only a few bus stops in close proximity
- Data used in analysis is small and out of date, based on wrong assumptions and methods; case studies used are inappropriate to site conditions

Site specific issues

- Loss of open space & green area against Council policy; shortage of open spaces in borough particularly in Jubilee Ward– significant change in use of land from public educational facility to a commercial sports operation – over provision of pitches stated in policy.
- Loss of pleasant views of trees and open grass replaced by high fencing, artificial surfaces and tall lighting masts; impact on open green space.
- Council policy is against loss of playing field land and sports pitches and preference is for natural grass pitches; artificial grass pitches only permissible under certain criteria.
- Submitted supporting documents do not meet set criteria.
- Public transport, car parking and access to site not good.
- Affect local ecology and wildlife
- Increased risk of flooding
- Out of keeping with character of area
- Overdevelopment
- Development too high

General issues

- Intoxicated people spilling out on to the A10 to the King George playing field causing a nuisance
- General dislike of proposal
- Existing running track and adjacent grass area was not part of the proposal and was for school use so amended location plan should reflect this.
- Disproportionate to the genuine needs of the school
- Difficulties experienced logging objections through planning web page.
- Already many pubs and sports centres in area so another one not required.
- Proposal should be located out of London.
- Delayed letter of consultation and supporting documents not fully posted on Council's website; main letter from applicant refers to 12 appendices none included
- Assurance needed from planning that no members of public would access playground and tennis court; gates to tennis court remain closed from 4.30pm, overhead netting be provided on current tennis and basketball areas to prevent throwing of objects into people's gardens.
- Noise assessment findings appear tweaked to achieve desired results
- A similar facility at Southbury Road half a mile away; no reason for another one apart from commercial reasons; 35 clubs in Enfield and 16 football clubs and other gaming facilities in EN1, David Lloyd, Queen Elizabeth stadium, Lee Valley, local Jubilee Park very near and 69 public parks in Enfield.
- Not enough information on plans; no traffic management

4.2.6 A letter of objection comprising residents from 12 neighbouring properties following residents meeting at Edmonton County School on 24th February 2015 with following concerns:

- Despite listening to Powerleague and the Head Teacher, not against the school developing its sporting facilities but against the extensive scale and intrusive development impacting on surrounding residential properties and far beyond the school requirements for its students.
- Intolerable increase in noise and light pollution – extensive timetable for commercial pitches 9am to 10.30pm, 7 days a week; noise level from 7 pitches will adversely impact on bedrooms and gardens to surrounding families during hours when families are at home weekends and evenings; will disturb family time, children doing homework, preparing for exams, bedtime and rest times.
- Lighting will hugely impact on our currently quiet, dark and peaceful green space with a sea of artificial lighting intruding into bedrooms and gardens.
- Current uninterrupted views will be destroyed
- Loss of natural green area for school students to commercial interests
- Impact on traffic, congestion and parking
- Licensed premises will result in anti-social behaviour problems and impact of hiring for private functions
- Security issues with some properties only 50m from rail track
- Council has policy against loss of small pockets of green within residential areas.

4.2.7 420 letters in support of the proposed development have been received from the parents/carers. The letter in generic form states as follows;
I am the parent/carer of a pupil at Edmonton County School. The current sports facilities at the school's Cambridge campus are insufficient, of very poor quality and in desperate need of improvement. They do not meet the needs of the PE curriculum and are not conducive with promoting and leading a healthy and active lifestyle.

The application by Powerleague to provide a new sports hall and several artificial sports pitches would be of enormous benefit to pupils at the school and is therefore a proposal which I wholeheartedly endorse and urge the Council's Planning Committee to support the scheme.

4.2.8 One letter of support received from the executive Head Teacher of the school addressing the following issues:

- Since September 2010, the school has operated on a dual campus model
- Currently GCSE students have to be walked in groups from Cambridge campus to the Bury campus in order to fulfil curriculum demands with regard to sports leading to wasted time and safety risks; only students studying GCSE/PE benefit from this arrangement so the rest of the students are disadvantaged by not having access to superior sports facilities.
- Cambridge campus does not have a sports hall and the gym is in poor state.
- Due to poor drainage, the field is out of use for significant periods over the year so limited opportunities for exercise at break, lunchtime and lesson times.
- School is committed to provide academic, competitive and recreational sport for healthy children lives. In a community blighted by gang activities and occasional anti-social acts, it is necessary to provide positive choices and things to do for kids.

- School recognises need for community to make use of school facilities when closed to students
- The proposed Powerleague sports hall and pitches will enhance the school and community – cost and maintenance to be borne by Powerleague, school will be leader in sports facilities, enhanced extra-curricular offer to students, retention of students, greater popularity for Enfield.
- Similar beneficial arrangement exists at Bury campus with Aspire/Fusion.
- Powerleague are committed to manage issues raised by residents regarding increased noise and activity.
- The proposal enjoys the support of the Governors and the students.

4.2.9 One letter received from a resident in support of the application suggesting the proposal should consider including a 400m running track and this would appeal to the older people who would benefit from the gentle stroll for their walkout.

5.0 Relevant Policies

5.1 The London Plan

- 3.16 Social infrastructure
- 3.18 Education facilities
- 3.19 Sports facilities
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 6.13 Parking
- 7.1 Building London's neighbourhoods and communities
- 7.2 An inclusive environment
- 7.4 Local character
- 7.6 Architecture
- 7.15 Reducing noise and enhancing soundscapes
- 7.19 Biodiversity and access to nature
- 7.21 Trees and woodland

5.2 Core Strategy

- CP8 Education
- CP9 Supporting community cohesion
- CP11 Recreation, leisure, culture and arts
- CP20 Sustainable energy use and energy infrastructure
- CP21 Delivering sustainable water supply, drainage and sewerage infrastructure
- CP28 Managing flood risk through development
- CP30 Maintaining and improving the quality of the built and open environment
- CP34 Parks, playing fields and other open spaces
- CP36 Biodiversity

5.3 Development Management Document

DMD16	Provision of new community facilities
DMD37	Achieving High Quality and Design-Led Development
DMD38	Design Process
DMD45	Parking Standards and Layout
DMD71	Protection and enhancement of open space
DMD72	Open space provision
DMD73	Children's play space
DMD74	Playing Pitches
DMD80	Trees and Landscaping

5.2 Other Relevant Policy

National Planning Policy Framework
National Planning Practice Guidance

6 **Analysis**

6.1 The key considerations in the determination of this planning application are; the principle of such development on the local open space/playing field and use of artificial pitches, impact of the development on the amenities of neighbouring and nearby residential properties, the visual impact on character and appearance of the area, traffic generation and impact on highway network and access, effect on local ecology and trees.

6.2 Principle of development

6.2.1 The site is located within a site identified in local policy as local open space and playing field, and therefore Policy 34 of the Core Strategy and Policies DMD 71 and 74 of the Development Management Document are key in assessing the proposal. In addition regard needs to be had to Policy 3.19 of the London Plan which advises:

“ Development proposals that increase or enhance the provision of sports and recreation facilities will be supported.... Wherever possible, multi-use public facilities for sports and recreational activity should be encouraged. “

6.2.2 Policy 34 of the Core strategy seeks *to protect and enhance existing open space; requiring improvements to open space provision through increasing the access to, quantity and quality of publicly accessible open spaces and supporting the community use of non-public open spaces. It also requires the provision of new and improved play spaces to address existing deficiencies and to meet future needs, with priority given to those areas where the deficiency of play space is considered most significant as identified in the Enfield Open Space Study.*

6.2.3 Policy DMD71 seeks to resist the loss of open space unless:

- a. Replacement open space can be re-provided in the same locality and of better quality to support the delivery of the Council's adopted Parks and Open Spaces Strategy; or
- b. It has been demonstrated through the submission of an assessment that the open space in question is surplus to requirements.

Essential structures and facilities that would support the enjoyment of and maintain the open space will be acceptable provided the size, siting, location, design and materials would be sympathetic and proportionate to the operational requirements of the open space that it supports.

6.2.4 Policy DMD74 states:

1. *Development involving the loss of sports pitches will not be permitted.*
2. *The preference for new sports pitches is natural grass pitches. The Council will only permit artificial grass pitches if all of the following criteria are met:*
 - a. *The location must have very good accessibility by public transport;*
 - b. *The site must have adequate road access and be able to accommodate car parking;*
 - c. *The site must be level and have suitable ground conditions;*
 - d. *The proposal must not harm the character or appearance of the area;*
 - e. *There is no harm to residential properties in terms of noise and light pollution;*
 - f. *There is no adverse impact on local flora and fauna;*
3. *Applications for new artificial pitches must provide details of proposed landscaping, enclosure and lighting. Applicants must demonstrate how lighting has been designed to prevent loss of amenity to local residents or harm to biodiversity.*

6.2.4 Guidance provided by the National Planning Policy Framework (NPPF) (paragraph 73) in support of such development states that “Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.”

6.2.5 Under paragraph 74, the NPPF continues – existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless: the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

6.2.6 With regard to Policy DMD71 and criteria (1) of DMD74, the proposed pavilion would encroach onto some of the existing green space, but not onto any existing pitches. The level of encroachment is limited and the pavilion building incorporates indoor sports facilities, together with the essential facilities (changing rooms) necessary to support the use of the remainder of the open space. The provision of the artificial pitches would not involve loss of sports pitches but rather represents an alternative form of provision and enhancement of the quality of the existing pitches making them usable for longer periods in the year. This is supported by London Plan policy 3.19 and through the NPPF (para 73 & 74).

6.2.7 Policy DMD 74 indicates a preference for grass pitches and sets specific criteria that artificial pitches must meet in order to be considered acceptable. The proposal is discussed below under each criterion:

Accessibility by public transport;

Both vehicular and pedestrian accesses will be provided into the facility from the existing school access directly from A10 Great Cambridge Road, part of Transport for London Road Network (TLRN). The site is in close proximity and directly served by public bus routes nos. 217, 231 and 617.

Adequate road access and ability to accommodate car parking;

The site has separate entry and exit points leading directly to a parking area that can accommodate 88-91 vehicles and there is possibility to add 10 No. additional car parking spaces if required. The points of access to the site remain as existing and are considered satisfactory.

Site to be level and to have suitable ground conditions;

The site is relatively level and the ground conditions are such that the site is already in use as a playing field and as such its suitability for purpose is confirmed.

Proposal not to harm the character or appearance of the area

The proposed pavilion building will be sited near to the existing school buildings to reduce impact on the open character of the site. The rest of the development as proposed is comprised in the main of pitch enclosures and flood lighting poles. It is considered that this would not harm the character and appearance of the area given it does not comprise fully enclosed structures apart from the pavilion.

The proposed visual appearance of the 3G Artificial Turf Pitch and associated features are designed to be sympathetic to the site and are specified to be coloured Dark Green and so that they may appear fitting and discreet against the open greenery and grassed background.

No harm to residential properties in terms of noise and light pollution

The applicant has stated that “*With regards to the impact of new floodlighting to the neighbouring residential properties, lighting will be directed to the centre of the pitch to reduce light spill and visual impact to the surrounding area*”. This issue and noise issues are addressed in more detail later in the report

No adverse impact on local flora and fauna

The scheme does not result in the removal of any trees. A landscaping scheme is proposed as part of the proposals.

- 6.2.8 As set out above, a new pavilion building is proposed to provide indoor sports facilities, to serve as a changing room for the pitches, and includes a cafeteria. Concerns have been raised by neighbours about the possible use of the building as a licensed facility and the applicant has been asked to confirm that alcohol will not be sold on the premises now and in the future. Although this is not a planning issue, the applicant has nevertheless willingly assured the neighbours that it is not proposed to have alcohol being sold on the premises. This assurance is noted and welcomed.

6.3 Impact on Character of the Surrounding area

- 6.3.1 The application site is located within an open space currently being used as playing field associated with the school. It is recognised that the proposed development will have some impact on the character and appearance of the area given the nature and form of the proposed works and this is in terms of the increased intensity of the use and the physical impact of the structures required to support the use.

Intensity of use

- 6.3.2 The artificial surface is likely to permit a greater intensity of use and facilitate longer opening hours unlike the current use, especially when supported by floodlighting. However, notwithstanding this, as the applicant has explained, the proposals are driven by need and will result in significant benefits to the school and the community;

Edmonton County School will have exclusive access to the pitches during school opening hours. Due to the terms of the lease, at no point could the site be operated commercially during school hours. In addition to providing a much needed sports hall for the school, the introduction of all-weather pitches onto the site will provide year round access to the playing fields during break times, which would otherwise be inaccessible for much of the year.

Outside of school hours, whilst the facility will be operated commercially, there will be no membership fees and the facility will be open to the whole community on a pay as you play basis. In addition to this, free use will be provided to registered community groups between 10am and 5pm on Saturdays and 10am and 6pm on Sundays on at least two of the pitches. In response to a request from members, Powerleague has also agreed to allow free community use during the school holidays between 10am and 12.30pm and 2pm and 5pm on at least two pitches.

Visual Impact

- 6.3.4 In terms of the impact of the physical development upon the area, the application proposes the erection of a part single and part two storey sports pavilion and installation of a 3G Artificial Turf Pitches (ATP) with perimeter ball-stop fencing, floodlights and associated works.
- 6.3.5 In terms of the design and appearance, the pavilion building has been amended during the course of the application to take account of concerns raised by officers. This has resulted in amendments to the scheme to secure a more sympathetic design to the area. The pavilion is designed rectangular in shape of simple form and massing with the games hall two storey high at the middle and with single storey elements to front and rear. The layout of the building is designed to meet the FA's requirements for facilities of this type. Single storey elements would be clad in timber which is also continued over the lower half of the central games hall. In terms of height, the games hall measures 11.016m high to ridge (8.347m to eaves) while the single storey pavilion buildings measure 6.12m high to ridge

(3.4m to eaves). The pavilion building would provide facilities for multiple sports including badminton, basketball, football, netball and table tennis; also to be used as an exhibition hall, an assembly hall or exam hall and would be designed with a sprung wooden sports floor. It also includes a cafeteria and changing rooms. The building would be located alongside the existing two storey school buildings and therefore would be viewed against this backdrop.

- 6.3.6 The proposed pavilion building would measure 21m wide x 64m long and would be set-in by between 14.5m – 16m from the nearest existing school building located to the south. It would encroach into part of the open space adjacent to the hardstanding area with temporary structures which are proposed to be demolished, but would not encroach onto any existing pitches.
- 6.3.7 In terms of the floodlighting proposed, there would be a total of 19 new columns around the perimeter of the pitches. There would be four floodlighting columns around each pitch (at the corners), and these would be 12m high for the large pitch and 8m high for the six small pitches. The proposed perimeter fencing would be 5m high comprised of 1.2m high painted timber rebound board, 1.8m high plastic coated weld mesh screen coloured green and 2m high type 60S 100mm aperture netting.
- 6.3.8 Whilst the proposed development will extend the footprint of buildings north of its current position, encroaching onto part of the open space, and enclosure of the pitches will increase the extent of enclosure of the existing open space, overall it is considered that these works would not have an undue detrimental impact on the wider character and appearance of the surrounding area.

6.4 Impact on amenity to nearby and neighbouring residential dwellings

- 6.4.1 Policy 7.15 of the London Plan (2011) states that development proposals should seek to reduce noise by minimising potential adverse impacts of noise on, from, within, or in the vicinity of, development proposals and by promoting new technologies and improved practices to reduce noise at source.
- 6.4.2 Policy DMD 37 requires development to be suitable for its intended function, appropriate to its context and having appropriate regard to its surroundings. Policy DMD74 refers to playing pitches setting out a criteria based approach for assessing the impact of new artificial pitches and requires that “*details must be provided of landscaping, enclosure and lighting .. and .. applicants must demonstrate how lighting has been designed to prevent loss of amenity to local residents or harm to biodiversity*”.
- 6.4.3 The nearby residential properties that would be likely to be impacted by of the proposals include some properties on Lathkill Close, Dimsdale Drive, St. Edmunds Road, Hickory Close, Warren Crescent and Lawn Close. The applicant states that following concerns raised by residents and members regarding the impact of noise and lighting from the facility during the initial consultation, he undertook additional background noise readings from three locations identified during the public consultation, and included these

readings in a technical note. A double height kick board has also been incorporated along the eastern boundary of the pitches which would act as a noise barrier. The technical note demonstrated that the predicted noise levels would be below the average and peak background levels at all of the locations surveyed.

- 6.4.4 At the Planning Panel further concerns were raised regarding noise, including a query of why the readings were taken at 1.5m and whether this would account for noise at second storey windows. Sharps Redmore confirmed that 1.5m was standard practice and agreed to provide additional information to illustrate the effect at second storey level. This is included in a reissued Noise Impact Assessment (NIA), which clearly demonstrates that WHO guidelines will be met at all windows and that the predicted noise will be below existing ambient and peak background noise levels.
- 6.4.5 At the request of Members, comparative noise values have been added into the report to assist with perceiving the expected noise environment. The conclusion to the reissued NIA also notes that the readings relate to external noise values at each property and as such a further reduction of around 15dB will be experienced within bedrooms and other living areas, even when windows are open for ventilation during the summer months. Whilst comparative ambient noise levels are provided within the report, the key consideration is that the ambient and peak noise experienced will be below existing levels.
- 6.4.6 Further to this, the above calculations are based upon a 2m high noise barrier, as recommended by Sharps Redmore. Due to the use of a double height kick board to create this barrier, the actual barrier height is 2.4m which affords additional protection to upper storeys. The use of double height kick boards along the eastern boundary only will minimise visual impact of the barrier. In addition, this means that the effect of the impact of balls on the barrier is known and has been taken account of within the predicted noise values.
- 6.4.7 In terms of lighting, the lighting assessment and contour diagram submitted with the application demonstrates that the lighting will be contained to the pitches and there will be no light trespass to properties. In response to queries raised at the Planning Panel it is agreed that there will be automatic switch off of lighting at 10.30pm ensuring that all activity ends at promptly at this time. In addition, the use of the pitches will be managed to ensure that lighting is only switched on whilst a pitch is in use, and that evening bookings will be phased to ensure that later bookings are directed to the pitches furthest away from residential properties.
- 6.4.8 The applicant advises that it is imperative that the facility is allowed to operate until 10.30pm in order to remain viable. The standard World Health Organisation (WHO) definition of night time is 11pm and as such they consider the proposed closing time to be reasonable and acceptable.
- 6.4.9 The studies and further surveys undertaken, conclusions and assurances given by the applicant are noted.
- 6.4.10 The Council's Environmental Health Officer had raised initial concerns regarding the impact of noise arising from the use of the pitches and any associated spectators to neighbouring residents specifically to the east

(Warren Crescent and Bury Street) and to north (Lathkill Close and Dimsdale Drive). Following submission of the revised acoustic report, that includes the improved attenuation barrier, he now raises no objection as there is unlikely to be a significant negative environmental impact. However, he does consider that there is the possibility that some noise nuisance could still occur, given the use is to 7 days-a-week and this is likely to lead to some loss of amenity for existing residents. This potential impact needs to be balanced against the benefits for the school and wider community arising from the development and in the context of the applicants offer to phase evening bookings to ensure that later bookings are directed to pitches furthest away from residential properties.

6.5 Highways and parking impacts

6.5.1 During the school day the artificial grass pitches will essentially allow all weather use of the facility by the school with no transport implications. However given the site is available for use after school hours and by the local community and sports groups it is considered that this represents a potential intensification of use with implications on car parking and transport related demands.

6.5.2 To assess the impact of the proposal, the applicant advises that the general trip generation has followed the industry standard approach using surveys from comparable sites and concludes as follows “ *Having determined which sites are comparable, the sites are averaged to form a single data set. The use of a mean is statistically applied to reduce bias in the data and produce the most probable future outcome. In this regard the industry standard approach has been applied, mimicking the approach followed by TRICS (and formerly TRAVL) using recently observed highly comparable data.*

If the alternative statistical method of averaging out the data was applied as suggested at the Planning Panel, a maximum parking accumulation of 95 would be reached at Tottenham and 89 at Newham and it could be argued that the average should logically be somewhere between the two. However, these would be reached at different times of the day (between 2000hrs and 2100hrs at Newham and 2100hrs and 2200hrs at Tottenham) and manually realigning would not represent good practice. Nevertheless, even if this alternative approach was taken as the correct methodology, which is disputed, the additional requirement could be easily met by the potential for 10 additional spaces identified previously to officers.

The operation of the sports centre will not overlap with the operation of the school and as such there will be no traffic or parking accumulation between the two uses. The coordination of uses is governed by the lease agreement in place between the applicant and the school. Specifically, during a weekday the development will open at 1630hrs at the earliest, with the school hours being 0800hrs to 1500hrs for pupils and most teachers having left by 1600hrs. The development agreement includes provision for four parent’s evenings per year during which the development will either not open or will open for a short period of time”.

6.5.3 The studies undertaken on the proposal show a typical peak accumulation (outside school and network peak periods) (maximum 108 players) of 82

vehicles while the site can currently accommodate up to between 88 to 91 vehicles. An additional 10 potential parking spaces have been identified that could be provided within the existing footprint of the car park. This is considered to be consistent with DMD policy 45 and London Plan policy 6.13.

- 6.5.4 To encourage visitors to cycle and to accommodate those that arrive by bike, 24 no. cycle parking spaces are provided. The standard requirement is for one space per eight visitors. This provision is noted and a planning condition is recommended to ensure the proposals are delivered consistent with requirement in DMD policy 45 and London Plan policy 6.9.
- 6.5.5 Transport for London has suggested imposition of a management plan/travel plan and a construction logistics plan. This has been noted and shall be applied if planning permission is granted.
- 6.5.6 *Access and servicing*

It is proposed that the existing access arrangements (in-out) would remain unchanged. As the proposed development is stated to operate outside the existing school hours, reducing the risk of conflict with students and school staff, this arrangement is satisfactory. Traffic and Transportation state that as only some details with regard to refuse and recycling, emergency service and coach access have been shown, further details should be conditioned

6.6 Archaeological Impact

- 6.6.1 English Heritage (HE) states that *....the proposed development involves the construction of a substantial sports pavilion and earth moving over most of the site involving removal of topsoil and subsoil and installation of drainage. Buried archaeological remains (if present) are expected to be close to the surface and therefore vulnerable to harm by such operations. According to the Historic Environment Record the Ermine Street Roman road ran north-south through the site – finds from the surrounding area also indicate potential for Roman settlement, burials or agricultural use. In order to comply with the NPPF (para 128) I therefore consider that an archaeological field evaluation is necessary to understand identify heritage assets of archaeological interest and understand their nature, location and significance. This will enable the applicant to review and revise their groundworks reduce harm, and also ensure that any subsequent investigation is appropriate*". Field evaluation should be conducted by an appropriately qualified archaeologist working to a brief agreed with English Heritage.
- 6.6.2 English Heritage require the field evaluation work to be undertaken prior to any decision being made on the planning application. The applicant is concerned about undertaking such works, given their cost, without any certainty about the acceptability of the principle of the development proposed. Accordingly, this report is brought to Committee at this stage to seek Members resolution on the acceptability of the development in all other respects. If following the field evaluation work material changes are required to the scheme to address any heritage issues then reconsultation with adjoining residents would be undertaken and the application would be brought back to Committee.

6.7 Flood risk and sustainable drainage

6.7.1 The applicant has provided a drainage strategy and proposals to accommodate appropriate SUDS solution for the development, with infiltration systems along the northern boundary of the site. The SUDS officer is content with the proposals confirming that non-incorporation of geocellular tanks and proposal of keeping to above ground storage features such as swales and possibly a pond is acceptable and suggests imposition of relevant conditions.

6.7.2 The Environmental agency (EA) considers that both the submitted revised FRA and drainage strategy satisfactory outline the surface water management scheme for the site subject to conditions for further detailed design.

6.8 Trees and Landscaping

6.8.1 With regard to landscaping and trees, it is recognised that the trees on the northern and eastern boundaries assist in screening the visual impact of the development from the adjacent residential properties. Moreover the trees are considered to form a landscaped buffer against noise and light spill.

6.8.2 The Council's Tree Officer has no objection as long as the drainage system does not interfere with the trees along the boundary and requires that a tree protection fence be located 5.4m from tree stems and drainage systems to be outside of that area. He also requires proposals for additional planting along the A10 boundary side and the northern boundary be submitted as part of the application and to be required by condition.

6.9 Sustainability

The submitted documentation in support of the application includes an energy statement and a sustainability assessment report. It is suggested that relevant conditions are imposed to ensure the development complies with policy.

6.10 Community Infrastructure Levy (CIL)

As of the April 2010, legislation in the form of CIL Regulations 2010 (as amended) came into force which would allow 'charging authorities' in England and Wales to apportion a levy on net additional floorspace for certain types of qualifying development to enable the funding of a wide range of infrastructure that is needed as a result of development. Since April 2012 the Mayor of London has been charging CIL in Enfield at the rate of £20 per sum. The Council is progressing its own CIL but this is not expected to be introduced until summer 2015.

As an education use, the proposed sports hall would be classified as a development which is not CIL Liable in accordance with the Mayor of London CIL exemptions list.

7 Conclusion

- 7.1 It is evident from the public responses that there are several concerns with the proposed development in this location and its impact on the amenities of nearby residents. It is also noted that whilst the Environmental Health Officer does not object to the development, he does consider that there is a possibility of some noise nuisance and that residents could experience some loss of amenity as a result. However, it is considered that the applicant has sought to include appropriate measures within the scheme to help mitigate its impact, including a noise barrier to the perimeter of the pitches, controls over the floodlighting and management of the pitches in the evening to direct use away from the residential properties. Given this and in the light of the benefits of enhanced sports facilities for the school, access to such facilities for the wider community and therefore wider benefits for public health, and the identified need for accessible 3G all weather pitches in Enfield, it is considered in balancing all the relevant considerations that the development is overall would be acceptable, subject to the satisfactory resolution of the heritage issues.

8. Recommendation

- 8.1 That subject to the satisfactory resolution of the heritage issues as set out in the report, the Head of Development Management / the Planning Decisions Manager be granted delegated authority to **GRANT** planning permission subject to the conditions set out in this report and any additional conditions required to address the heritage matters
1. C51A – Time Limited permission (3 years)
 2. C07 - Materials
 3. C61 – Approved plans
 4. Refuse and recycling details
 - 5 Deliveries of construction and demolition materials shall be taken at or despatched from the site outside the following times 08:00 – 18:00 Monday to Friday, 08:00 - 13:00 Saturdays and at no other time except with the prior written approval of the Local Planning Authority.
Reason: To protect local residential amenity
 - 6 NSC4 – Construction Methodology
Reason: To protect local amenities.
 - 7 Prior to the development being brought into use, a Community Use Scheme shall be submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England. The Scheme shall include details of pricing policy, hours of use, access by non-school users/non-members, management responsibilities and include a mechanism for review. The approved Scheme shall be implemented upon commencement of use of the development.
Reason: To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport and to accord with Policy
 - 8 Notwithstanding the submitted details, before the first use of the facility hereby permitted, details of the facilities for secure cycle parking shall be submitted to and approved in writing by the Local Planning Authority. The

facilities shall be provided in accordance with the approved details prior to first use of occupation of the development.

Reason: To ensure the delivery of a sustainable development which seeks to minimise travel by private car in accordance with the National Planning Policy Framework.

- 9 The development shall not commence until details of a landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. The detailed landscaping scheme shall include the following details:
 - a. an ecological report detailing how the landscaping scheme maximises and enhances the ecological value of the site;
 - b. existing and proposed underground services and their relationship to both hard and soft landscaping;
 - c. proposed trees: their location, species and size (specifically replacements for all trees removed as part of this development);
 - d. soft plantings: including grass and turf areas, shrub and herbaceous areas;
 - e. topographical survey: including earthworks, ground finishes, top soiling with both conserved and imported topsoil(s), levels, drainage and fall in drain types; and
 - f. any other landscaping feature(s) forming part of the scheme.

All landscaping in accordance with the approved scheme shall be completed/planted during the first planting season following practical completion of the development hereby approved. The landscaping and tree planting shall set out a plan for the continued management and maintenance of the site and any planting which dies, becomes severely damaged or diseased within five years of completion of the development shall be replaced with new planting in accordance with the approved details or an approved alternative and to the satisfaction of the Local Planning Authority.

The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Reason: To minimise the impact of the development on the ecological value of the area, to ensure the development provides the maximum possible provision towards the creation of habitats and valuable areas for biodiversity and to preserve the character and appearance of the area in accordance with Policies CP30 and CP36 of the Core Strategy, the Biodiversity Action Plan and Policies 7.4 and 7.8 of the London Plan.

- 10 Prior to the commencement of development, a parking management plan setting out the arrangements for parking and access associated with use for the facility, including community use, shall be submitted to and approved in writing by the Local Planning Authority. The use of the site shall only operate in accordance with the approved parking management plan.

Reason: To safeguard the residential amenities of neighbouring occupants and to preserve the free flow of traffic and pedestrian safety.

- 11 No works or development shall take place until the following have been provided and approved by the Local Planning Authority, based on the Sustainable Drainage Schematic provided (by Dewar Associates Ltd,

Option 2 Revision 2, April 2015) and on the agreed FRA (by Paul Gerrad, dated March 2015)

- a) An infiltration test in the area of the proposed detention basins
- b) Details of the overflow mechanism from the pavilion into the car park
- c) Thames Water's approval of the overflow mechanism discharging to their Surface Water Sewer
- d) Detailed specifications of the detention/retention basins, including dimensions, materials and planting
- e) Detailed specifications of the MUGA drainage leading to the basins
- f) A management plan for future maintenance of the sustainable drainage system

The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: to ensure that the design of the sustainable drainage system is adequate in protecting the development from flooding, will not increase flood risk elsewhere, and will remain functional throughout the lifetime of the development

12 Retained Trees

In this condition a "retained tree" is an existing tree which is to be retained in accordance with the approved plans and particulars and any recommendations therein; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the (occupation of the building/commencement of use of the approved development) for its permitted use.

- a, No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned in any manner, be it branches, stems or roots, other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. All tree works shall be carried out in accordance with BS 3998.
- b, `` If any retained tree is cut down, uprooted, destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason: To screen, preserve and enhance the development and ensure adequate landscape treatment in the interest of amenity and to ensure that the retained trees, shrubs and hedgerows on the site or in adjacent sites are not adversely affected by any aspect of the development.

13. Prohibited Activities

The following activities must not be carried out under any circumstances:

- a, No fires shall be lit within 10 metres of the nearest point of the canopy of any retained tree.
- b, No works shall proceed until the appropriate Tree Protection Barriers are in place, with the exception of initial tree works.

- c, No equipment, signage, fencing, tree protection barriers, materials, components, vehicles or structures shall be attached to or supported by a retained tree.
- d, No mixing of cement or use of other materials or substances shall take place within Root Protection Areas, or close enough to a Root Protection Area that seepage or displacement of those materials or substances could cause them to enter a Root Protection Area
- e, No alterations or variations to the approved works or tree protection schemes shall be carried out without the prior written approval of the Local Planning Authority.

Reason: To screen, preserve and enhance the development and ensure adequate landscape treatment in the interest of amenity and to ensure that the retained trees, shrubs and hedgerows on the site or in adjacent sites are not adversely affected by any aspect of the development.

14. Site Supervision

No works or development shall take place until a scheme of supervision for the arboricultural protection measures has been approved in writing by the Local Planning Authority. The scheme will be administered by an Arboriculturalist (as defined in BS 5837). Furthermore the scheme will be appropriate to the scale and duration of the works and include the following details:

- a, induction and personnel awareness of arboricultural matters.
- b, identification of individual responsibilities and key personnel.
- c, statement of delegated powers.
- d, timing and methods of site visiting and record keeping, including updates.
- e, procedures for reporting and dealing with variations and incidents.

Reason: To screen, preserve and enhance the development and ensure adequate landscape treatment in the interest of amenity and to ensure that the retained trees, shrubs and hedgerows on the site or in adjacent sites are not adversely affected by any aspect of the development.

15. Water Efficiency:

Prior to occupation of the pavilion building, details of the internal consumption of potable water have been submitted to and approved in writing by the Local Planning Authority. Submitted details will demonstrate reduced water consumption through the use of water efficient fittings, appliances and recycling systems to show consumption equal to or less than a 12.5% improvement over a BREEAM water calculator baseline.

The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: To promote water conservation and efficiency measures in all new developments and where possible in the retrofitting of existing stock in accordance with Policy CP21 of the Core Strategy, DMD58 of the Development Management Document and Policy 5.15 of the London Plan.

16. Rain Water Harvesting

The development shall not commence until details of a rainwater recycling system have been submitted to and approved in writing by the Local Planning Authority. The details submitted shall also demonstrate the maximum level of recycled water that can feasibly be provided to the development.

The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: To promote water conservation and efficiency measures in all new developments and where possible in the retrofitting of existing stock in accordance with Policy CP21 of the Core Strategy, Policies DMD58 and DMD61 of the Development Management Document and Policy 5.15 of the London Plan.

17. Biodiversity- nesting Boxes:

The development shall not commence until details of bird and bat nesting boxes/bricks have been submitted to and approved in writing by the Local Planning Authority.

No less than 8 nesting boxes/bricks shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes/bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: To minimise the impact of the development on the ecological value of the area and to ensure the development provides the maximum possible provision towards the creation of habitats and valuable areas for biodiversity in accordance with Policy CP36 of the Core Strategy, the Biodiversity Action Plan and Policy 7.19 of the London Plan.

18. Energy performance certificate

Following practical completion of works a final Energy Performance Certificate with accompanying Building Regulations compliance report shall be submitted to and approved in writing by the Local Planning Authority and shall reflect the carbon reduction targets agreed. Where applicable, a Display Energy Certificate shall be submitted within 18 months following first occupation.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO₂ emission reduction targets are met in accordance with Policy CP20 of the Core Strategy, DMD51 of the Development Management Document, Policies 5.2, 5.3, 5.7 & 5.9 of the London Plan 2011 and the NPPF.

19. Energy efficiency

The development shall be implemented in accordance with the approved energy statement and will demonstrate the energy efficiency of the development and shall provide for no less than a 35% improvement in total CO₂ emissions arising from the operation of a development and its services over Part L of Building Regulations 2013 utilising gas as the primary heating fuel.

The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO₂ emission reduction targets are met in accordance with Policy CP20 of the Core Strategy,

DMD51 of the Development Management Document, Policies 5.2, 5.3, 5.7 & 5.9 of the London Plan 2011 and the NPPF.

20. Renewables

The development shall not commence until details of the renewable energy technologies shall be submitted and approved in writing by the Local Planning Authority. The details shall include:

- a. The resulting scheme, together with any flue/stack details, machinery/apparatus location, specification and operational details;
- b. A management plan and maintenance strategy/schedule for the operation of the technologies;
- c. (if applicable) A servicing plan including times, location, frequency, method (and any other details the Local Planning Authority deems necessary); Should, following further assessment, the approved renewable energy option be found to be no-longer suitable:
- d. A revised scheme of renewable energy provision, shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site, the details shall also include a response to sub-points a) to c) above. The final agreed scheme shall be installed and operation prior to the first occupation of the development.

The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO2 emission reduction targets are met in accordance with Policy CP20 of the Core Strategy, Policies 5.2, 5.3, 5.7 & 5.9 of the London Plan 2011 and the NPPF.

BREEAM

21. Evidence confirming that the development achieves a BREEAM New Construction 2014 (or relevant equivalent if this is replaced or superseded) rating of no less than 'Very Good' shall be submitted to and approved in writing by the Local planning Authority. The evidence required shall be provided in the following formats and at the following times:

Prior to commencement of works a BREEAM 2014 pre-assessment (or relevant equivalent if this is replaced or superseded) establishing the feasibility of achieving a rating of no less than 'Very Good' shall be submitted to and approved in writing by the Local planning Authority. If this target (or an agreed lesser target) is deemed feasible further evidence shall be required to be provided in the following formats and at the following times:

- a. a design stage assessment, conducted by an accredited BREEAM Assessor and supported by relevant BRE interim certificates for each of the units, shall be submitted at pre-construction stage prior to the commencement of superstructure works on site; and,
- b. a post construction assessment, conducted by and accredited BREEAM Assessor and supported by relevant BRE accreditation certificates for each of the units, shall be submitted following the practical completion of the development and within 3 months of first occupation.

The development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter and no change therefrom shall take place without the prior approval of the Local Planning Authority.

Reason: In the interests of addressing climate change and to secure sustainable development in accordance with the strategic objectives of the Council, DMD49 & 50 of the Development Management Document and Policies 3.5, 5.2, 5.3, 5.7, 5.9, 5.12, 5.13, 5.15, 5.16, 5.18, 5.20 & 6.9 of the London Plan 2011 as well as the NPPF.

22. Considerate Contractors

The development shall not commence until an undertaking to meet with best practice under the Considerate Constructors Scheme and achieve formal certification has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the implementation of the development does not adversely impact on the surrounding area and to minimise disruption to neighbouring properties.

23 Construction Site Waste Management

The development shall not commence until a Site Waste Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan should include as a minimum:

- i. Target benchmarks for resource efficiency set in accordance with best practice
- ii. Procedures and commitments to minimize non-hazardous construction waste at design stage. Specify waste minimisation actions relating to at least 3 waste groups and support them by appropriate monitoring of waste.
- iii. Procedures for minimising hazardous waste
- iv. Monitoring, measuring and reporting of hazardous and non-hazardous site waste production according to the defined waste groups (according to the waste streams generated by the scope of the works)
- v. Procedures and commitments to sort and divert waste from landfill in accordance with the waste hierarchy (reduce; reuse; recycle; recover) according to the defined waste groups

In addition no less than 85% by weight or by volume of non-hazardous construction, excavation and demolition waste generated by the development has been diverted from landfill

Reason: To maximise the amount of waste diverted from landfill consistent with the waste hierarchy and strategic targets set by Policy DMD57 of the Development Management Document and Policies 5.17, 5.18, 5.19, 5.20 of the London Plan.

24 Details of a mechanism for the management and allocation of pitches to be submitted and approved.

25 That the noise barrier to the perimeter of the pitches shall be installed prior to first use.

26 Details of the mechanism to control pitch lighting so not on when pitches not in use and the automatic switching off of floodlighting at 10.30pm daily.

NOTES

1. All work shall be in accordance with the Contractor plan to preparation of the site and shall be in accordance with the approved site plan.
2. The site shall be developed in accordance with the approved site plan and the provisions of the relevant codes and regulations.
3. All work shall be completed in accordance with the approved site plan and the provisions of the relevant codes and regulations.
4. All work shall be completed in accordance with the approved site plan and the provisions of the relevant codes and regulations.
5. All work shall be completed in accordance with the approved site plan and the provisions of the relevant codes and regulations.
6. The Contractor shall comply with the CDMP 2007 Regulations.

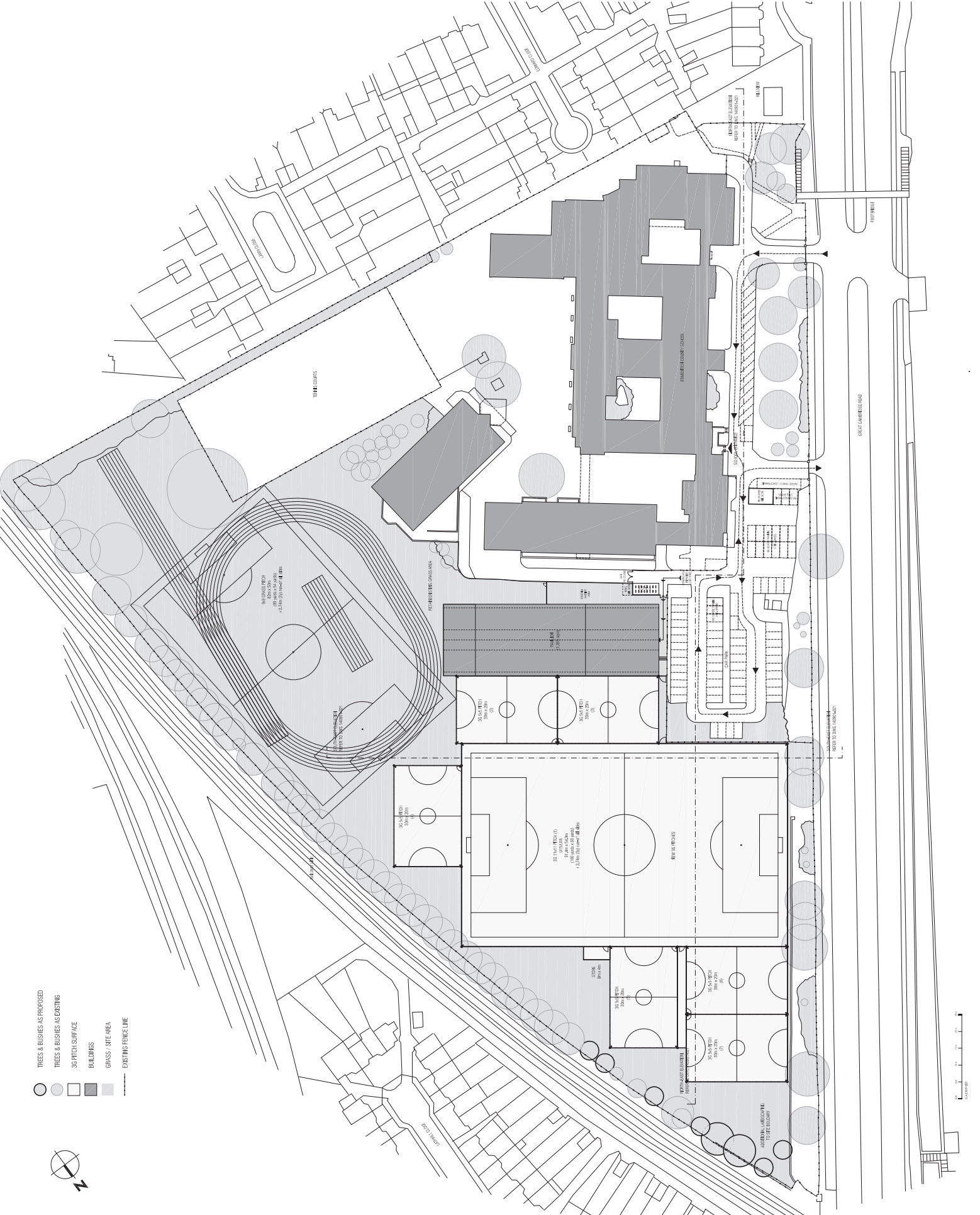


A. All work shall be in accordance with the Contractor plan to preparation of the site and shall be in accordance with the approved site plan.

BONAR | ASSOCIATES

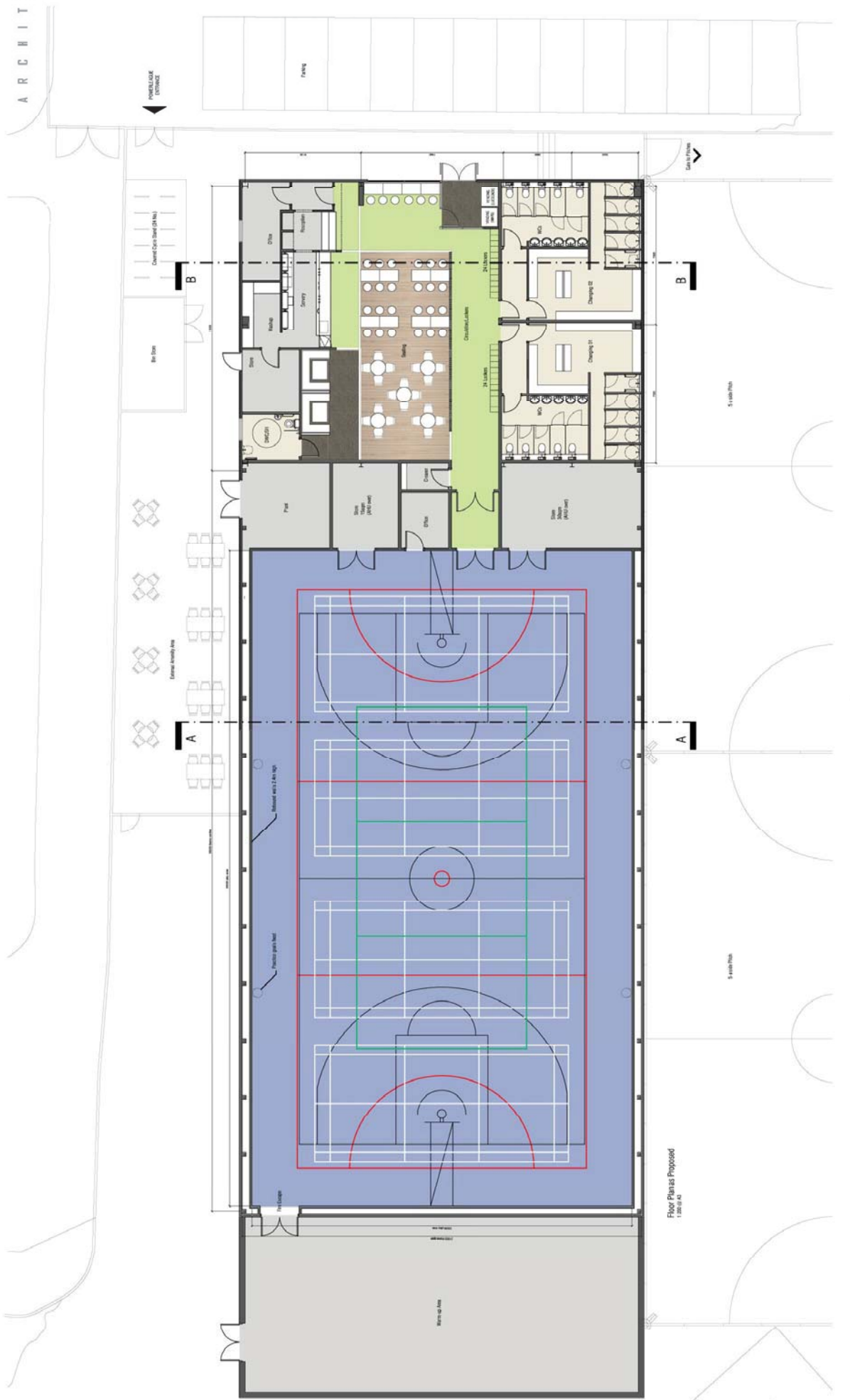
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Client:	111111111111
Project:	111111111111
File:	111111111111
Drawn By:	11111111
Checked:	11111111
Date:	11/11/11
Scale:	1:100
Proj. No.:	11111111
Site:	11111111
Drawn:	11111111
Rev.:	1



- TREES & BUSHES AS PROPOSED
- TREES & BUSHES AS EXISTING
- 3G PITCH SURFACE
- BUILDINGS
- GRASS / SITE AREA
- EXISTING FENCE LINE





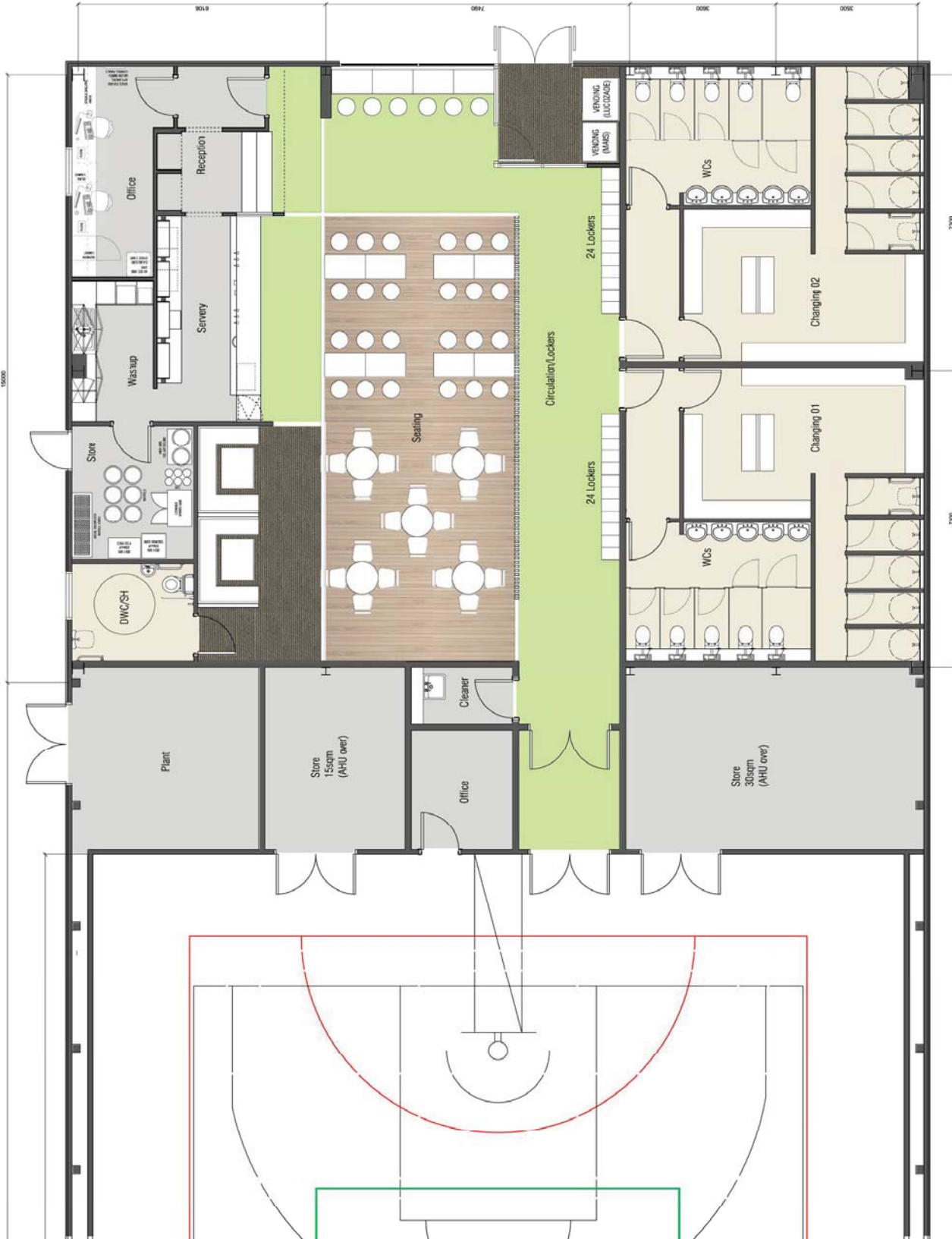
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 4. All dimensions are to the finished surface unless otherwise stated.
 5. All dimensions are to the centerline of the structure.
 6. All dimensions are to the centerline of the structure.
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 8. All dimensions are to the centerline of the structure.
 9. All dimensions are to the centerline of the structure.
 10. All dimensions are to the centerline of the structure.

Project: PROPOSED FOOTBALL PITCHES & PAVILION
 ENFIELD
 Client: POWERLEAGUE
 Title: PROPOSED PAVILION PLAN
 Project No: 146901
 Scale: 1:200 @ A2
 Drawn: KH
 Checked: KH

Issue Purpose: PLANNING
 Dwg. No: 146901-030
 Date: 10/07/14
 Revision:

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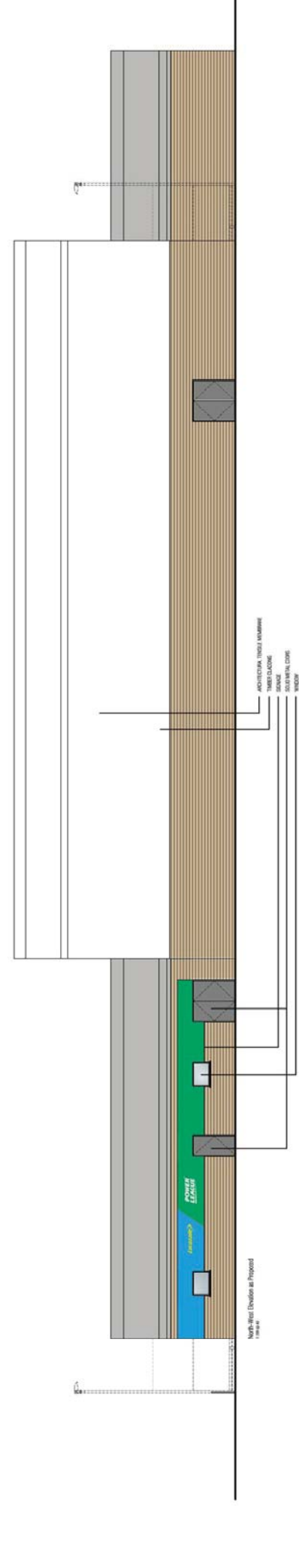
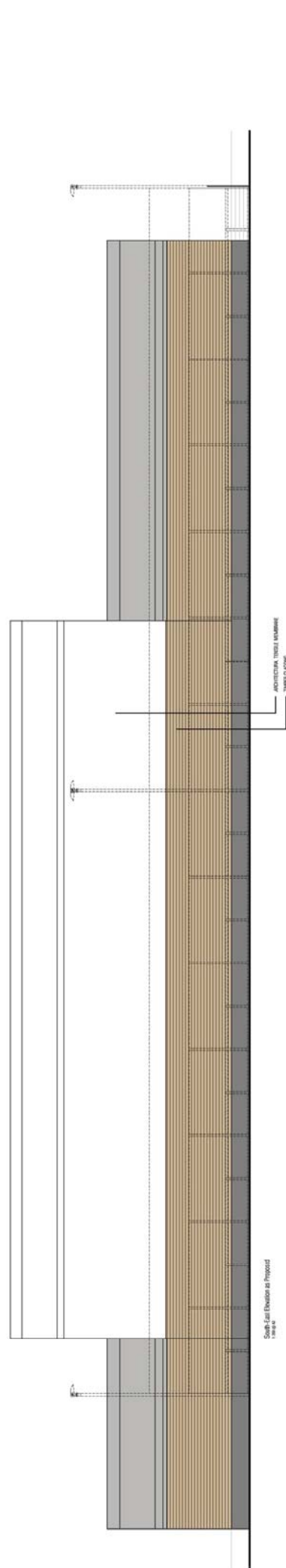
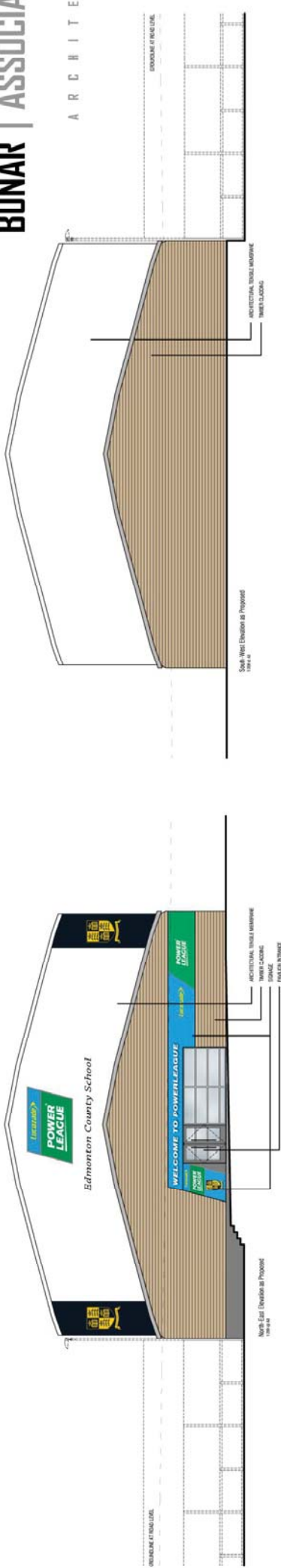
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Client POWERLEAGUE
Title PROPOSED FACILITIES PLAN
Project No. 14091
Scale 1:100 @ A3
Drawn KH
Checked KH



Dwg. No. 14091-031
Date 10/09/14
Revision KH

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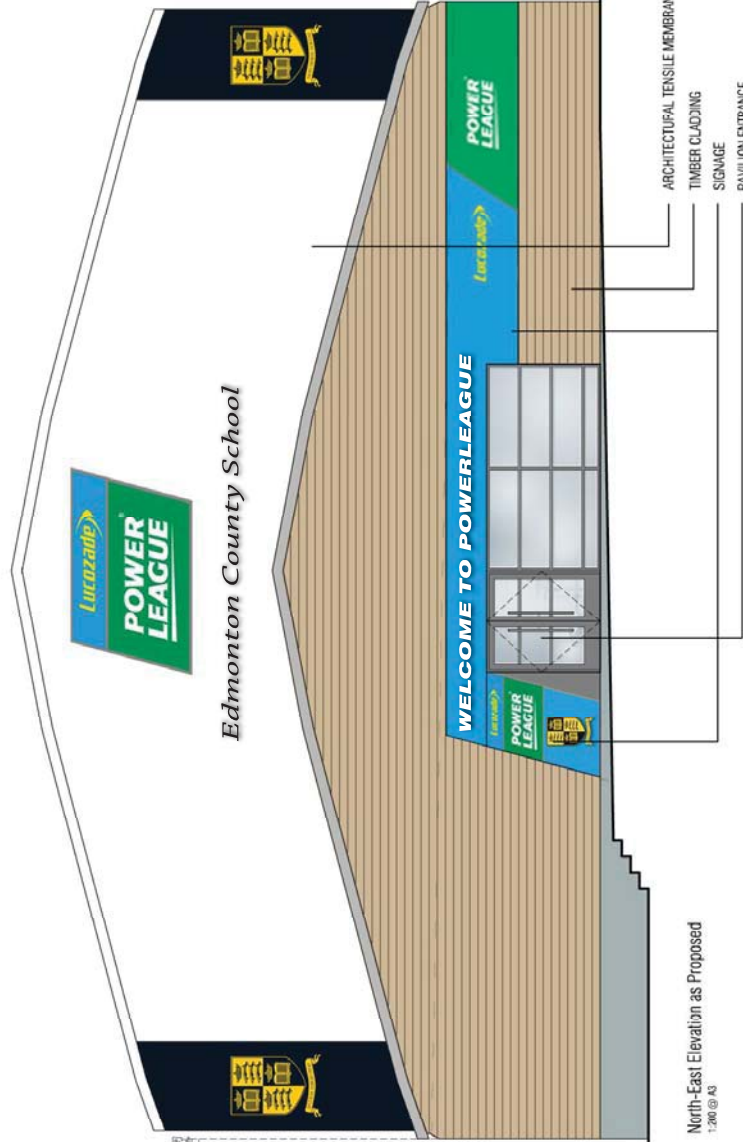
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Client POWERLEAGUE
Title PROPOSED PAVILION ELEVATIONS
Project No. 14691
Scale 1:200 @ A3
Drawn KH
Checked
Dwg. No. 14691-040
Date 10/09/14
Revision

Issue Purpose PLANNING

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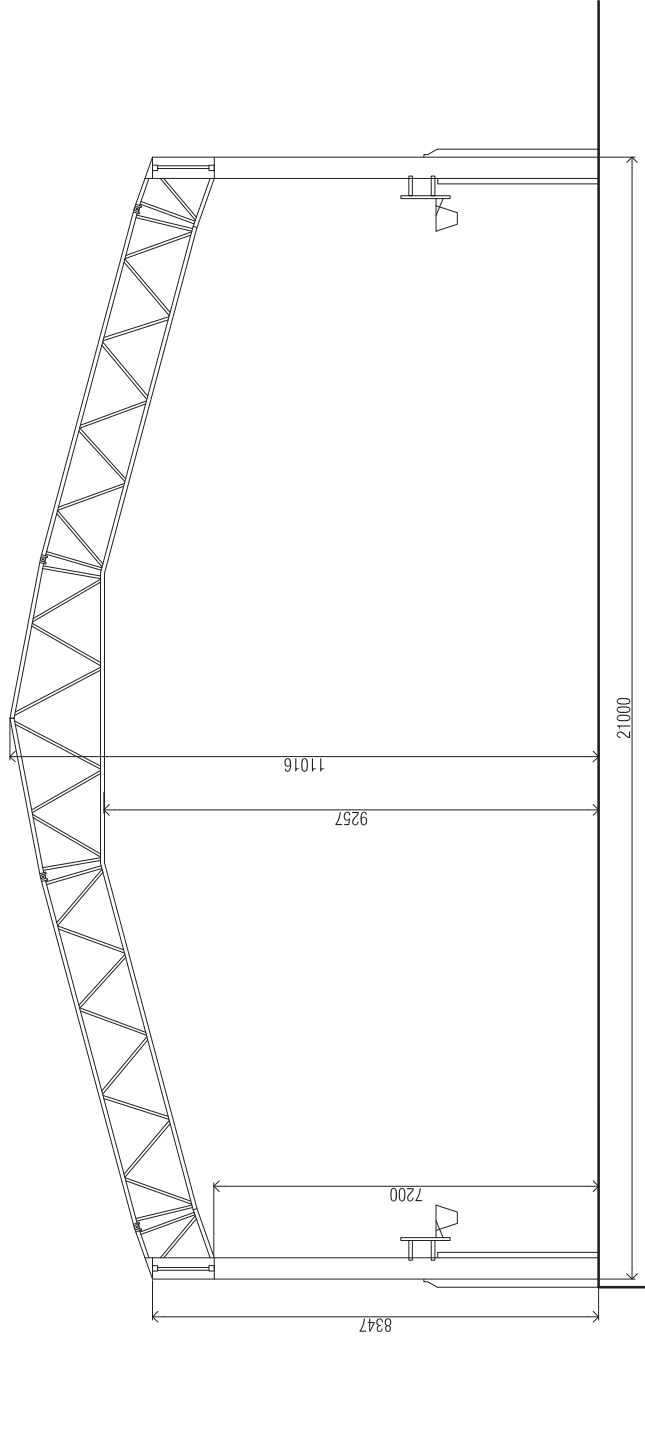
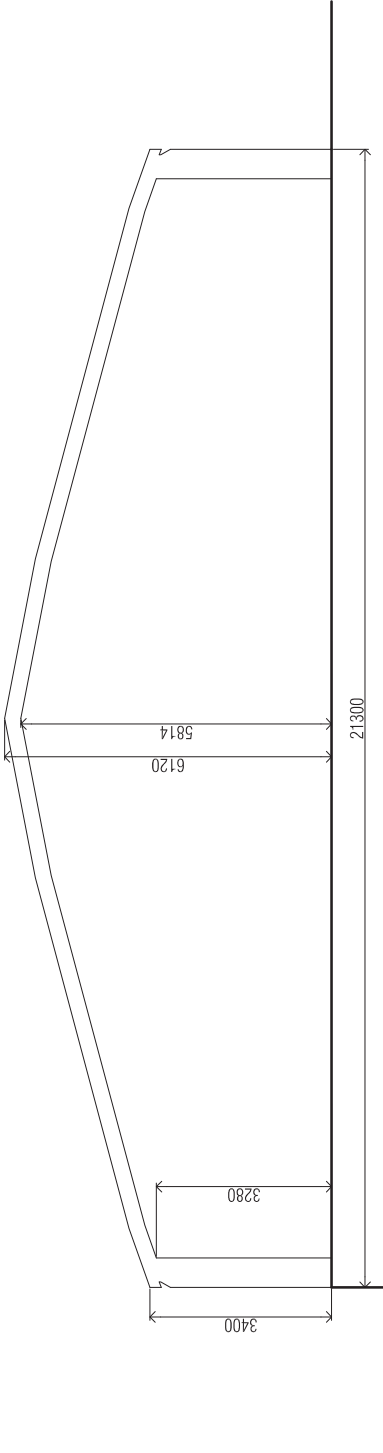
North-East Elevation as Proposed
1:200 @ A3

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 ENFIELD
Client POWERLEAGUE
Title PROPOSED PAVILION ELEVATION
Project No. 14691/1
Scale 1:100 @ A3
Drawn KH
Checked
Dwg. No. 14691-04
Date 01/09/14
Revision

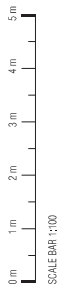
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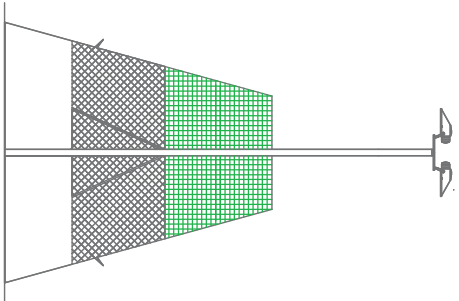
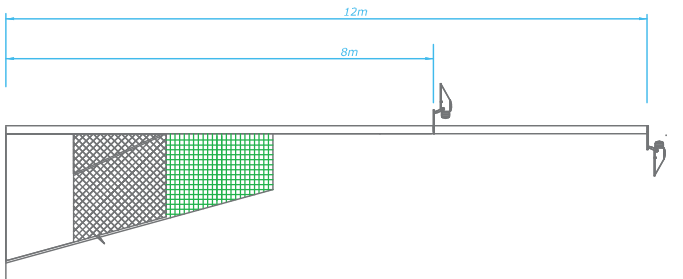
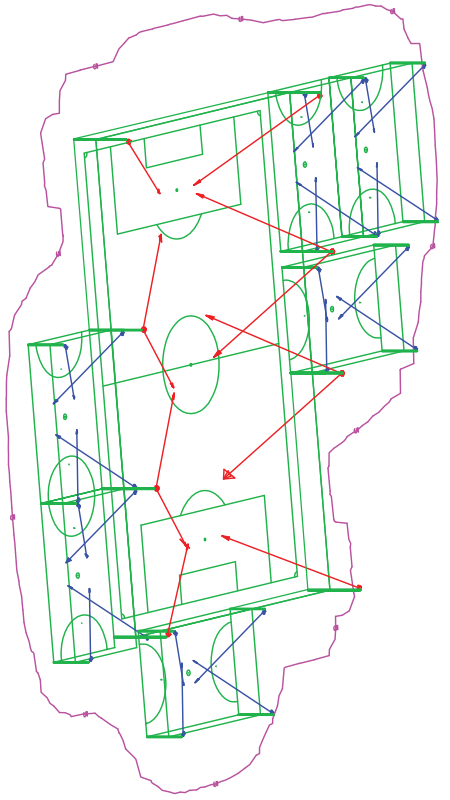
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Project PROPOSED FOOTBALL PITCHES & PAVILION
ENFIELD
Client POWERLEAGUE
Title PROPOSED PAVILION SECTIONS
Project No. 140901
Scale 1:100 @ A3
Drawn KH
Checked



Dwg. No. 140901-050
Date 10.09.14
Revision

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Data from: Computer Plot 14216

SJB Floodlighting

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 01245 475533
 info@sjbloodlighting.co.uk
 www.sjbloodlighting.co.uk

PROJECT
 Floodlighting 11V11 Pitch &
 'Short-sided' Football Pitches

CLIENT
 PowerLeague Edmonton

TITLE
 Column, Floodlight Details,
 Illumination Levels, 5-Lux
 Spillage Contour

Scale 1:1000 & 1:100 @ A3
 Drawn by BSB
 Date 8/09/14

DRAWING NUMBER
 SJB-14-201-01

REVISION

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