

# Public Document Pack



## PLANNING PANEL

Wednesday 10th June, 2015 at 7:30pm  
Venue: Alma Primary School, Alma Road,  
Middlesex EN3 4UQ.

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**PLEASE NOTE THE TIME AND VENUE ABOVE**

**APPLICATION REF: 15/02039/OUT & 15/02040/FUL  
Alma Estate Master Plan**

**PANEL MEMBERS:** Councillors : Toby Simon(Chair)  
Lee Chamberlain  
Dogan Delman  
Jansev Jemal  
George Savva

**Applicant:** Robert Wilkinson – Countryside Properties  
**Agent:** Rosie Baker – Terence O'Rourke (Planning)  
Leigh Bullimore – Pollard Thomas Edwards  
Robert Parker – Peter Brett Associates (Highways)

**Local Ward Councillors:**  
Ponders End Ward: Doug Taylor, Ayfer Orhan, Donald McGowan

**Council Officers:** Andy Higham (Head-Development Management), Sharon Davidson (Planning Decisions Manager), Andrew Ryley (Senior Planning Officer), Ned Johnson (Health, Safety & Pollution Officer), David B. Taylor (Head – Highways), Andrew Wilson (Housing), Denny Adam (Housing).

**ORDER OF THE EVENING**

## 1. OPENING

- i) Purpose of the meeting.
- ii) Introduction of Applicant's representatives and Officers of the Council.

## 2. OFFICERS' SUMMARY OF THE PLANNING ISSUES

These applications relate to the existing Alma Estate together with additional sites comprising:

- 45 Scotland Green Road – presently occupied by a detached house;
- 5-9 Scotland Green Road – presently occupied by 3 terraced houses;
- 1-9 Alma Road – comprising a small block of flats; and
- Woodall Road – currently derelict following the demolition of the former Railway Public House

There are two planning applications with the Council for consideration. The first, an outline application proposing the phased demolition of the existing buildings and their replacement with a new residential-led mixed-use scheme, which will include new shops, leisure and community facilities (reference 15/02039/OUT). The outline application essentially seeks to establish the parameters for the overall development of the site and the quantity of development proposed.

In total the outline application propose the demolition of the existing 746 residential units, 866sqm of retail shops and other uses with the South Street local parade and 1540sqm of community facilities and the erection of a maximum of 993 residential units, a maximum of 636sqm of flexible retail (A1/A2) floorspace, 150sqm of restaurant/café (A3) floorspace, 2,591sqm of community (D1)/leisure (D2) floorspace (to include 1540sqm for provision of a community centre and youth centre, 80 sqm of flexible A2/B1/D1/D2 floorspace, 439sqm for a gym and minimum of 532sqm to a maximum of 833sqm for a medical centre), the retention of existing Multi-Use-Games-Area (MUGA).

The second is a detailed full planning application for the development of Phase 1A of the scheme (reference 15/02040/FUL). This provides for the demolition of Kestel House (comprising 163 residential units) and the construction of the first 228 residential units, 150sqm of restaurant/cafe (A3) floorspace, 439sqm of gym (D2) floorspace, new and improved open space and play facilities, cycle and refuse storage, car parking, new access arrangements and highway works, relocation and the reprovision of telecommunications equipment, landscape and ancillary works. The application includes the construction of a 16 storey building adjacent to Ponders End station and the erection of buildings ranging from 5-7 storeys fronting Alma Road.

Some of the key planning issues are:

- The quantity, design, scale and height of the proposed development;
- The mix of residential accommodation proposed and the level of affordable housing;
- The level of parking proposed ;
- The level of retail and community facilities proposed;
- The proposed phasing of the development and the timescales for the provision of the retail, open space and community facilities; and
- The impact of demolition and construction works on existing and adjoining residents, and on existing parking and access arrangements.

**3. PRESENTATION BY THE APPLICANT/AGENT**

**4. QUESTIONS BY PANEL MEMBERS**

**5. QUESTIONS BY WARD COUNCILLORS**

**6. OPEN SESSION - QUESTIONS AND VIEWS FROM THE FLOOR**

**7. CLOSE OF MEETING**

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