

**LONDON BOROUGH OF ENFIELD**

**PLANNING COMMITTEE**

**Date :** 26<sup>th</sup> October 2010

**Report of**  
Assistant Director, Planning  
& Environmental Protection

**Contact Officers:**  
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**Ward:**  
Winchmore Hill

**Application Number :** LBE/09/0024/VAR1

**Category:** Minor

**LOCATION:** Barrowell Green Recycling Centre, Barrowell Green, London N21 3AU

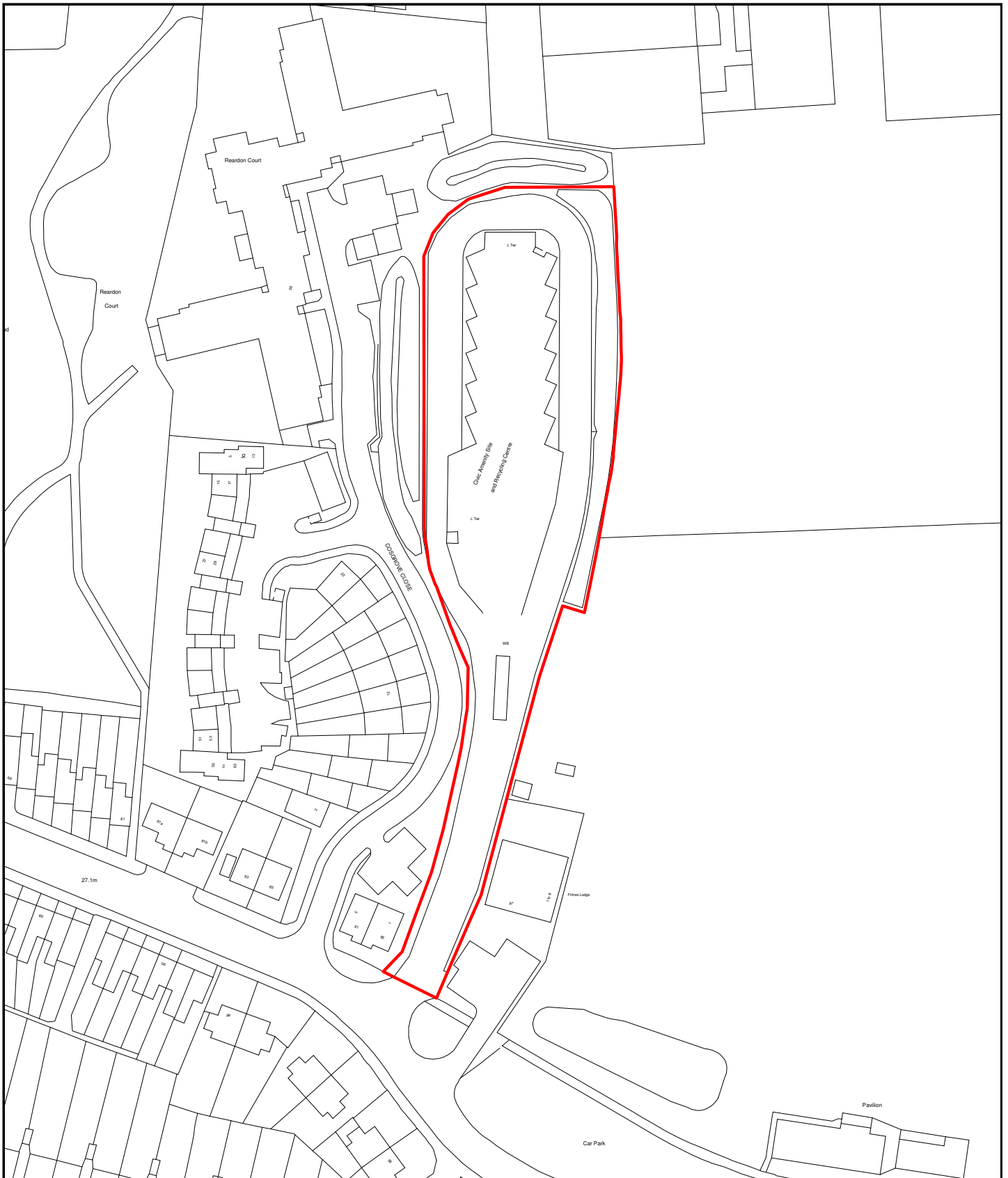
**PROPOSAL:** Removal of condition 3 to allow extension of opening hours from 07.45 to 19.45 on Tuesdays and Fridays.

**Applicant Name & Address:**  
Quentin Wallace-Jones  
London Borough of Enfield  
Civic Centre  
Enfield  
EN1 3XA

**Agent Name & Address:**

**RECOMMENDATION:**

That the Head of Development Management be granted delegated authority to determine, following the expiry of the consultation period, that planning permission be deemed to be **GRANTED** subject to conditions in accordance with Regulation 3 of the Town & Country Planning General Regulations 1992.



### Development Control



Scale - 1:1250  
Time of plot: 10:26

Date of plot: 13/10/2010

## **1. Site and Surroundings**

### **1.1 Site**

- 1.1.1 The existing recycling centre is located on the north side of Barrowell Green. Access to the site is from Barrowell Green.

### **1.2 Surroundings**

- 1.2.1 The surrounding area is primarily residential, with properties along the western boundary and along Barrowell Green itself. Winchmore School and Barrowell Green playing fields are situated along the eastern boundary.
- 1.2.3 The site is not located within a Conservation Area.

## **2. Proposal**

- 2.1 The application proposes to make permanent the extension of opening hours on Tuesdays and Fridays only to 19.45 hrs. Permission is previously granted for a temporary period of 12 months, prior to which the closing time was 16:15.

## **3. Relevant Planning Decisions**

- 3.1 LBE/09/0024 Extension of opening hours from 07.45 hrs to 19.45 hrs on Tuesdays and Fridays, granted subject to conditions on 26-Aug-2009.
- 3.2 LBE/04/0016 Extension of operating hours to 19:45 on Tuesdays and Fridays, granted in August 2004 for a temporary period of 12 months, granted subject to conditions on 03-Aug-2004.

## **4. Consultations**

### **4.1 Statutory and non-statutory consultees**

- 4.1.1 Environmental Health does not object to the proposal.

### **4.2 Public response**

- 4.2.1 Consultation letters were sent to 56 neighbouring properties. The consultation period is due to expire on 3<sup>rd</sup> November 2010. At the time of writing no responses have been received. An update will be provided at the meeting. Please also note the recommendation in respect of delegated authority for any letters received after committee.

## **5. Relevant Policy Considerations**

### **5.1 UDP Policies**

- (I)GD1 Regard to Surroundings / Integrated into Local Community  
(I)GD2 Quality of Life and Visual Amenity

(II)GD3	Character / Design
(II)GD6	Traffic Generation
(II)GD8	Site Access and Servicing
(I)EN6	Minimise the environmental impact of all developments
(II)EN29	To ensure the recycling of as much waste material as possible.
(II)EN30	Land, air, noise and water pollution
(I)E1	Enfield as a Location for Business
(I)E2	Enhance, bring into use and retain employment uses
(I)E4	Most efficient use of employment land
(II)E2	Concentrate B1 – B8 uses within Primary Industrial Areas
(II)E15	Noise generated by industrial and warehousing development

## 5.2 Emerging Local Development Framework: Core Strategy:

5.2.1 The Planning and Compulsory Purchase Act 2004 requires the Council to replace the Unitary Development Plan with a Local Development Framework. At the heart of this portfolio of related documents will be the Core Strategy, which sets out the long-term spatial vision and strategic objectives for the Borough.

5.3.2 The Core Strategy has now been submitted to the Secretary of State and an Inspector appointed. The Examination in Public to consider whether the Strategy meets legal requirements and that it passes the tests of soundness (it is justified, effective and consistent with national policy) is scheduled for this summer and thus, some weight can be given to the policies contained therein. The following are considered of relevance to the consideration of this application.

SO3	Protect and enhance Enfield's environmental quality;
SO5	Waste minimisation, recycling, management and treatment
SO21	Sustainable Transport

## 5.3 London Plan

3B.1	Developing London's economy
3C.23	Parking Strategy
4A.19	Improving air quality
4A.20	Reducing noise and enhancing soundscapes
4A.21	Waste strategic policy and targets
4A.22	Spatial policies for waste management
4A.23	Criteria for the selection of sites for waste management and disposal
Annex 4	Parking standards

## 5.4 Other Relevant Considerations

PPS1	Delivering Sustainable Development
PPS1	Supplement Climate Change
PPS1	Delivering Sustainable Communities
PPS4	Planning for Sustainable Economic Growth
PPS10	Sustainable Waste Management
PPG13	Transport
PPS23	Pollution control
PPG24	Noise
PPS25	Flood Risk

## **6. Analysis**

### **6.1 Principle**

- 6.1.1 There is no planning history in respect of the initial use of the site for waste purposes. However, there has been a waste use at the site since at least the 1940-50's, which is confirmed by a 1946 aerial photograph. The land was transferred to the Council from the Greater London Council in the 1980's. The facility in its current form appears on the 1991 aerial photograph, but was not present in 1981 edition. Various permissions were granted between 1983 and 1987 for the adjoining housing.
- 6.1.2 Whilst there are no conditions restricting hours at the site currently, planning permission has been sought to ensure transparency. The application presents an opportunity to formally control the hours at the site.
- 6.1.3 The proposed extended hours would increase the availability of recycling facilities to the public, which is supported by both UDP and London Plan policies. Permission was previously granted for a temporary period in 2004, although it was never implemented, and permission was again granted in 2009. The facility has been operating the extended hours and there have been no recorded complaints.
- 6.1.4 As such, subject to the detailed consideration of the impacts on residential amenity and highway safety below, the principle of development is considered acceptable.

### **6.2 Impact on Neighbouring Properties**

- 6.3.1 The proposal involves a three and a half hour increase in opening time from 16:15 to 19:45 on Tuesdays and Fridays. Residents were previously concerned regarding the potential for increased noise and disturbance, especially as there are more residents at home during this time. However, the impact was weighed against the benefits to the environment of such a facility which the Council is required to provide. Moreover, its increased use is supported by local, regional and national policy. It must also be recognised that there is a longstanding waste use at the site and there is no readily available alternative location.
- 6.3.2 The previously approved temporary permission included conditions regarding a Management Plan that sought, wherever possible, to restrict noisier activities to the previous operating hours, as well as covering activities throughout the operating hours to provide opportunities to minimise disturbance. It is understood that such a plan has been in operation. Whilst it was reviewed informally, a further condition is required to require its formal submission and approval.
- 6.3.3 The extended hours operated over the summer months and there have been no record of complaints.
- 6.3.4 Having regard to all of the above matters, in particular the absence of complaints, it is considered, on balance, that the increase in noise and

disturbance during the extended hours would be sufficiently limited. As such, the impact on neighbouring properties is considered acceptable.

### 6.3 Highway Safety

- 6.2.1 The proposal would increase the movements taking place during the afternoon peak hours on Tuesdays and Fridays. However, the increased hours would also be likely to spread out some of the traffic movements over a larger number of hours. This has the potential to reduce traffic queuing to enter the site.
- 6.2.2 As stated above, there are no recorded complaints regarding the operation of the extended hours.
- 6.2.3 Overall, having regard to the above factors, in respect of highway safety the proposal is considered acceptable.

## 7. **Conclusion**

- 7.1 It is considered that the impact of the proposal on neighbouring properties and the highway network are acceptable. Moreover, the facility has operated over the summer months without complaint. In light of the above, it is considered that the proposed development is acceptable.

## 8. **Recommendation**

- 8.1 That planning permission be deemed to be GRANTED subject to the following conditions:
  - 1. Prior to the commencement of development, details of a management plan aimed at minimising noise and disturbance at the site, including a review of working practices and details of activities which shall be restricted from taking place in the evenings, shall be submitted to and approved by the Local Planning Authority. The management plan shall operate throughout the duration of this permission.

Reason: To ensure the use of the site does not prejudice the amenities of occupiers of nearby dwellings.

- 2. The premises shall only be open for working between the hours of 07:45 - 16:15 on Monday, Wednesday and Thursday, 08:00 - 16:15 on Saturday and Sunday and 07:45 - 19:45 Tuesday and Friday.

Reason: To safeguard the amenities of the occupiers of nearby residential properties.

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

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

8.2 The reasons for granting planning permission are as follows

1. The proposed extension of hours would improve the availability of recycling facilities, having regard to policy (II)EN29 of the Unitary Development Plan, as well as policies 4A.21, 4A.22 and 4A.23 of the London Plan (2008) and the objectives of PPS1, PPG4 and PPS10.
2. The proposed extension of hours would not detract from the character or visual amenities of the surrounding area or unduly affect the amenities, in particular in respect of noise and disturbance or odour, of adjoining or nearby residential properties having regard to Policies (I)GD1, (I)GD2, (II)GD3, (I)EN6, (II)EN30 and (II)E15 of the Unitary Development Plan, as well as policies 4A.19 and 4A.20 of the London Plan (2008) and the objectives of PPS1, PPS3, PPG4, PPS10 and PPG24.
3. The proposed extension of hours, including the retention of existing parking and servicing facilities would not give rise to unacceptable on street parking, congestion or highway safety issues, having regard to Policies (II)GD6 and (II)GD8 as well as Policy 3C.23 of the London Plan and PPG13.