

# LONDON BOROUGH OF ENFIELD

## PLANNING COMMITTEE

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

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

**Contact Officer:**  
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Mrs S.L. Davidson Tel: 020 8379  
3841

**Ward:** Enfield  
Lock

**Application Number :** TP/10/1010

**Category:** Other Development

**LOCATION:** OASIS ACADEMY ENFIELD, 9, KINETIC CRESCENT, ENFIELD, EN3  
7HX

**PROPOSAL:** Installation of temporary building to north east elevation.

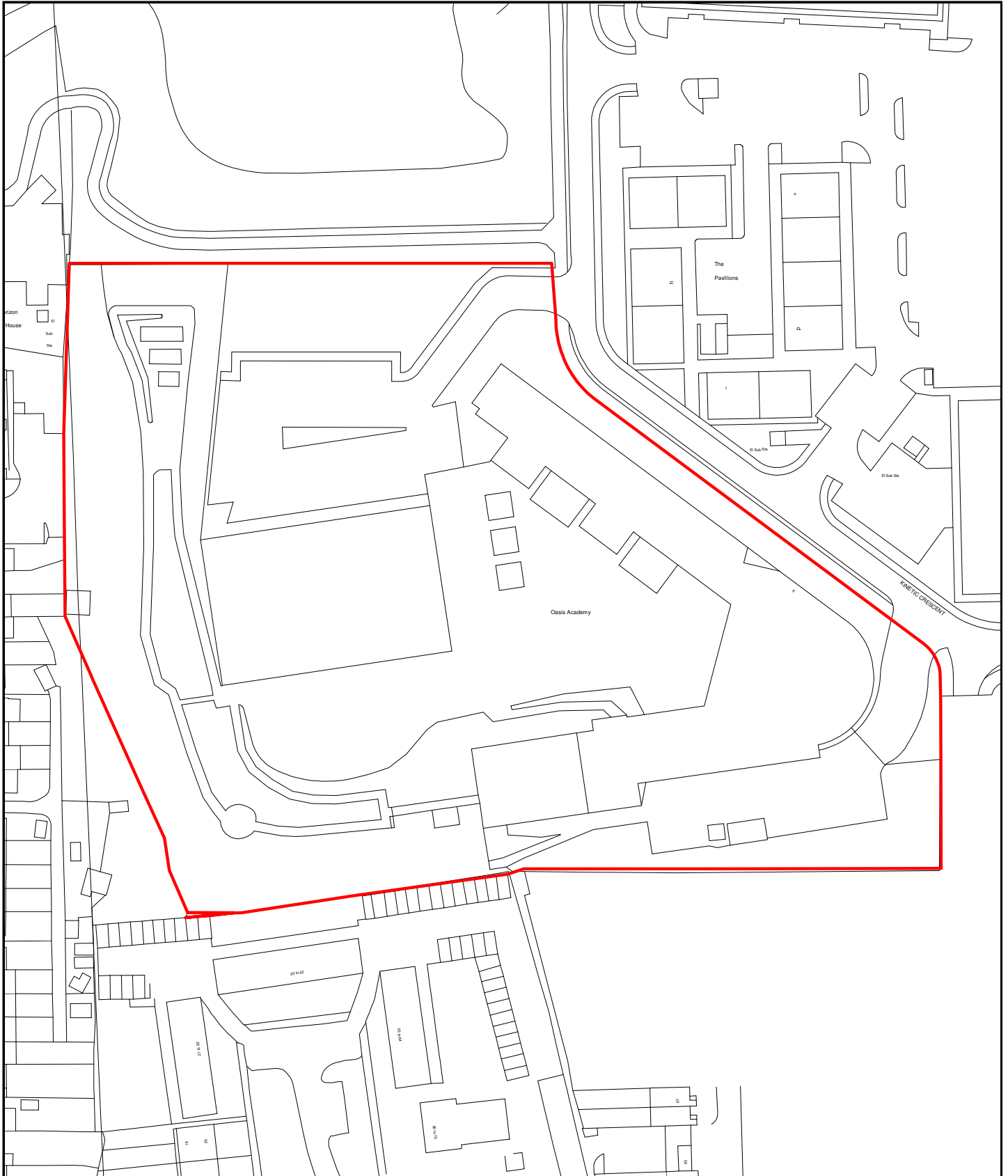
**Applicant Name & Address:**

Mr Nigel Poole,  
The Oasis Centre  
75, Westminster Bridge Road,  
London,  
SE1 7HS

**Agent Name & Address:**

Mr Garreth Howes,  
Portakabin Ltd Total Solutions  
The Drove  
Bridgwater  
Somerset  
TA6 4AG

**RECOMMENDATION:** That planning permission be **GRANTED** subject to conditions.



## Development Control



Scale - 1:1250  
Time of plot: 13:27

Date of plot: 08/10/2010

## **1 Site and Surroundings**

- 1.1 The application site is located to the rear of the Oasis Academy school which fronts Kinetic Avenue and is located on the Innova Park site.

## **2 Proposal**

- 2.1 This application proposes the installation of a single storey temporary building measuring approximately 10m x 3m. The building would be used as a temporary facility by the local community as a children's centre.
- 2.2 The Applicant's state that the building will enable the children's centre to keep operating whilst plans for a new GP's surgery and children's centre are completed and constructed. No planning application is submitted or details of where the permanent GP's surgery and children's centre would be located have been provided.

## **3 Relevant Planning Decisions**

- 3.1 None

## **4 Consultations**

### 4.1 Statutory and non-statutory consultees

- 4.1.1 None

### 4.2 Public

- 4.2.1 Consultation letters have been sent to the occupiers of 10 units on the adjoining business park. In addition a notice has been posted on site. No responses have been received.

## **5 Relevant Policy**

### 5.1 Unitary Development Plan

- |         |  |
|---------|--|
| (I)GD1  | New development to have appropriate regard to its surroundings |
| (I)GD2  | New development to improve the environment                     |
| (II)GD3 | Design   |
| (II)CS1 | Community services   |

### 5.2 Local Development Framework

- 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 will set out the long-term spatial vision and strategic objectives for the Borough.
- 5.2.2 The Enfield Plan – Core Strategy was submitted to the Secretary of State on 16th March 2010 for a Public Examination of the 'soundness' of the plan. The Inspector has confirmed that the Core Strategy is sound but it will not be

adopted until the full meeting of Council in November 2010. The following policies from this document are of relevance to the consideration of this application:

Core Policy 8	Education
Core Policy 30	Maintaining and improving the quality of the built and open environment

### 5.3 London Plan

3A.18 Protection and enhancement of social infrastructure and community facilities  
4B.1 Design principles for a compact city  
4B.5 Creating an inclusive environment  
4B.8 Respect local context and communities

### 5.4 Other Material Considerations

PPS1 Delivering sustainable development

## 6 **Analysis**

6.1 The children's centre presently operates from within the main school building. However, as the school role increases with each yearly intake, the centre needs to find alternative accommodation. It has been indicated that they are seeking to progress permanent facilities in conjunction with a GP's surgery, but require temporary accommodation for 3 years in the meantime to ensure continuity in the service.

6.2 This temporary style of building would not normally be encouraged as a long term solution. However, the proposed building would be sited to the rear of the existing building and therefore would have no impact on the public domain or adjoining occupiers. Furthermore, there is significant benefit from the continued operation of the children's centre to the local community and on balance, this outweighs any temporary visual harm

## 7 **Conclusion**

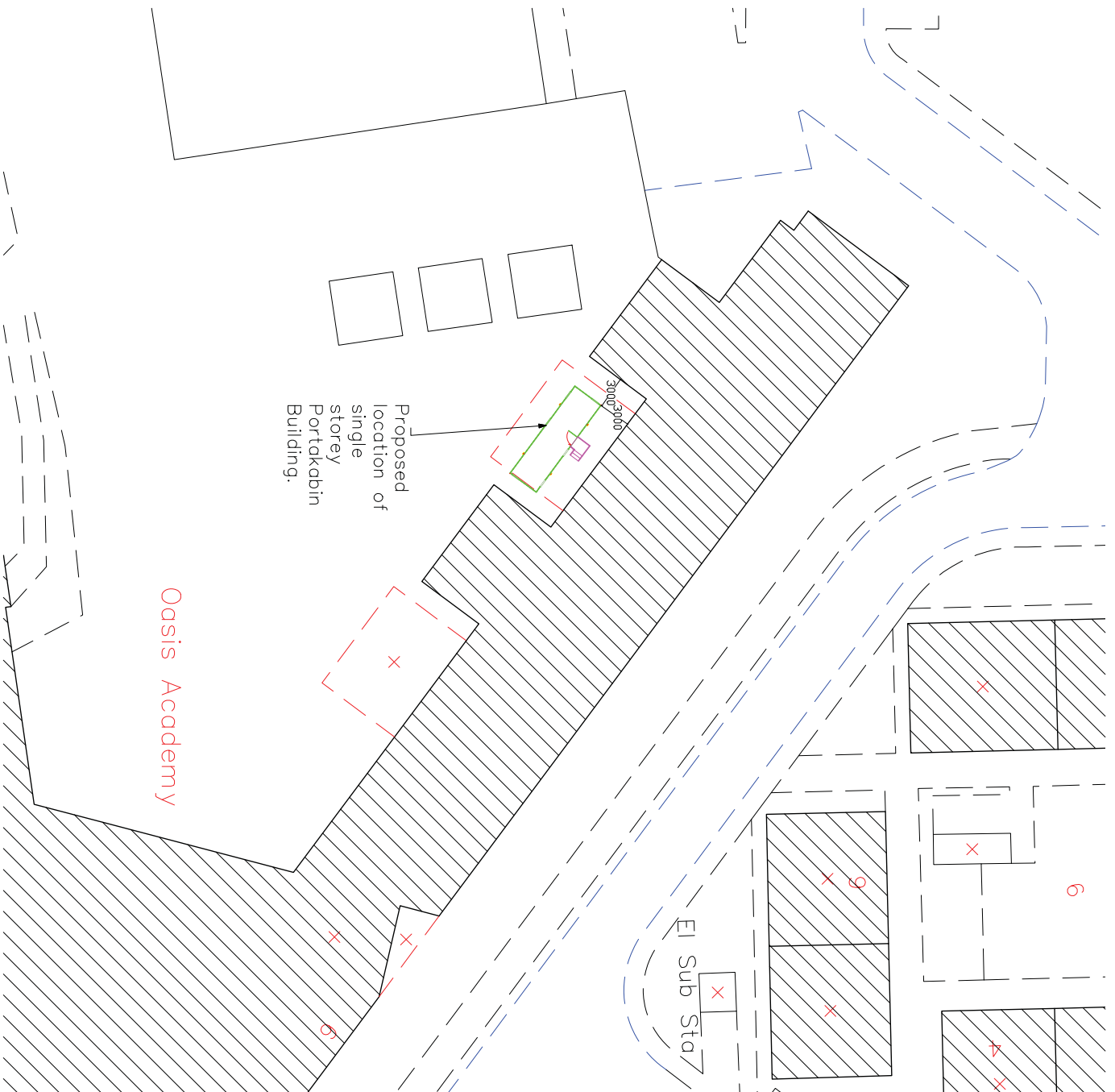
7.1 Having regard to the above, approval is recommended for the following reasons:

- 1 The proposal enables the children's centre service to continue until such time as permanent and purpose built facilities are available. In this respect the development complies with Policy (II)CS1 of the Unitary Development Plan.
- 2 The proposed building, given its size and siting would have no impact on the amenities of the wider area or those of nearby occupiers. In this respect the development complies with Policies (I)GD1, (I)GD2 and (II)GD3 of the Unitary Development Plan.

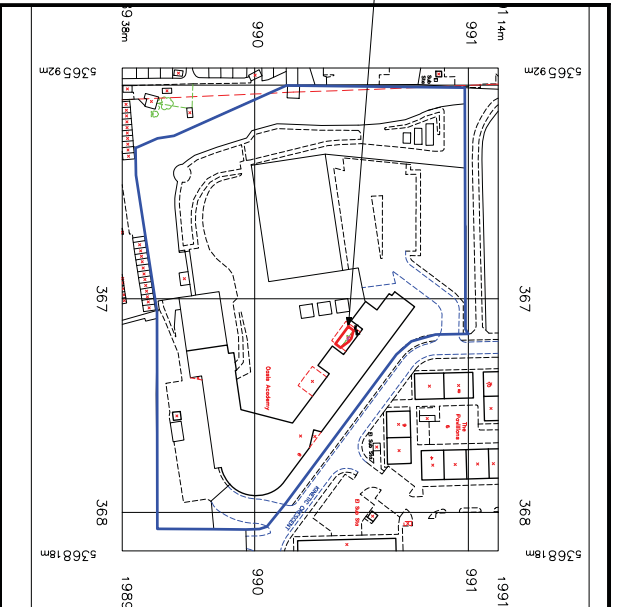
## 8 **Recommendation:**

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

- 1 C50 Limited period permission
- 2 That prior occupation of the building, if level access cannot be achieved, details shall be provided of an access ramps to facilitate disabled access. The ramps shall be provided in accordance with the approved details prior to occupation.  
Reason: To ensure inclusive access to the building.



Proposed location of single storey Portakabin Building.



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**LOCATION PLAN**  
 scale 1:1250

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**Portakabin Total Solutions**

Proposed Temporary Portakabin for  
**OASIS CHILDRENS CENTRE**  
 at Kinetic Crescent  
 Enfield

EN3 7XH

Date: 19 July 2010

Scale : 1:200 & 1:1250

Drawing Number TS/GH/HGE0348571

**BLOCK PLAN**  
 scale 1:200