

# LONDON BOROUGH OF ENFIELD

## PLANNING COMMITTEE

Date : 16<sup>th</sup> February 2011

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

**Contact Officer:**  
Aled Richards Tel: 020 8379 3857  
Andy Higham Tel: 020 8379 3848  
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**Ward:** Highlands

**Application Number :** LBE/10/0039

**Category:** Other Development

**LOCATION:** MERRYHILLS PRIMARY SCHOOL, BINCOTE ROAD, ENFIELD, EN2 7RE

**PROPOSAL:** Construction of a MUGA (multi-use games area) to the south of the main building.

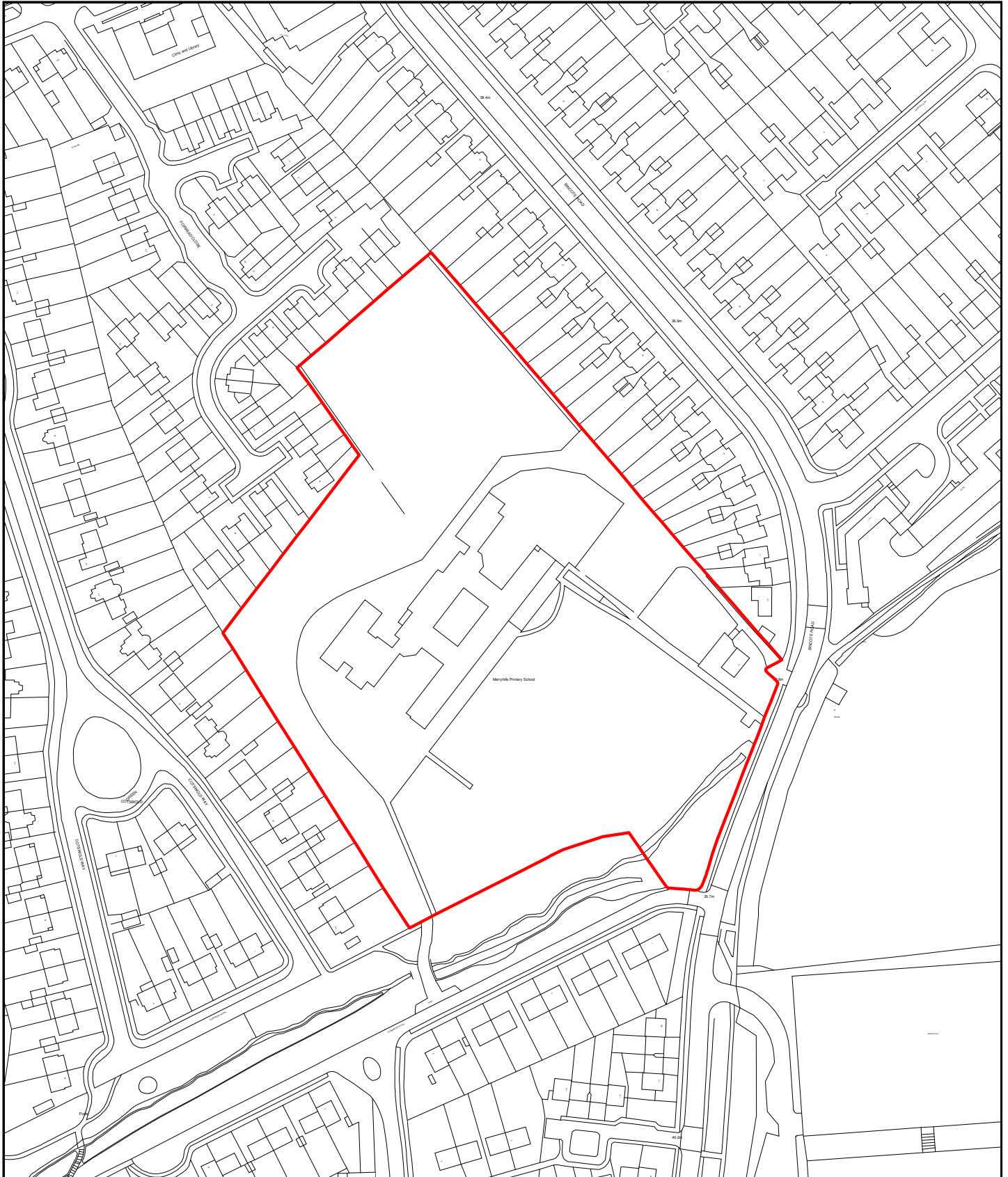
**Applicant Name & Address:**

Andrew Fraser,  
Director of ECSL  
P.O. Box 51,  
Civic Centre,  
Silver Street,  
Enfield,  
EN1 3XB

**Agent Name & Address:**

Michael Florides,  
BHP Architects  
NICHOLAS HOUSE  
12, RIVER FRONT  
ENFIELD  
EN1 3TR

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



### Development Control



Scale - 1:2002  
Time of plot: 16:29

Date of plot: 02/02/2011

## **1 Site and Surroundings**

- 1.1 Merryhills School covers an area of approximately 3 hectares accessed from Bincote Road and Glenbrook South and comprises a mixture of single storey and two storey buildings situated towards the centre of the site. The school grounds are of an irregular shape with the land sloping down from the school buildings towards Bincote Road and a small brook which runs to the south of the school boundary. The school is bordered on three sides by residential development.

## **2 Proposal**

- 2.1 Permission is sought for the provision of an all-weather Multi-Use Games Area (MUGA) positioned to the south of the site on an existing grassed playing field. Netball courts would be marked on the area for formal and structured activities. The site coverage would be 36 metres in width and 45 metres in length. The floor area to be constructed of a green porous tarmac. A temporary contractor's site access road 3.5 m in width would need to be constructed to provide temporary access to the site area. The excavated grass and turf to be reinstated upon completion.

## **3 Relevant Planning Decisions**

- 3.1 TP/09/1631- Installation of an all weather multi use games area to south side of school field. Granted 19 January 2010.
- 3.2 LBE/10/0012-Installation of a temporary building to provide 2 classrooms to North East of site and additional parking area to south of existing parking area. Granted 16 July 2010.

## **4 Consultations**

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

4.1.1 Environment Agency raise no objection.

4.1.2 Any comments from Sport England will be reported at the meeting

4.1.3 Highway Services (Structures & Watercourses) comment that as the new games area is to be constructed using permeable surfacing material with sub surface storage and a discharge control they are satisfied that it will not have a negative impact on flood risk either on or off the site.

### **4.2 Public**

4.2.1 Consultation letters have been sent to 67 neighbouring properties. No objections have been received.

## **5 Relevant Policy**

### **5.1 Local Development Framework**

5.1.1 The Enfield Plan –Core Strategy was adopted on 10<sup>th</sup> November 2010. The following policies from this document are of relevance to the consideration of this application:

CP8	Education
CP28	Managing flood risk through development
CP29	Flood management infrastructure
CP30	Maintaining and improving the quality of the built and open environment

## 5.2 Unitary Development Plan

5.2.1 After the adoption of the Core Strategy, a number of UDP policies are retained as material considerations pending the emergence of new and updates policies and development standards within the Development Management Document. The following are of relevance

(II)GD3	Aesthetic and functional design
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## 5.3 London Plan

3A.24	Education facilities
3D.13	Children and young people's play and informal recreation strategies
4B.8	Respect local context and communities

## 5.4 Other Material Considerations

PPS1	Delivering sustainable development
PPG17	Sport and recreation

# 6 **Analysis**

## 6.1 Impact on character and appearance of the area

6.1.1 The proposed MUGA would be situated on the school playing field to the south of the main school buildings. No enclosure is proposed around the hard surfaced area and no flood lighting proposed. Access to the games area would be by way of a hard surfaced path approximately two metres in width linking into the main pedestrian foot path from Bincote Road .The proposed green coloured hard surfaced area would retain the open nature of the site and would not be detrimental to the character and appearance of the surrounding area when viewed from Glenbrook South. There are 9 mature trees lying approximately 15 metres to the south of the reception classrooms and they will be unaffected by the proposed works.

## 6.2 Impact on Neighbours

6.2.1 The proposed development is on the south side of the school and would have no direct impact on the amenities of neighbouring residential properties. The MUGA would be sited on the school playing field which is already used by the children as a play area apart from in the winter months when the grass becomes too wet. Apart from the use of the site by the school there is already occasional existing community use of the site. There is no proposal for any flood lighting .It is acknowledged that there is already a level of noise due to

the use of the play ground and playing fields. Whilst the MUGA is likely to give rise to a slightly more intensified use in this section of the school grounds it is not considered that this would not be out of character with the use of the area and would not adversely affect the residential amenities of nearby properties.

### 6.3 Flood Risk

- 6.3.1 The Environment Agency has no objection to the proposed development. The main flood element risk issue at this site is the management of surface water run off and ensuring that the drainage from the development does not increase flood risk either on site or elsewhere. The London Borough of Enfield Strategic Flood Risk assessment dated February 2008 identifies an area prone to surface water flooding along Bincote Road in the vicinity of the school site. However, the report notes that the highway flooding was due to blockage in a culverted watercourse and a lack of regular maintenance was recognised as a cause. The applicant has submitted a sustainable drainage system (SUDS) for the Multi use games area. Highway Services (Structures and Watercourses) are satisfied that the proposal will not have a negative impact on flood risk either on or off the site. A condition is recommended requiring that these measures are implemented.

## 7 **Conclusion**

- 7.1 In the light of the above assessment it is considered that the proposed MUGA will provide additional and enhanced play facilities for the school. It is not considered that the proposal will cause undue loss of residential amenities to the occupiers of surrounding residential properties or detract from the appearance of the area. It is therefore recommended that planning permission be granted for the following reason.

1. The siting of the proposed Multi-Use Games Area represents appropriate development on this school site and has appropriate regard to its surroundings. In this respect the proposal complies with Policies CP 28 and 30 of the Core Strategy, Policy (II) GD3 of the Unitary Development Plan and Policies 3A.24 and 4B.8 of the London Plan.

## 8. **Recommendation**

- 8.1 That planning permission be **GRANTED** subject to the following conditions.

- 1 The site shall be drained in accordance with the drainage details submitted on drawing No. C100 P1 dated 17<sup>th</sup> December 2010 .The development shall be constructed in accordance with the approved details.

Reason: To ensure that the development has regard to surface water run off.

2. The reinstatement of the site access road and compound shall be carried out within 2 months of the completion of the development.


Reason: To ensure that the site is returned to a satisfactory appearance.

- 3 C51A Time Limited Permission

Notes:  
1. No dimensions are to be scaled from this drawing

**KEY**

Site Boundary ———



EXISTING BUILDINGS

MUGA  
Permeable macadam to Multi Use  
Games Area to be supplied and  
installed by specialist contractor.



LONDON THROUGH VAN PELT  
17 DEC 2010  
10:00 AM

Rev.	Date	Description	Name

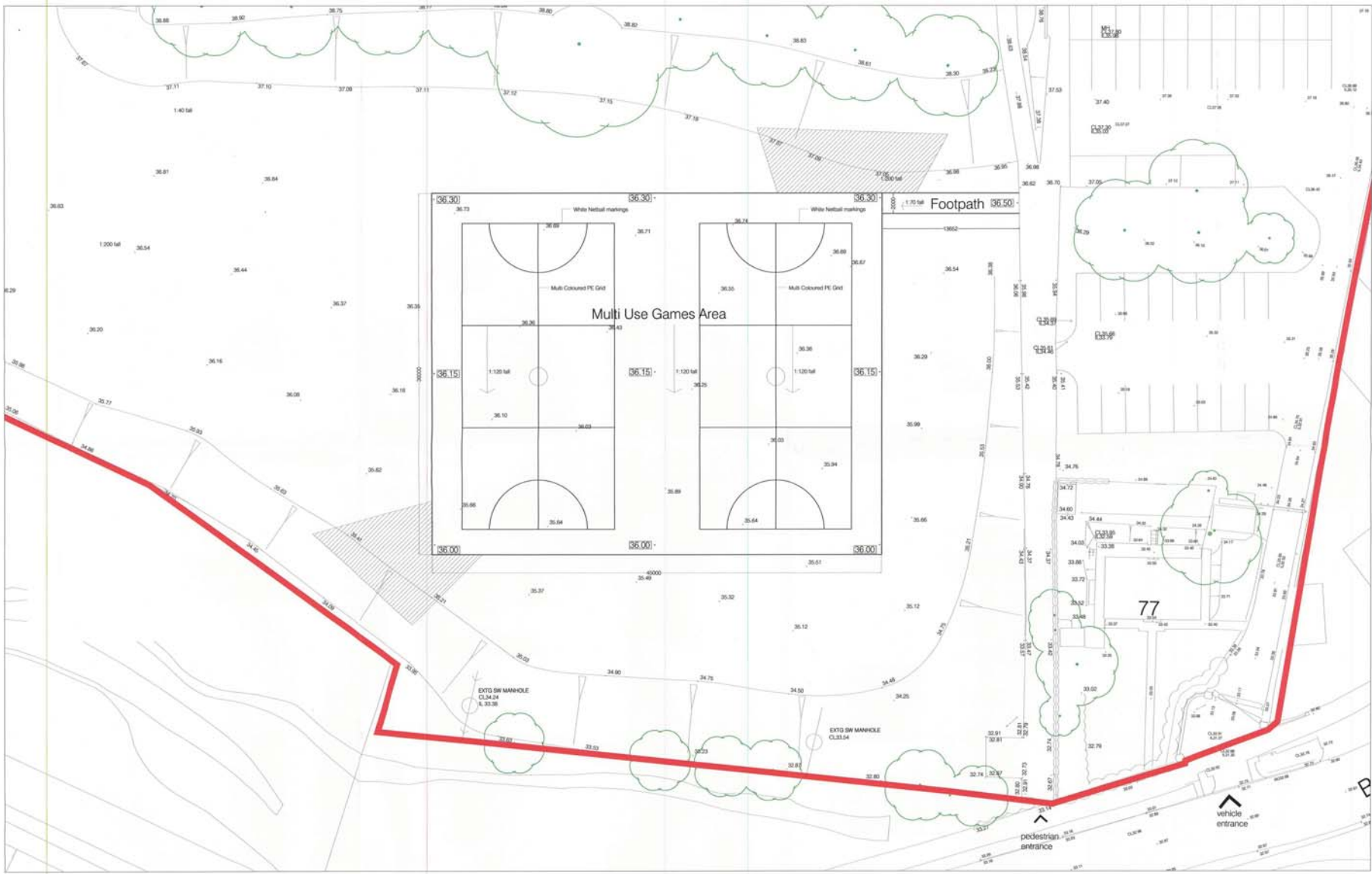
**bhp architects**

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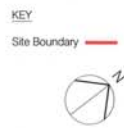
MERRYHILLS PRIMARY SCHOOL  
BINCOTE ROAD  
ENFIELD  
EN2 7RE

drawn	MC	file	1 Merryhills-642
date	June 2010	scale	@ A1 1:500

PROPOSED SITE PLAN



Notes:  
1. No dimensions are to be scaled from this drawing



Notes:  
MUGA  
Permeable macadam to Multi Use Games Area  
+ 36.10 Existing Levels  
[ 36.10 ] Proposed Levels  
[ ] Area of banking to be re-shaped locally to accommodate new levels.  
See SE drawing C100 for Drainage Layout & Drainage Details

CONSENT THROUGH OF ENFIELD  
17 DEC 2010

Rev	Date	Description	Name
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**bhp architects**

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MERRYHILLS PRIMARY SCHOOL  
BINCOTE ROAD  
ENFIELD  
EN2 7RE

Drawn	MC	By	Merryhills 642
Date	Sept 2010	Scale	1:2000:1.5

MUGA & FOOTPATH  
SETTING OUT PLAN