

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 16th December 2014

Report of

Assistant Director, Planning,
Highways & Transportation

Contact Officer:

Andy Higham 020 8379 3848
Sharon Davidson 020 8379 3841
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Ward:

Edmonton Green

Ref: 14/04015/RE4

Category: LBE - Dev by LA

LOCATION: Pymmes Park, Victoria Road, London, N18 2UG

PROPOSAL: Creation of a wetland area (approximately 4,000 sq.m.) to the north of Pymmes Park Lake involving removal of up to 10 trees.

Applicant Name & Address:

Mr Ian Russell
Civic Centre
Silver Street
Enfield
London
EN1 3XA

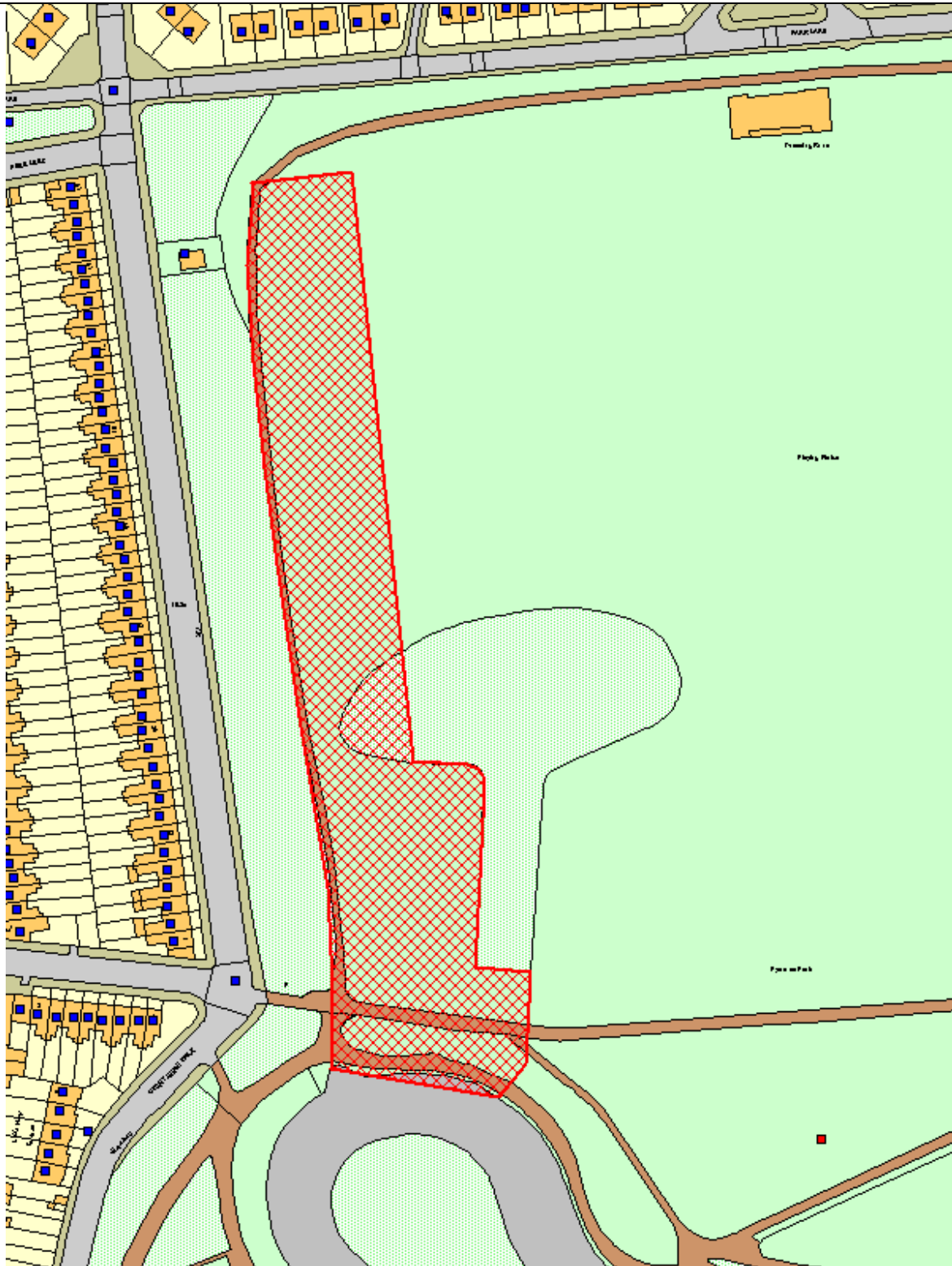
Agent Name & Address:

Enfield Council
Civic Centre
Silver Street
Enfield
London
EN1 3XA

RECOMMENDATION:

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

Ref: 14/04015/RE4 LOCATION: Pymmes Park, Victoria Road, London, N18 2UG



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Scale 1:625

North



1.0 Site and Surroundings

- 1.1 Pymmes Park is a public park situated within the Edmonton ward. The section of the park subject to the planning application totals 4,000 sqm. The area is predominantly grass with trees and shrubs.
- 1.2 The site is situated in Flood Zone 3, is designated as Metropolitan Open Land, Local Importance for Nature Conservation and a site of Archaeological Importance.

2.0 Proposal

- 2.1 The proposal involves engineering works in order to create a multi-functioning wetland. This wetland is to improve the quality of water entering Pymmes Park lake. It also involves the creation of paths and walls within the wetland which will enable users of the park to actively use this section of the park.

3.0 Relevant Planning Decisions

- 3.1 There are no known relevant planning decisions relating to this section of Pymmes Park.

4.0 Consultations

4.1 Statutory and non-statutory consultees

4.1.1 Environmental Health

No objection raised. This is because there would be no negative environmental impact in regards to human health. In particular there are no concerns regarding air quality, noise, or contaminated land. In regards to contamination, having assessed the maps showing historical contamination, there are no areas of concern regarding the proposed development as the nearest site of historical contamination is 330 metres to the north east of the site.

4.1.2 Environment Agency

No objection raised.

4.1.3 Traffic and Transportation

No objection raised, subject to a construction method statement condition being imposed.

4.1.4 Tree Officer

No objection. The Tree Officer has been involved within the project and has advised on tree retention and protection methods. Conditions relating to tree protection, treatment of retained trees, site supervision and prohibited activities are required to be imposed to ensure that all retained trees on the site which are to be retained are not unduly harmed.

4.1.5 Greater London Archaeological Advisory Service (GLAAS)

No objection subject to the imposition of a condition and informative.

4.1.6 Biodiversity Officer

No objection subject to conditions relating to bird nesting and biological enhancements.

4.1.7 Thames Water

No objection raised subject to the imposition of informatives.

4.2 Public response

4.2.1 Letters were sent to 74 adjoining and nearby residents. In addition a notice has been displayed outside the site. No responses received.

5.0 Relevant Policy

5.1 The Development Management Document (DMD) was adopted on 19th November 2014. The DMD provides detailed criteria and standard based policies by which planning applications will be determined.

5.2 London Plan

Policy 5.13 Sustainable drainage
Policy 5.14 Water quality and wastewater infrastructure
Policy 5.18 Construction, excavation and demolition waste
Policy 6.9 Cycling
Policy 6.10 Walking
Policy 7.8 Archaeology
Policy 7.19 Biodiversity and access to nature

5.3 Core Strategy

CP21 Delivering Sustainable Water Supply, Drainage and Sewerage Infrastructure
CP28 Flooding
CP29 Flooding
CP30 Maintaining and improving the quality of the built and open environment
CP31 Heritage/archaeology
CP34 Open space
CP36 Biodiversity

5.4 DMD

DMD 47 New roads, access and servicing
DMD 59 Avoiding and reducing flood risk
DMD 62 Flood control and mitigation measures
DMD63 Protection and improvement of water courses and flood defences
DMD 64 Pollution control
DMD 70 Water quality
DMD 71 Protection and enhancement of open space
DMD 78 to 81 Green Infrastructure

5.7 Other relevant policy/guidance

NPPF
NPPG

6.0 **Analysis**

6.1 Background

6.1.1 Pymmes Park lake has had on going water quality problems. The poor water quality is caused by polluted runoff from roads and misconnected sewers from private properties, amongst other factors. The proposed wetland is the solution which has been advanced to improve water quality before it enters the lake. The implementation of the wetland has been determined to be the most effective and most sustainable method of achieving good water quality by Council Engineers, Thames Water and the Environment Agency. The purpose of the wetland is to clean the water before it enters the lake.

6.1.2 It has been agreed with Enfield's Park Department, that the excavated material from the park to create the wetland is to be reused within Pymmes Park. The excavated material will be used to create a wildflower meadow and to improve the playing surfaces of sport pitches within Pymmes Park. These have been identified as areas that require improvement. This proposed scheme, and the use of the excavated materials, form part of the strategic improvements to Pymmes Park.

6.2 Principle

6.2.1 Pymmes Park is designated as Metropolitan Open Land. Policy DMD 71 states that essential facilities that would support the enjoyment of, and maintain the openness of open space will be acceptable subject to certain criteria. Core Policy 34 states that the Council will protect and enhance existing open space to improve the provision of good quality and accessible open space. It is considered that the proposal achieves the objectives of these planning policies, as discussed below.

6.2.2 The proposed wetland is to be situated on land that is currently grassed with trees. This area within the park has no playgrounds on it, no pitches and no formal paths through it. Thus currently, it is an under utilised section of the park. However, the proposed wetland is to include paths running through it in strategic locations, linking it to the wider park. It is therefore considered that the proposed development would support the enjoyment of the park. Further, it is considered that the proposal would not compromise the openness of the park and existing greenery will be enhanced through additional native planting within the wetland area.

6.2.3 Overall, it is considered that the existing park would be enhanced by the wetland as it would create a useable and multi-functioning area that is currently under-utilised. The proposal would benefit the park and its users in regards to recreational function, as well the environmental benefits.

6.2 Impact on Character of Surrounding Area and Landscaping

6.2.1 The wetland has been split into 5 different areas, annotated on the plan as “cells”. These cells vary in width and depth. The proposed wet land will reach a maximum width of 35m. The maximum depth of the wetland is 3m from ground level.

6.2.2 The wetland would look in keeping with the park, which is characterised by trees, grass and shrubs. The wet land would look like a large landscaped area with pedestrian footpaths through it promoting connectivity through the park. The footpaths are to be made of asphalt.

6.2.3 A condition is suggested requiring a landscaping plan to be submitted. Although landscaping details have been submitted with the types of species to be planted, their location have not been provided on a plan.

6.3 Impact on Neighbouring Properties

6.3.1 The proposal would not give rise to impacts upon residents in regards to outlook, sunlight, daylight and privacy. The impact of construction works would be managed through a construction method statement.

6.4 Highway Safety and Construction

6.4.1 Traffic and Transportation have raised no objection to the scheme, subject to a condition relating to the submission of a construction method statement. The construction method statement would need to provide details of access and parking during construction.

6.5 Biodiversity

6.5.1 The Biodiversity Officer has raised no objection to the scheme as there are no ecological constraints to the proposed development. The scheme has been designed in order to reduce the pollution levels in the water of Pymmes Park lake, which will significantly benefit the biodiversity value of the park. This is a welcomed addition to the park and biodiversity within the vicinity of the site. To encourage further development of biodiversity on the site, it is suggested that a condition relating to bird nesting and biological enhancements is imposed.

6.6 Trees

6.6.1 In total 10 trees are to be removed. However, 15 trees are to be replanted, thus there is to be a net increase of 5 trees on the site. Although it is regrettable to lose 10 trees, the Tree Officer has raised no objection to the proposal, given that the 15 trees to be planted in their place would be of native species and of high quality. Conditions requiring the submission of further details are recommended to ensure that the retained trees on the site are protected during the construction of the wetland.

6.7 Archaeology

6.7.1 This site lies within an area of high archaeological potential and within a Borough designated Archaeological Priority Area. Therefore, the Greater London Archaeological Advisory Service (GLAAS) have been consulted. They have raised no objection to the scheme subject to the imposition of a condition and informative. The condition relates to the submission of a

Written Scheme of Investigation and the informative relates to information regarding a Watching Brief.

7.0 Conclusion

- 7.1 The proposal seeks to introduce a wetland area into the park to improve the water quality of the lake. This will also bring added biodiversity benefits which is to be welcomed. The proposal is therefore supported.

8.0 Recommendation

- 8.1 That planning permission be deemed to be granted in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, subject to the following conditions::

1. CA51A – Three year time limit
2. C60 Approved Plans

The use and development hereby permitted shall be carried out in accordance with the approved plans, as set out in the attached schedule which forms part of this notice.

Reason: For the avoidance of doubt and in the interests of proper planning.

3. No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - i. the parking of vehicles of site operatives and visitors
 - ii. construction access
 - iii. arrangements for vehicle servicing and turning areas
 - iv. loading and unloading of plant and materials
 - v. storage of plant and materials used in constructing the development
 - vi. wheel washing facilities
 - vii. measures to control the emission of dust and dirt during construction
 - viii a scheme for recycling/disposing of waste resulting from the construction works

Reason: To ensure that the implementation of the development does not prejudice highway safety or the free-flow of traffic on adjoining highways, and to minimise disruption to neighbouring properties.

4. (A) No development shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological investigation in accordance with a Written Scheme of

Investigation which has been submitted by the applicant and approved by the local planning authority in writing.

(B) No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved under Part (A).

(C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (A), and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: Heritage assets of archaeological interest are expected to survive on the site. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results.

5. 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 impacted by the proposed development in accordance with national wildlife legislation and in line with CP36 of the Core Strategy. Nesting birds are protected under the Wildlife and Countryside Act, 1981 (as amended).

6. Prior to the 'switching on' of the water pump in line with the purpose of the proposed development; 2 bat boxes and 2 bird boxes shall be installed on surrounding trees in the area following guidance from a suitably qualified ecologist. Confirmation that the boxes have been installed, including a plan showing the location and type of boxes, is to be submitted to the Council.

Reason: To further enhance the biodiversity value of the site post development in line with CP36 of the Core Strategy.

7. No works or development shall take place until full details of both hard and soft landscape proposals have been submitted to and approved by the Local Planning Authority. Soft landscape details shall include:

- Planting plans
- Written specifications (including cultivation and other operations associated with plant and grass establishment)
- Schedules of plants and trees, to include native, wildlife friendly species and large canopy trees in appropriate locations (noting species, planting sizes and proposed numbers / densities)

Reason: To screen, preserve and enhance the development and ensure adequate landscape treatment in the interest of amenity.

8. 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 3998:2010.
- 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 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.

9. Tree Protection

No works or development shall take place until a scheme for the protection of the retained trees (in accordance with BS 5837:2012, the Tree Protection Plan) and an appropriate Arboricultural Method Statement has been agreed in writing with the Local Planning Authority.

Reason: 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.

10. 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 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.

11. 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 5837:2012). 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 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.

Pymmes Park Wetlands – Location Plan

October 2014



Figure 1 – Plan showing the location of the proposed wetlands within Pymmes Park

