LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date: 18 July 2017

Ward:

Jubilee

Report of

Assistant Director, Regeneration & Planning

Contact Officer: Andy Higham Sharon Davidson Liz Sullivan

Tel No: 0208 379 4391

Category: LBE - Dev by LA

Ref: 16/00272/RE4

LOCATION: Turin Road Public Open Space, Turin Road, London, N9 8BT

PROPOSAL: Construction of Multi Use Games Area (MUGA) with associated fencing, landscaping and natural play improvements. (Outline application - appearance, landscaping, layout and scale)

Applicant Name & Address:

Danny Hammond Enfield Council B Block North Civic Centre Silver Street Enfield EN1 3XD

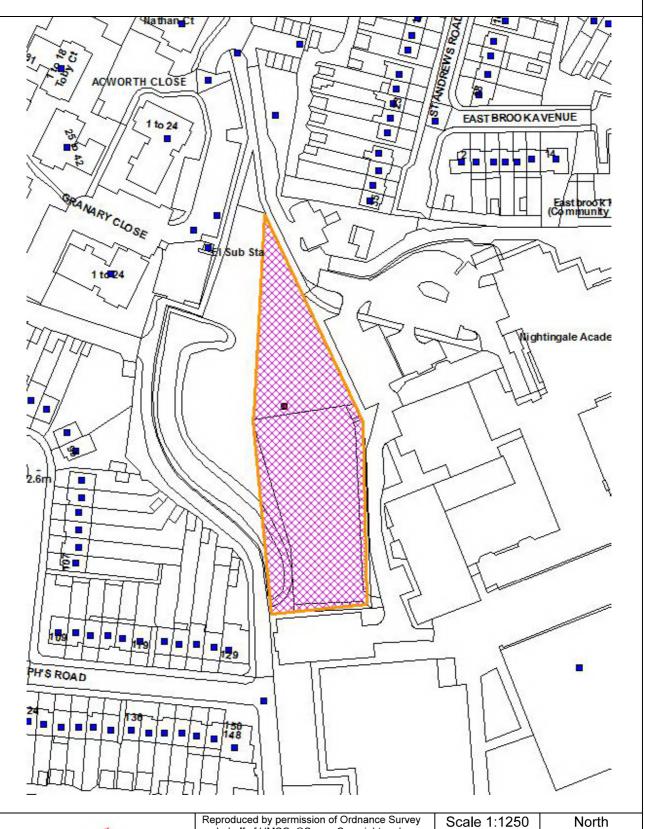
Agent Name & Address:

Enfield Council Civic Centre Silver Street Enfield London EN1 3XA

RECOMMENDATION:

That planning permission be **APPROVED** subject to conditions.

Ref: 16/00272/RE4 LOCATION: Turin Road Public Open Space, Turin Road, London, N9 8BT





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1. Site and Surroundings

- 1.1 The application site is located at the south eastern end of Turin Road Open Space. The area is designated as Local Open Space.
- 1.2 The site is abutted by residential properties to the north and west and by Bowes Edmonton Primary School and Nightingale Academy to the south and east.
- 1.3 The open space is largely unkempt grassland whilst the area where the MUGA is proposed has previously been tarmacked and is utilised by the adjacent school.

2. Proposal

2.1 The applicant seeks full planning permission for the construction of Multi Use Games Area (MUGA) consisting of 3 pitches with associated fencing and landscaping improvements. The existing temporary hardsurfaced area is approximately 1800sqm while the proposed area to be enclosed as 3 pitches is approximately 1970sqm.

3. Relevant Planning History

3.1 LBE/08/0025 - Granted 19th December 2008

Change of use of public open space to provide a temporary play ground to south of school building involving new chain link security fencing, hard surfacing and security gates (previously approved under LBE/07/0005).

3.2 LBE/07/0005 - Granted 29th June 2007

Change of use of public open space to provide a temporary play ground to south of school building involving new chain link security fencing, hard surfacing and security gates.

4. Consultation

- 4.1 The 21 day public consultation period started on the 1st September 2016 concluding on 22nd September. 95 letters were sent, no responses were received.
- 4.2 Environmental Health Concern about hours of use overcome by revisions, discussed below.

5. Relevant Policy

5.1 Development Management Document

DMD68 Noise DMD69 Light Pollution DMD 71 Protection and Enhancement of Open Space DMD 74 Playing Pitches DMD80 Trees on Development Sites DMD81 Landscaping

5.2 Core Strategy

CP30 Maintaining and improving the quality of the built and open environment CP32: Pollution

5.3 London Plan (March 2015) (FALP)

Policy 7.2 An inclusive environment Policy 7.3 Designing out crime Policy 7.4 Local character

6. Analysis

- 6.1 The main issues for consideration regarding this application are as follows:
 - Principle of the development;
 - Impact on neighbouring amenity;

Principle of the Development

- 6.2 Turin Road Open Space is designated as Local Open Space. Development should not result in the loss of open space unless it is to be re-provided or the space is surplus to requirements.
- 6.3 The site is open for general public access but is of little value having no facilities for sports and being generally unkempt. The area which is to be enclosed is already hardsurfaced, this was only granted permission on a temporary basis however it has not been returned to public open space and has been utilised by the adjacent school.
- In terms of the principle, the proposed use of open space as sports pitches is considered to be acceptable, supporting and enhancing the use of the currently underutilised open space. The proposed mesh fencing is necessary for practical purposes to secure the facility when it is not in use, it is not however a solid structure and maintains visual openness and no floodlighting is proposed. However the pitches are proposed for the use of the adjacent school, Nightingale Academy, and would be transferred to the school as part of a land swap to facilitate the expansion work already undertaken at Bowes Edmonton Primary School.
- 6.5 The proposal whilst not significantly changing the visual appearance of the hard surfaced area, notwithstanding the fact that this was only allowed as a temporary situation, would remove the space from public access. It is understood that there is strong justification for this in terms of the provision of educational facilities however this must be balanced against the planning policy which protects local open space.
- 6.6 Officers are minded that to mitigate the loss of the relevant space which measures approximately 1970sqm, some level of public access must be provided to the facilities. The proposal which is considered acceptable is for one pitch to be available for public use from school closing to 7pm Monday-Friday during term time and from 9am to 7pm Monday-Friday during school holidays. This is considered in terms of neighbouring amenity below. Given that the open space currently provides no formalised sports facilities this is considered to be a suitable gain.
- 6.7 Officers have discussed in detail the different possibilities for enhancing the remaining open space and it has been determined that the triangular area to the north of the proposed pitches will be planted with 18 various fruit trees and a wildflower meadow to create a community orchard.

Neighbouring amenity

- 6.8 The site is currently utilised in association with Nightingale Academy and the proposal seeks to formalise this arrangement into 3 pitches and provide one pitch for public use until 7pm on weekdays only.
- 6.9 The pitch identified for public use is the furthest from residential neighbours who abut the site to the west, at over 20m from the end of the gardens where most neighbours have garages and over 50m from the closest windows. It is important to note that no floodlighting is proposed and just one pitch would be available for public access until 7pm, subject to these circumstances which are recommended as conditions Environmental Health officers are satisfied that the proposal would not result in noise nuisance for neighbouring residents.
- 6.10 The management of the public access to the northern most pitch and the maintenance will be the responsibility of Nightingale Academy and a condition is recommended that prior to the commencement of the use details be provided of how this will be managed, for example whether via a booking system and details of a sign to communicate this information to the public will also be required.

Fencing

- 6.11 The final specification of the fencing will be determined by the contractor who is awarded the tender and as such a condition for full elevation details is recommended. However the cross section drawings provide sufficient information to assess the proposed appearance in more general terms.
- 6.12 The cross section shows that the fencing will have a maximum height of 3.6m with the top 0.6m at a 45 degree crank.
- 6.13 Given the separation distances with neighbouring residents while the quite prominent fencing will be easily visible it will not have an adverse impact in terms of light or outlook. Furthermore the overall visual amenity value of the open space will also be enhanced by the planting of 18 trees to the north of the pitches.

Flooding

6.14 The proposed surfacing material is open asphalt which is porous, therefore whilst the area of hardsurfacing would increase slightly the proposal will not result in an increase in surface water runoff and should in fact improve the existing situation.

Transport

- 6.15 It is anticipated that the main users of the public access pitch would be local and would therefore be on foot and no notable impact of the proposed would be seen in terms of demand for parking. However should visitors come by car as only one pitch would be available the number of users at any one time would be very limited.
- 6.16 The proposal also includes the addition of 3 parking spaces within Nightingale Academy, the spaces are at the northeastern end of the existing and proposed hardsurfaced area. They are a minor continuation of the existing arrangement and are located appropriately and safely within the car park, softlandscaping is proposed around the edge as a buffer and it is considered that there would be no visual or other material impact from this element of the proposal.

7. Conclusion

- 7.1 Having considered the proposal against the policies applicable to local open space officers are satisfied that the proposal supports and enhances that existing use of the open space and delivers a community benefit. It does not unacceptably impact on the character or use of the open space.
- 7.2 On the basis of the information provided officers recommend, on balance, that approval be granted.

8. Recommendation

8.1 It is recommended that planning permission be granted subject to conditions:

Conditions

1. Time Limit

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.

2. Approved Plans

The development hereby permitted shall be carried out in accordance with the following approved plans:

Ordnance Survey 2015/203/100/0005 Typical cross sections 2015/203/100/0005 Sports line markings 2015_203_100_0006

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

3. Hours of use

The pitches shall not be used outside the hours of 09:00 to 19:00 Monday – Friday and at no other time. The northern most pitch only shall be available for public use outside of school hours but within the above limitations and shall be closed at all other times.

Reason: In the interest of neighbouring residential amenity.

4. Flooding

Prior to the commencement of the development the applicant shall submit details to demonstrate that the hardstanding areas will be sustainably drained and will not result in any increase in runoff.

Reason: In the interest of sustainable drainage.

5. Management of access to the site

Prior to the commencement of the use of the facility details shall be submitted to and approved in writing by the LPA demonstrating how visitor access to the pitches will be managed. Once approved those details shall be permanently maintained.

Reason: In the interest of security and amenity of neighbouring residents.

6. Landscaping and maintenance

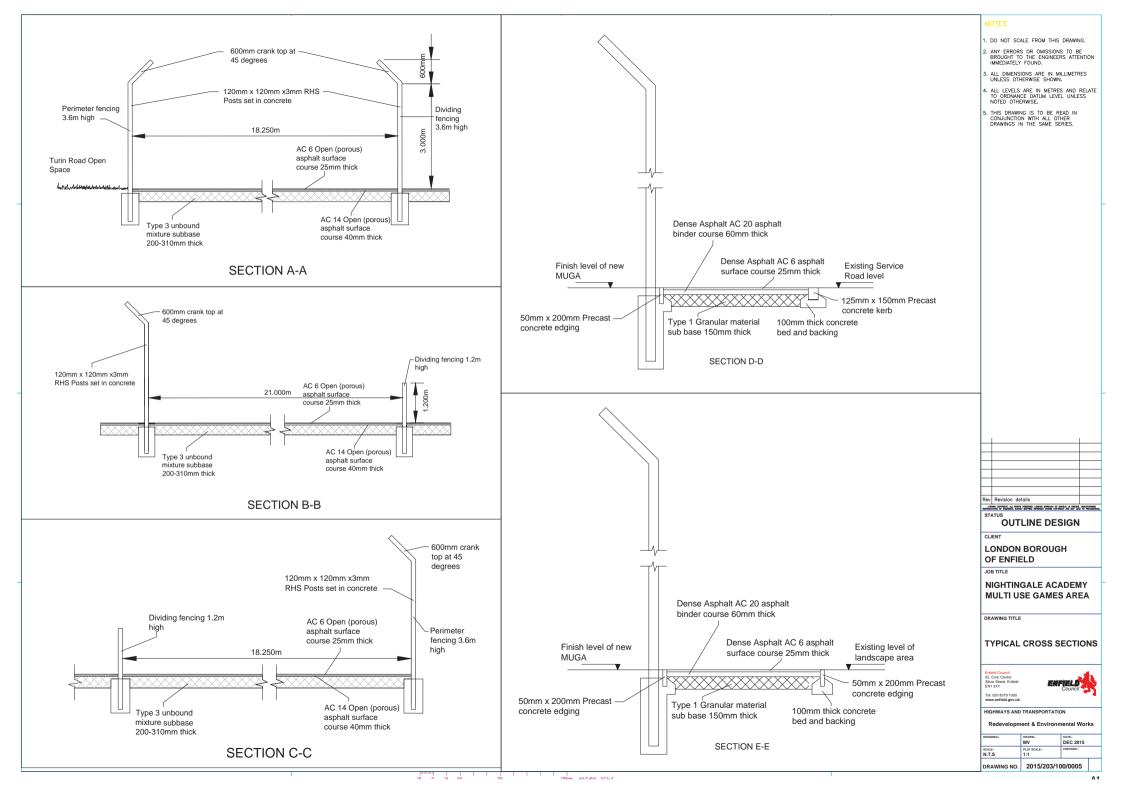
The site shall be landscaped in accordance with the details hereby approved on drawing no. 2015_203_100_0006 in the first planting season after completion of the development. The trees shall be maintained in accordance with the LB Enfield Corporate Tree Maintenance Strategy. Any trees or shrubs which die, become severely damaged or diseased within five years of planting shall be replaced with new planting in accordance with the approved details.

Reason: To deliver a community benefit and enhancement to the retained open space.

7. Fencing

Prior to the erection of the fencing full elevation drawings of the proposed fence and detailed drawings/brochure detail showing the specific material and colour shall be submitted to and approved in writing by the LPA. The fencing shall be constructed in accordance with the agreed detail.

Reason: In the interest of the character and appearance of the open space.





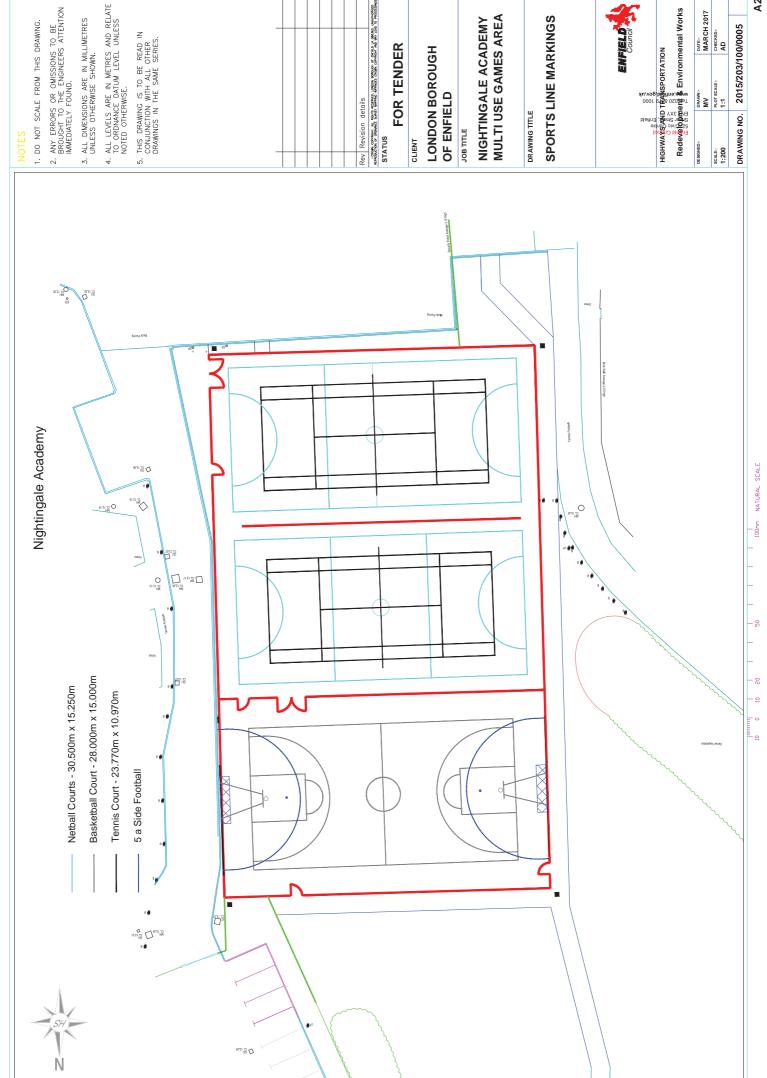


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Scale 1/1250

Centre = 535224 E 194576 N

Date 12/11/2015



MUGA NOTES

Fencing: The MUGA is to be enclosed with a 385 Mesh Panel fencing system or similar, and shall be 3,000m high fence with a 600mm crank top at 45 degrees that will give an overall height of 3.600m. The MUGA is to be split into are to be steel galvanised in accordance with BS729, power coated in surf 70/100 25mm thick surface course. accordance with BS6497 to a minimum thickness of 60 microns fastened with sound dampened tamper proof fixings to EN15312. The Colour is to be Green Footpath: 150 x 50mm pre-cast concrete edging laid on 100mm concrete bed RAL 6005 for all Fencing and Gates.

Pedestrian Gates: They are to be 2.000m high x 1.200m wide and to CLD AC6 dense surf 100/150 25mm thick surface course. Lockmaster Swing gate specification or greater.

Porous Construction Details for MUGA:

PA6 SURF 70/100 25mm thick

Lockmaster Swing gate specification or greater.

3 courts, 1 court will be enclosed using the same perimeter fence, the other concrete bed and backing, permeable geotextile membrane, MOT Type 3 sub minimum wall thickness of 5mm to BS4660 with Type S bed and surround laid two courts will be separated by a 1.200m high fence. MUGA fencing panels base 150mm thick, AC20 open bin 160/220 binder course 50mm thick, PA6 to 550mm invert. Cable warning marker shall be laid 100mm above all

> and backing, geotextile membrane Terram T1000 or equivalent, MOT Type 1 Draw Pits: 450mm x 450mm Pre-formed polyethylene chamber up to sub base 150mm thick, AC20 dense bin 40/60 binder course 60mm thick, 1000mm deep, 100mm concrete base and surround with a Class C250 cover

Additional Car Parking Area: 255 x 150 mm pre-cast concrete kerb laid on Maintenance Gates: In the 3.600m high fence, they will be 3.000m high x 150mm concrete bed and backing, geotextile membrane Terram T1000 or 3.000m wide and to CLD Lockmaster Swing gate specification or greater. In equivalent, MOTType 1 sub base 150mm thick, AC20 dense base 100/150

-Dividing fence to be 358 Prison Mesh Panel

the 1.200m high fence, they will be 1.200m high x 3.000m wide and to CLD base course 100mm thick, AC20 dense bin 40/60 binder course 60mm thick PLANNING CONDITION PROPOSAL NOTES: and AC10 close surf 100/150 surface course 40mm thick.

> ducting. All ducting to include 5mm diameter polypropylene draw cord breaking weight 5.5KN (1220lb) and be mandrel tested

Perimeter fencing to be 358 Prison Mesh

1 no. court (most northerly) to be provided to and open for public use from school closing until 7pm during term time, and from 9am to 7pm out of term times.

Existing northern section of Turin Road open space to become a new community orchard with low maintenance wildflower meadow. Remaining area of Turin Road Open Space to be improved in terms of litter and grounds maintenance before handing over to Parks Team.

Community Orchard to be comprised of 18no. trees, varieties to include Plum, Cherry, Pear and Apple of medium to large size 18/20, planted in rotivated and improved soil, with nitrogen fixings to allow for guick

Trees are to be managed and maintained in line with the London Borough of Enfield Corporate Tree Maintenance

-Turin Road Open Space to become

- 1. DO NOT SCALE FROM THIS DRAWING.
- 2. ANY ERRORS OR OMISSIONS TO BE BROUGHT TO THE ENGINEERS ATTENTION IMMEDIATELY FOUND.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SHOWN.
- 4. ALL LEVELS ARE IN METRES AND RELATE TO ORDNANCE DATUM LEVEL UNLESS NOTED OTHERWISE
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS IN THE SAME SERIES.









NIGHTINGALE ACADEMY **MULTI USE GAMES AREA**

PLANNING PERMISSION



HIGHWAYS AND TRANSPORTATION

AC / DH 13/04/2017 DH DRAWING NO. 2015_203 100 0006

