

PLANNING COMMITTEE

20 November 2018

REPORT OF:

Executive Director – Place

Subject:

Update for Planning Committee Members

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Update to Planning Committee

1. **Agenda Item 8 – 18/02514/FUL (Page 93)**
Ponders End Industrial state, East Duck Lees Lane, Enfield
- 1.1 Officers have been asked to circulate an image of the existing building to assist Members assessment of the current proposals. This is attached as Appendix 2
- 1.2 An image of the retained building is also attached as Appendix 3 for Members information.
- 1.3 With reference to the comments of CAG regarding the use of the retained building, the applicants looked at various configurations for the building and its location within the site. However, they have demonstrated that it is not possible for a building of this size together with the necessary external storage and serving requirements, to be relocated so that it can be integrated into the proposed warehouse.
- 1.4 The applicant has also confirmed that:

“The proposed facility is being developed by Aberdeen Standard / Graftongate and leased to the occupier Beavertown Brewery. Consequently, the design must incorporate institutional flexibility if Beavertown vacate the unit at some stage in the future. This flexibility includes the provision of a service yard of at least 35m deep along the long frontage of the building, also incorporating loading doors to this area. This arrangement also allows for the building to be split into two separate leases with a division wall in the future, whilst reserving service yard area to both leased areas. If the building was moved further north, this would restrict flexibility, as the occupier of the eastern part would need to access via the other occupier’s land, making the unit much less appealing.”

1.5 In addition, since the writing of the report, we have received comments from the Lea Valley Park Authority. There is no objection in principle but the Authority request:

- i) Retained trees should be managed during the construction period to ensure they remain safe;
- ii) Vegetation or trees to be removed as part of the redevelopment should be undertaken outside of the main bird breeding;
- iii) Nest boxes should be considered as enhancement to provide permanent nesting features for small species of bird as part of the redevelopment;
- iv) A pre-construction check of the section of the Lea Navigation is undertaken before any enabling works or activities commence to ensure no water voles are present
- v) The installation of bat boxes should be incorporated into the new buildings or onto retained trees along the western and southern boundaries.

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1.5 In response, an Ecological Appraisal, a Daytime Bat Survey, and a Water Vole Survey was submitted with the planning application. Condition 2 requires the development to be implemented in accordance with the conclusions / recommendations of these documents.

- 1.6 Furthermore Condition 4 requires the submission of a landscaping scheme and Condition 9 covers light spill impacting on the ecological value of the wildlife corridor. Moreover, Condition 18 requires the provision of bird / bat boxes.
- 1.7 It should also be noted that separate legislation applies to the developers of this site preventing tree / landscaping to be removed during nesting season. Accordingly, it is not necessary to duplicate this existing legislative requirement.
- 1.8 In terms of SuDs, revised details have now been submitted and agreed by the Council's SuDs team. No s106 contribution is therefore required and Conditions 26 and 27 are included to ensure the development is undertaken appropriately in relation to this issue.
- 1.9 It should also be noted that the schedule of plans listed at Condition 2 has been updated because of these revisions to the scheme:
- i) Drg No 01 Rev E is deleted;
 - ii) Drg 1879-18—01B is replaced by 1879-18—01E
- 1.10 The following alterations to conditions are also reported:
- i) Condition 6 is amended at Line 7, by deleting “at pre-construction stage” by “no later than 6 months of commencement of development” and at Line 12 by deleting “prior to first occupation” by “within 6 months of occupation”
 - ii) Condition 9 is amended by adding to the end “unless otherwise agreed by the local planning authority”
 - ii) Condition 21 is amended by deleting development and inserting “building”

2. **Agenda Item 9 – 18/03009/FUL (Page 139)**

Genotin Road Car Park, Genotin Road, Enfield

2.1 The response of the applicant to the comments of the Place & design Review Panel are set out at Appendix 1

2.2 Due to the Council's ownership of the site, an amended recommendation is required to refer to S111 of the Town and Country Planning Act 1990. It now reads:

That subject to the completion of a S111 Agreement and S106 Agreement to secure the obligations as set out in Section 8.60 of this report, the Head of Development Management / the Planning Decisions Manager be authorised to GRANT planning permission subject to the conditions as set out below:

2.3 With the approval of the SuDs strategy, it is proposed to update / replace the wording of Conditions 7 and 8 with the following:

- 7 Notwithstanding the details set out in the submitted FRA 16-6912-FRA, 13th November 2018, prior to the completion of the building frame, details of the Sustainable Drainage Strategy shall be submitted to and approved in writing by the Local Planning Authority and must conform with the Landscaping Strategy. The details shall include:
- Demonstration that the system is designed to allow for flows that exceed the design capacity to be stored on site or conveyed off site with minimum impact
 - A management plan for future maintenance

Reason: To ensure the sustainable management of water, minimise flood risk, minimise discharge of surface water outside of the curtilage of the property and ensure that the drainage system will remain functional throughout the lifetime of the development in accordance with Policy CP28 of the Core Strategy and Policies 5.12 & 5.13 of the London Plan and the NPPF and to maximise opportunities for sustainable development, improve water quality, biodiversity, local amenity and recreation value.

8. Prior to occupation of the development, a Verification Report demonstrating that the approved drainage/SuDs measures have been fully implemented shall be submitted to the Local Planning Authority for approval in writing. This report must include:
- a. As built drawings of the sustainable drainage systems;
 - b. Level surveys of completed works;
 - c. Photographs of the completed sustainable drainage systems;
 - d. Any relevant certificates from manufacturers/ suppliers of any drainage features;
 - e. A confirmation statement of the above signed by a chartered engineer.

Reason: To ensure the sustainable management of water, minimise flood risk, minimise discharge of surface water outside of the curtilage of the property and ensure that the drainage system will remain functional throughout the lifetime of the development in accordance with Policy CP28 of the Core Strategy and Policies 5.12 & 5.13 of the London Plan and the NPPF.

- 2.4 The wording for Condition 35 (Archaeology) is also to be replaced as follows:

No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

- A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works; and
- B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason: Heritage assets of archaeological interest may survive on the site. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results, in accordance with Section 12 of the NPPF.

- 3.5 With the recent changes to the design of the scheme including the revisions to the SuDs strategy, the schedule of Drg Nos at Condition 2 has also been updated with Drg 16-6912 SK005 P1 (Revised) Drainage Areas, 16 6912 SK004 P3 (Revised) Access Road Design & 16 6912 DMP Issue (Drainage) Management Plan deleted as the details is covered in the revised FRA. Drg 661 PO4 (Public Realm) is also inserted.

Appendix 1 – Response of Metaswitch to Comments of Place & Design Review Panel

The response of the Applicant to the Place & design Review Panels comments are below.

Key point raised	How this is addressed
<ul style="list-style-type: none"> Width of public realm Landscape treatment Relationship to curved road 	The building line continues, and the building has been moved back. The public realm has been widened, with the access ramp moving behind the columns – enabling the creation of a semi public/private realm. A series of pockets parks with seating and planting are now proposed. A series of low stone walls rotate around the curve providing views. Glazing and internal spaces will generate 'active frontages.
Southern elevation and future footprint <ul style="list-style-type: none"> Relationship of building to future footpath and development to the south 	Landscape extends up to the parking deck to minimise impact. The basement is now fully enclosed. Options for a footbridge link are provided within the safeguarded land and detailed in the DAS.
Parking and access <ul style="list-style-type: none"> Landscape screening to flats Potential confusion between ramps and the access road Visitor cycle spaces are required 	The ramp and access arrangement have been simplified. A shared surface approach is now proposed for the internal access road and footpaths. Landscaping has been introduced to the northern boundary and visitor cycle spaces have been provided.

Proposed Materials	The use of glazing and solid metal panels is proposed. The precise specification is not included with the planning application and will be subject to a planning condition.
Roof level <ul style="list-style-type: none"> • All roof plant is to be screened • Concerns about the roof in terms of its design • Consider sustainability measures within the roofscape 	The southern wing of the building, where plant is not located or access to plant is not required, provides the opportunity for a zone that can be used for either PV panels or a green roof. The visual impact of the roof above the entrance area is lessened through the introduction of a roof light extension.
Future proofing of the building	The DAS includes details of how the car parking design can be added to provide a series of full height office space, should it become surplus to requirements in the future.
Models and CGI	<p>A large scale model of the building has been commissioned and a further contextual model has too. External and internal CGIs are being prepared and will be submitted as part of the determination process and to assist Members at planning committee.</p> <p>The draft images of the verified views have since been updated and have been included within the submitted Heritage Statement.</p>

Appendix 2 – View of Existing Ediswan Building

View from East Duck Lees Lane



Aerial View



Appendix 3 - View of Retained Ediswan Building

