

**LONDON BOROUGH OF ENFIELD**

**PLANNING COMMITTEE**

**Date:** 25<sup>th</sup> February 2020

**Report of**

Head of Planning

**Contact Officer:**

Andy Higham

Claire Williams Jennie Rebaïro

**Ward:**

Bush Hill Park

**Ref:** 19/01904/VAR

**Category:** Major

**LOCATION:** Church Street Tennis Courts, Great Cambridge Road, N9

**PROPOSAL:** Variation of condition 02 of approval ref: 17/03256/RE4 to allow revisions to southern boundary involving introduction of a vehicle barrier, inclusion of fence line and formation of a chicane to cycle lane.

**Applicant Name & Address:**

Matthew Watts  
Enfield Council  
Civic Centre  
Silver Street  
Enfield  
Middlesex  
EN1 3XY  
UK

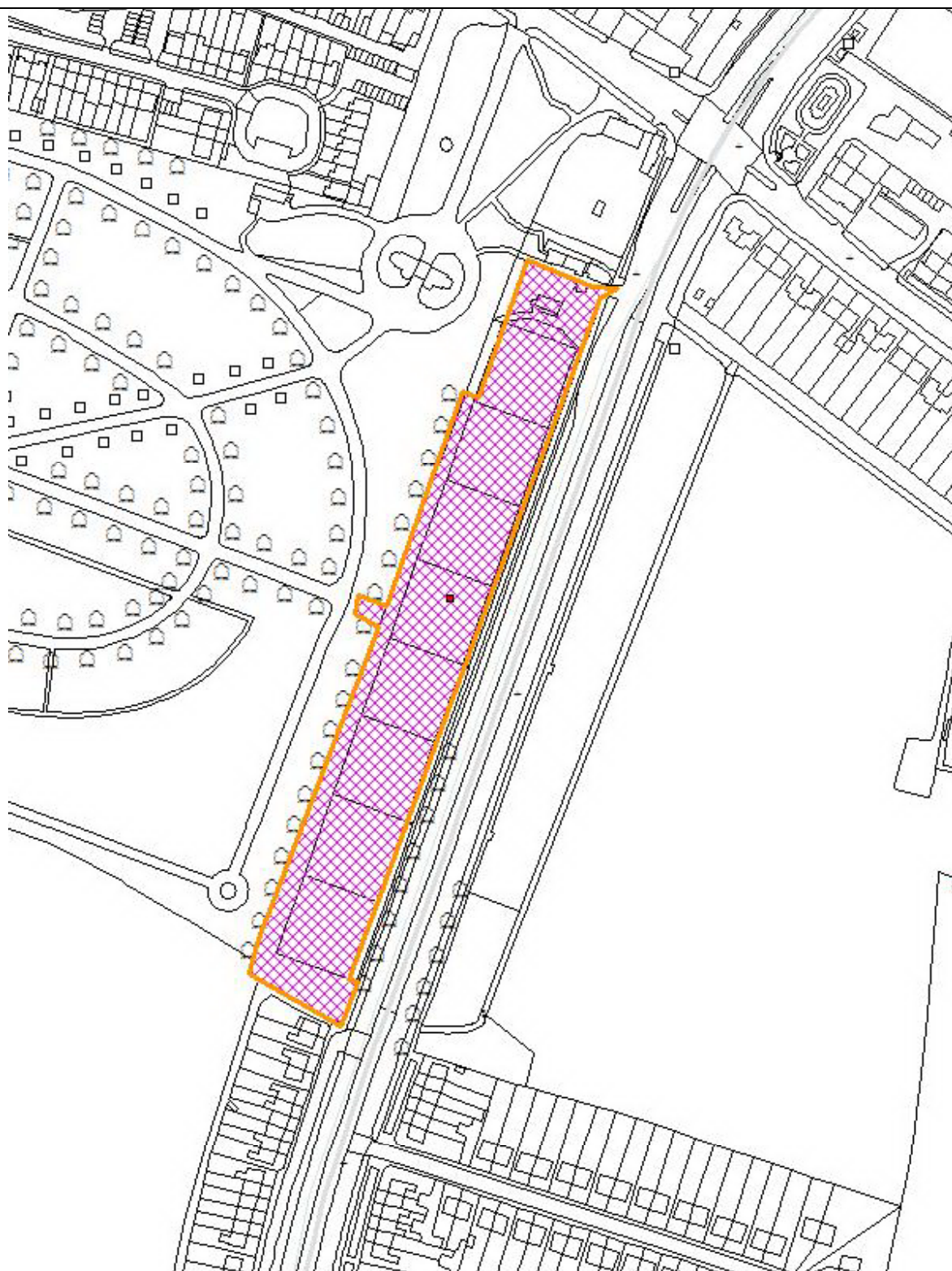
**Agent Name & Address:**

Callum Whyte  
Ares Landscape Architects  
3.25 East London Works  
75 Whitechapel Road  
London  
E1 1DU  
UK

**RECOMMENDATION:**

That in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, the Head of Development Management/the Planning Decisions Manager be authorised to GRANT deemed consent subject to conditions.

Ref: 19/01904/VAR LOCATION: Church Street Tennis Courts And Skateboard Park, Great Cambridge Road, London, N9 9HL



## **1.0 Note for Members:**

- 1.1 Although a planning application for this type of development would normally be determined by officers under delegated authority, in accordance with the scheme of delegation, the application is reported to the Planning Committee for determination as it is a Council application.

## **2.0 Recommendation**

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

1. Time Limit
2. Approved Plan
3. Boundary Treatment and Noise Mitigation
4. Remediation Strategy
5. Verification Report
6. Monitoring and Maintenance Plan – Contamination
7. Not previously identified contamination
8. No infiltration of surface water
9. Managing boreholes
10. Burials in cemetery
11. Construction Methodology
12. Cycle parking
13. SuDS
14. Tree Protection Plan and Arboricultural Method Statement

## **3.0 Executive Summary**

- 3.1 The report seeks approval to a scheme involving alterations to the site boundary located on the southern side of the site running parallel with the public footpath which serves Firs Farm. This includes the straightening of this section of boundary and fencing, leaving an open area of land between the public footpath and boundary to the Cemetery. Works also include a chicane with vehicle access barrier and timber knee rail. Alterations proposed allow better and safer access to Firs Farm.

- 3.2 The reasons for recommending approval are:

- i) The development allows improved safer access to Firs Farm.
- ii) Works are in keeping with the layout of the cemetery and surrounding area.
- iii) No impact on adjoining neighbouring properties.
- iv) No impact to existing landscaped area or biodiversity.
- v) No impact on highway, cycle and pedestrian safety.

#### **4.0 Site and Surroundings**

- 4.1 The site comprises an area of land currently occupied by 14 tennis courts adjacent to the A10 Great Cambridge Road and is bounded by Edmonton Cemetery to the west and the A10 Great Cambridge Road to the east. Residential dwellings are sited to the south of the site and adjoining Skateboard Park to the north.
- 4.2 The site is designated Metropolitan Open Land but is not in a Conservation Area or involve a listed building and is not a Listed Building.



Figure 1 – View of public footpath accessing Firs Farm Via Great Cambridge Road

- 4.3 Ground works have started under Ref: 17/03256/RE4 for the extension of existing cemetery

#### **5.0 Proposal**

- 5.1 Consent was granted under application Ref: 17/03256/RE4 in March 2018 for the extension of existing cemetery involving the removal of 14 tennis courts. This application is a variation of Condition 02 (approval plans) of this previous approval to allow revisions to southern boundary of the cemetery shown in black on the submitted plan 377-AL-A-00-XX-DR-L-0005 P22 – attached to report.
- 5.2 The application states that changes to the southern boundary are to improve the adjacent access to Firs Farm. The relocation of the cemetery boundary effectively reducing the area of the cemetery extension, would not impact on the layout of the cemetery or the number of plots. However, there would be changes





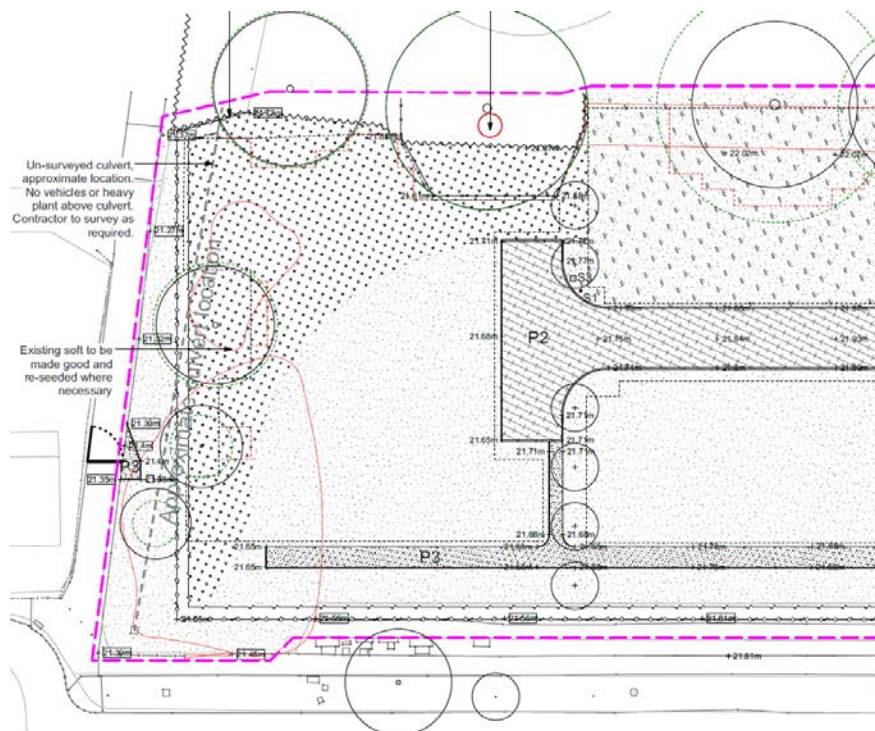


Figure 3: Proposed new layout under the current application 19/01904/VAR

## 6.0 Relevant Planning History

- 6.1 17/03256/RE4 - Extension of existing cemetery involving removal of 14 tennis courts – Granted with conditions and works have commenced on site.
- 6.2 18/02995/CND - Details submitted pursuant to application ref: 17/03256/RE4 for Boundary treatment (3), Remediation Strategy (4) (Part discharge 4.1 and 4.2 only), Construction Management Plan (11) and Tree Protection (14) in relation to the extension of existing cemetery involving removal of 14 tennis courts – Granted
- 6.3 18/03158/CND - Details submitted pursuant to planning application ref: 17/03256/RE4 comprising no infiltration (8), burials (10) and SuDS (13) in respect of extension of existing cemetery involving removal of 14 tennis courts – Granted
- 6.4 18/04710/CND - Details submitted pursuant to planning application ref: 17/03256/RE4 comprising monitoring and maintenance plan (Condition 6.1 set out in Environment Agency letter dated 3rd January 2019), in respect of extension of existing cemetery involving removal of 14 tennis courts Granted
- 6.5 18/04214/NMA - Non-material amendment to planning application ref: 17/03256/RE4 to allow changes to condition triggers relating to the following conditions: Remediation Strategy (4), Monitoring and Maintenance Plan (6) and Cycle parking (12) - Granted

- 6.6 19/01542/CND - Details submitted pursuant to ref: 17/03256/RE4 comprising remediation strategy (4.3 and 4.4) in respect of extension of existing cemetery involving removal of 14 tennis courts - Pending consideration
- 6.7 19/04343/CND - Details submitted pursuant to ref: 17/03256/RE4 comprising remediation strategy Condition (4.3 and 4.4) and managing boreholes Condition 9 in respect of extension of existing cemetery involving removal of 14 tennis courts – Pending consideration

## **7. Consultation**

### Public:

- 7.1 Consultation letters have been sent to 175 neighbouring and nearby properties. No responses have been received.

### Internal Consultations:

Tree Officer – No objection  
Traffic & Transportation – No Objection

## **8.0 Relevant Planning Policies**

### 8.1 Draft London Plan

A draft London Plan was published on 29 November 2017 for consultation purposes with a deadline for consultation of 2 March 2018. The current 2016 (The London Plan consolidated with alterations since 2011) is still the adopted Development Plan, but the Draft London Plan is a material consideration in planning decisions. The significance given to it is a matter for the decision makers, but it gains more weight as it moves through the process. It is anticipated that the publication of the final London Plan will be in March 2020, and as such its weight, as a material consideration, is increasing.

### 8.2 The London Plan (2016)

- 3.19: Sports facilities
- 6.9: Cycling
- 6.13: Parking
- 7.4: Local character
- 7.5: Public realm
- 7.6: Architecture
- 7.17: Metropolitan open land
- 7.19: Biodiversity and access to nature
- 7.21: Trees and woodlands

### 8.3 Core Strategy (2010)

CP11: Recreation, leisure, culture and arts  
CP 25: Pedestrians and Cyclists  
CP30: Maintaining and Improving the Quality of the Built and Open Environment  
CP30: Maintaining and improving the quality of the built and open Environment  
CP32: Pollution

### 8.4 Development Management Document (2014)

DMD16: Provision of new community facilities  
DMD 37: Achieving High Quality and Design-Led Development  
DMD 38: Design process  
DMD 45: Parking Standards and Layout  
DMD47: New Roads, Access and Servicing  
DMD49: Sustainable Design and Construction Statements  
DMD50: Environmental Assessment Methods  
DMD64: Pollution control and assessment  
DMD68: Noise  
DMD78: Nature conservation  
DMD79: Ecological Enhancements  
DMD 80: Trees on Development Site  
DMD 81: Landscaping

### 8.5 Other Material Planning Considerations

National Planning Policy Framework (2019)  
National Planning Policy Guidance

## 9.0 **Analysis**

9.1 This report considers the issues that arise from the proposed variation to the original consent having regard to national, regional and adopted local planning policies and other material considerations. The analysis only relates to the proposed changes to the originally approved scheme.

9.2 The main issues for consideration regarding this application are as follows:

- Design and Impact on the Character of the Surrounding Area;
- Neighbouring Amenity
- Trees, Landscaping and biodiversity
- Highways

#### Effect on the Character and Appearance of the Surrounding Area

9.3 The changes to the southern boundary are minor and involve moving the previous boundary further north. This creates an area of land that runs along the



boundary with the footpath to remain open. To control access, a vehicle barrier and chicane along with a fence line to the front of the now open area are to be introduced. Revisions are proposed to improve the adjacent access to Firs Farm.

- 9.4 The relocation of southern boundary and fence line will have no impact on the character of the area or layout of the cemetery. The vehicle barrier, chicane and fence line would not be out of place and are common requirements to restrict vehicle movement into public areas.
- 9.5 The changes are considered minor not having an impact on the character and appearance of the surrounding area and are considered acceptable having regard to Local Plan Policy CP30 and Development Management Plan Policy DMD37.

#### Neighbouring amenity

- 9.6 The closest residential property is No. 44 Kipling Terrace. The relocated boundary fencing will be sited away from the boundary with No. 44 and will have no additional impact.
- 9.7 The existing footpath will remain, and the introduction of the vehicle barrier would be positioned to the rear of No. 44 and would not be visible above the rear fence to this property. It is considered the works to the existing footpath would not therefore impact on the amenities of No. 44 Kipling Terrace or surrounding properties.

#### Access

- 9.8 The proposals raise no issues in terms of highway safety.

#### Landscaping and Biodiversity

- 9.9 Policy CP36 of the Core Strategy commits to 'protect, enhance, restore or add to biodiversity with the Borough'. This is reaffirmed in the DMD Policies 78 and 81. The relocation of the fence would now cut through an existing overgrown area of vegetation. Whilst it is regrettable, the introduction of further soft landscaping within the original permission will act as an area to house wild habitat. This is also offset given the wet lands that can be found within the adjoining Firs Farm Park.

### **10.0 CIL**

- 10.1 The development is not CIL liable because there is no additional floorspace created.

### **11.0 Conclusion**

- 11.1 The proposed variation of condition 2 of the consent granted under 17/03256/RE4 is considered to be relatively minor and will not result in any harm

to the character of the area, highway safety or to the amenity of adjoining dwellings. Furthermore, it is considered they alteration would not in any material increase in the effects of the development especially noting the acknowledged need for burial space when judged against the parent permission.

11.2 As a result, the proposal is recommended for approval





**Notes**  
1. Do not scale from this drawing

**SUMMARY:**

No of standard plots = 1585  
(inc. 272 vaults/chambers)  
No of oversized plots = 13  
No of infant plots = 170

**TOTAL = 1768**

No of Mausolea plots = 127  
**TOTAL (stacked x 3) = 381**

ID	RISK	MITIGATION	Date Mitigated
RESIDUAL PROJECT RISKS			

DATE	REV	DESCRIPTION OF REVISION	DRAWN BY	APPROVED BY
REVISIONS				

SUITABILITY:  
**D2 - PRELIMINARY**

ares

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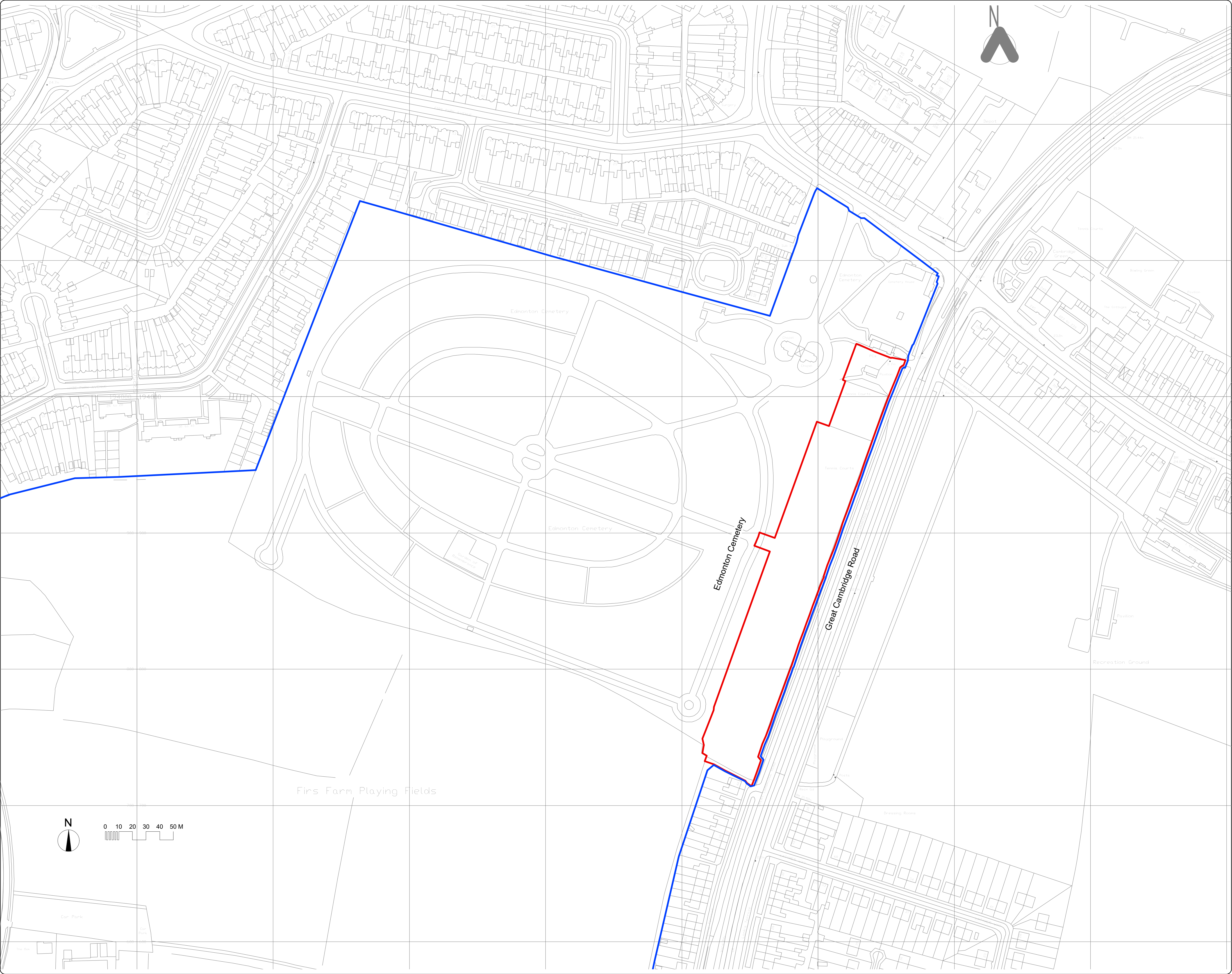
PROJECT TITLE :  
**Edmonton Cemetary**

DRAWING TITLE :  
**Illustrative Masterplan**

DRAWING SCALE : NTS  
PAPER SIZE : A1  
DRAWN BY : JPM  
APPROVED BY : CW  
DRAWN DATE : 11/08/2017

DRAWING NUMBER : **377-ALA-00-XX-DR-L- 0001**  
REVISION : **P13**





**Notes**

1. Do not scale from this drawing  
2. To be read in conjunction with Project Risk Register REF: XXX  
3. To be read in conjunction with all other Landscape Architect's drawings

**Key**

LBoE owned land

Subject Site Boundary

ID	RISK	MITIGATION	Date Mitigated
RESIDUAL PROJECT RISKS			

DATE	REV	DESCRIPTION OF REVISION	DRAWN BY	APPROVED BY
04.02.20	P03	Boundary revised	CW	CW
17.07.17	S2-P02	Key added	JPM	
14.07.17	S2-P02	Extent of boundary revised	CW	
06.07.17	S2-P01	Revised to planning status	CW	

SUITABILITY:  
**S2 - PLANNING**

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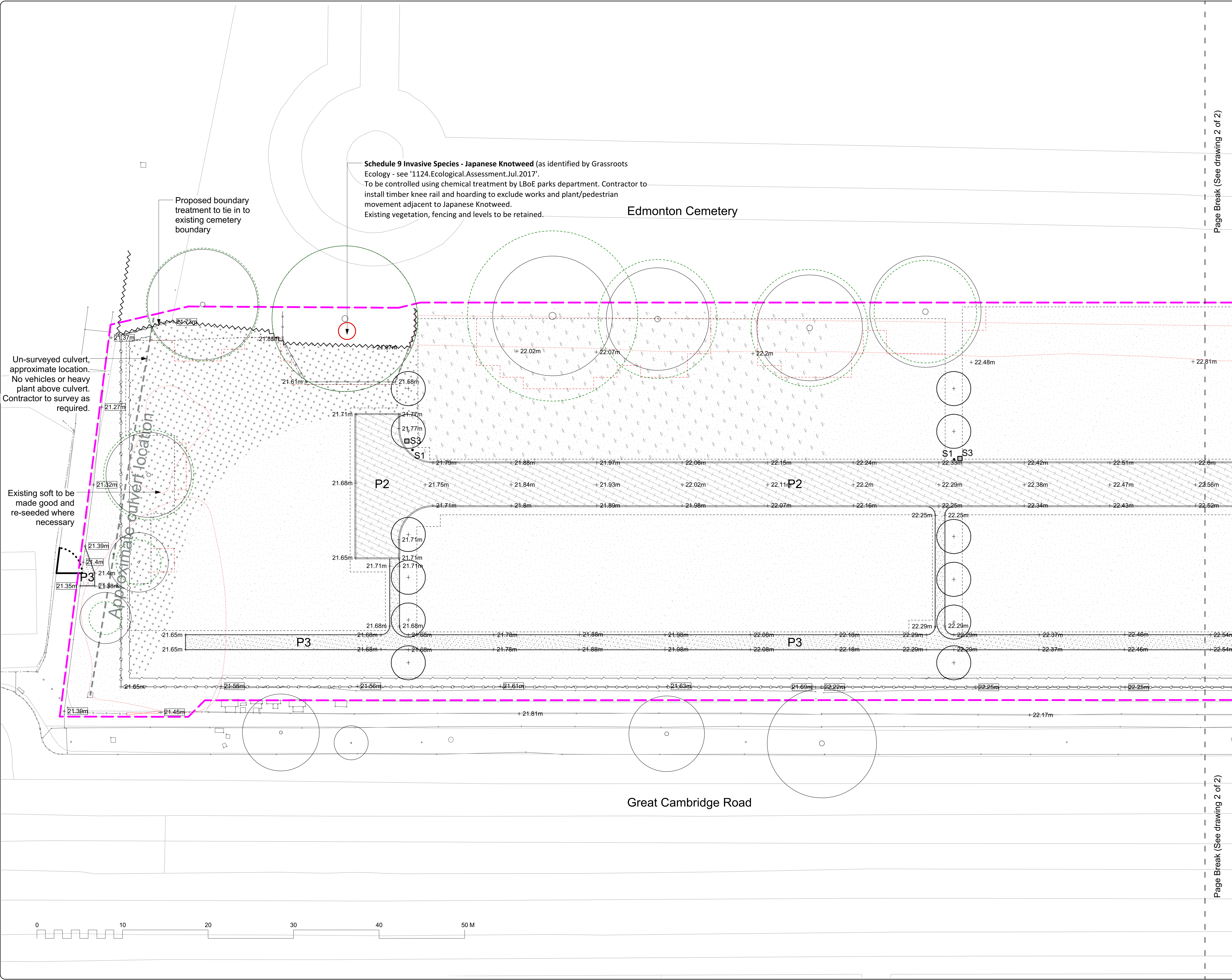
PROJECT TITLE :  
**Edmonton Cemetary**

DRAWING TITLE :  
**Site Location Plan**

DRAWING SCALE : 1:1250  
PAPER SIZE : A1  
DRAWN BY : JPM  
APPROVED BY : CW  
DRAWN DATE : 31.05.2017

DRAWING NUMBER : **377-ALA-00-XX-DR-L-0008**  
REVISION : **P03**





**Notes**

1. Do not scale from this drawing
2. To be read in conjunction with Project Risk Register REF: XXX
3. To be read in conjunction with all other Landscape Architect's drawings

**Key**

**Plot Layouts**

- Extent of burial plots  
Dimensions provided by Enfield Council
- Burial plots prohibited within root zone  
Refer to Arboricultural Impact Assessment

**Vegetation**

Refer to Tree Removal Plan (DWG No. L-0014)

- Existing Tree to be Retained
- Existing Tree Protection Zone
- Existing Vegetation to be Removed
- Proposed Tree
- Boundary Planting  
"Yew Hedge"

**Surfacing**

Refer to Planting Plan (DWG No. L-0014)

- Grass Seed
- Grass Turf
- Wildflower Meadow

**Access Road with Tree Protection**  
Tobermore Hydropave Tegula 200 Concrete Block  
Colour: Charcoal  
To Engineer's Specification

**Vehicular Asphalt**  
To Engineer's Specification

**Pedestrian Permeable Asphalt**  
To Engineer's Specification

**Levels**

All proposed levels are flush or Bottom of Kerb.  
For kerb upstands see engineers drawing

- Existing Level
- Proposed Level

**Boundary treatment**

Refer Fencing Arrangement (DWG No. L-0005)

- Boundary Fencing
- Timber Knee Rail
- Large Timber Knee Rail
- Vehicle access swing barrier

**Structures**

- Stand Pipes  
To Engineer's Specifications
- Proposed Vehicle Bollard  
Broxap St Helens Cast Iron Bollard (or similar)  
Black, Removable with matching lockable base plate
- Proposed Bin  
Wire mesh cage to match existing cemetery bins - Located directly onto grass/soil base - no foundation required.

ID	RISK	MITIGATION	Date Mitigated
RESIDUAL PROJECT RISKS			

DATE	REV	DESCRIPTION OF REVISION	DRAWN BY	APPROVED BY
31.07.19	P22	Issued to discharge planning	CW	
20.08.19	P21	Issued for Construction	CW	
05.04.19	P20	Revised for new tender package	CW	
31.01.19	P11	Vehicle bollard added, roadway revised	TB	CW
25.01.19	P10	Revised for levels	CW	
30.11.18	P09	Revised for Construction	CW	
05.11.18	P08	Issued for Tender	CW	
28.06.18	P07	Road levels and position updated for drainage	CC	CW

SUITABILITY:

**A1 - CONSTRUCTION**

**ares**  
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CLIENT:

**Enfield Council**

PROJECT TITLE:

**Edmonton Cemetery**

DRAWING TITLE:

**General Arrangement (1 of 2)**

DRAWING SCALE: 1:200  
PAPER SIZE: A1

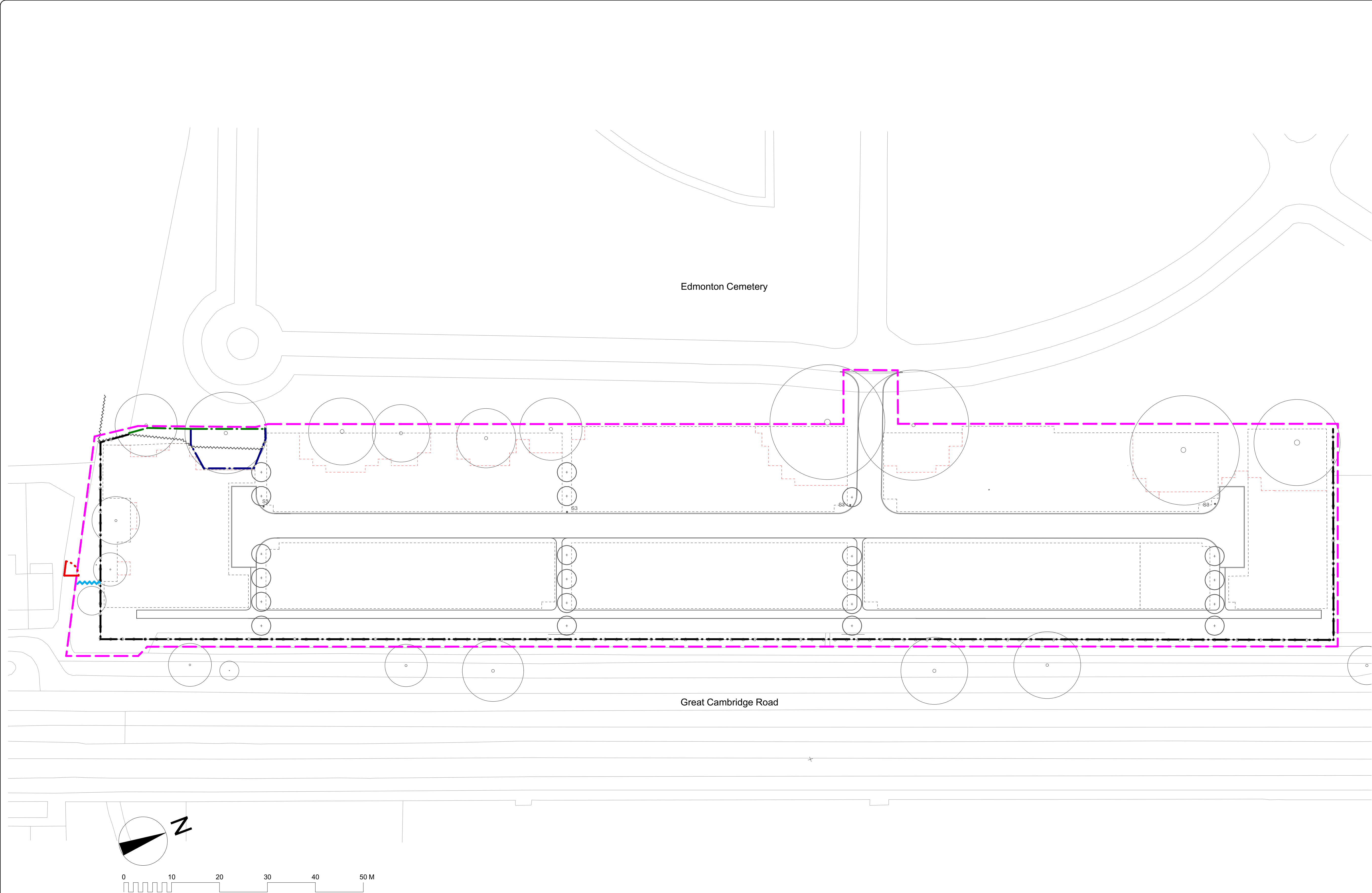
DRAWN BY: JPM  
APPROVED BY: CW

DRAWN DATE: 16.05.2017

DRAWING NUMBER: 377-ALA-00-XX-DR-L- 0002

REVISION: P22





- Notes**
1. Do not scale from this drawing
  2. To be read in conjunction with Project Risk Register REF: XXX
  3. To be read in conjunction with all other Landscape Architect's drawings
  4. All fences to be installed to manufacturers recommendations

**Key**

- Extent of Works
- Fencing to Cemetery Boundary
  - 1.5m High Steel Bow Top Fence
  - Product: Warrington Bow Top Fencing 1.5m High with Root fixed posts
  - Colour: Black RAL 9005
  - Manufacturer: Drouap (or similar approved)
- Existing Fence Retained
  - Existing fence to be retained as shown, in accordance with Japanese Knotweed mitigation methodology
- Timber Knee Rail
  - 0.4m height Timber knee Rail
  - Treated softwood timber
- Large Timber Knee Rail
  - 0.6m height Timber knee Rail, 200mm square posts at 2m centres with heavy 200mm square rails
  - Treated softwood timber
- Vehicle barrier
  - Swing arm barrier - 3m wide with hanging post and 2 No slamming post in open and closed position. Lockable in both positions.

ID	RISK	MITIGATION	Date Mitigated
RESIDUAL PROJECT RISKS			

DATE	REV	DESCRIPTION OF REVISION	DRAWN BY	APPROVED BY
REVISIONS				

SUITABILITY:  
**A1 - CONSTRUCTION**

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**Enfield Council**

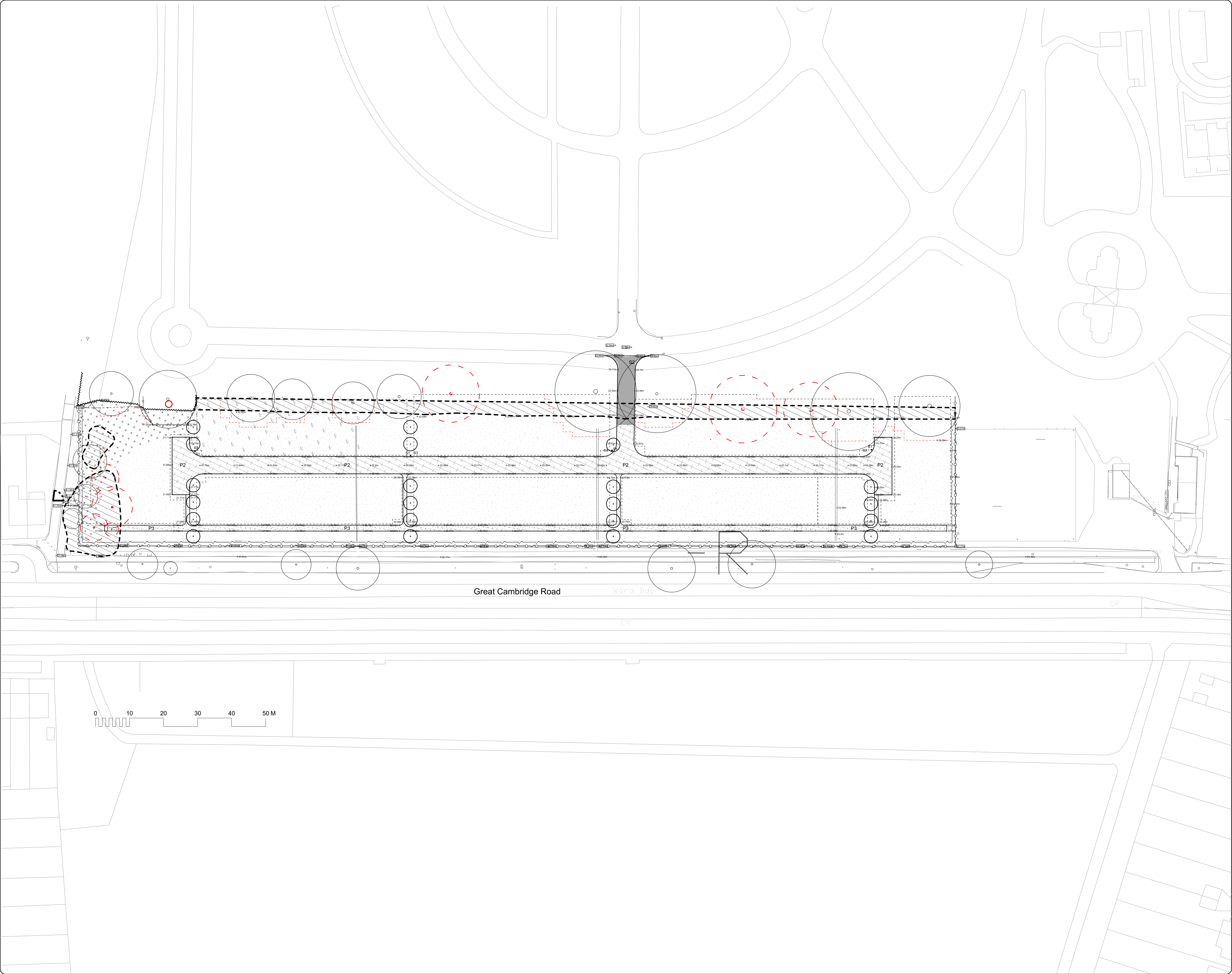
PROJECT TITLE :  
**Edmonton Cemetery**

DRAWING TITLE :  
**Fencing Arrangement**

DRAWING SCALE : NTS  
PAPER SIZE : A1  
DRAWN BY : JPM  
APPROVED BY : CW  
DRAWN DATE : 30.05.2017

DRAWING NUMBER : **377-ALA-00-XX-DR-L-0005**  
REVISION : **P22**





**Notes**

1. Do not scale from this drawing
2. To be read in conjunction with Project Risk Register REF: XXX
3. To be read in conjunction with all other Landscape Architect's drawings

**Key**

ID	RISK	MITIGATION	Date Mitigated
RESIDUAL PROJECT RISKS			

DATE	REV	DESCRIPTION OF REVISION	DRAWN BY	APPROVED BY
31.07.19	P22	Issued to discharge planning	CW	
20.05.19	P21	Issued for Construction	CW	
05.04.19	P20	Revised for new tender package	CW	
30.11.18	P08	Revised for Construction	CW	
12.09.17	S2-P05	Minor Revision to Kerb Radii at Accessway	CW	
12.09.17	S2-P04	Minor Revision to Kerb Radii at Accessway	CW	
22.08.17	S2-P03	Tennis courts omitted	CW	
14.07.17	S2-P02	1:500 scale	CW	
REVISIONS				

SUITABILITY:  
**A1 - CONSTRUCTION**

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CLIENT :  
**Enfield Council**

PROJECT TITLE :  
**Edmonton Cemetery**

DRAWING TITLE :  
**General Arrangement (Whole Site)**

DRAWING SCALE : 1:500  
PAPER SIZE : A1  
DRAWN BY : JPM  
APPROVED BY : CW  
DRAWN DATE : 12.07.2017

DRAWING NUMBER : **377-ALA-00-XX-DR-L- 0009**  
REVISION : **P22**