

PLANNING COMMITTEE

23rd June 2020

REPORT OF:

Head of Planning

Subject:

Member Update for Planning Committee

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Update to Planning Committee

Ahead of Tuesday's Planning Committee meeting, there a number of additional items that you should be aware of and which will be of assistance to Members in your assessment of the proposals.

1.0 Item 5: 19/01941/FUL

Southgate Office Village, 286 Chase Road, Southgate, N14

1.1 Updates to Conditions

At Para 2.3, the proposed conditions are listed, and the following alterations / amendments are to be noted:

- Add condition 'Surfacing Materials'
- Condition 6 'Landscape Details and Condition 35 "Implementation' and 'Detailed Play space Design' to be amalgamated
- Condition 11 'Air Quality Assessment' and Condition 14 'Management and Control of Dust' to be amalgamated
- Condition 17 'Tree Protective Measures' and Condition 18 'Construction Works within Root Protection Areas' to be amalgamated
- Replace Condition 19 'Drainage Maintenance and Management', Condition 20 'Drainage Compliance' and Condition 22 'Surface Water Drainage' with 'Drainage' and 'Drainage Compliance (SUDS – Verification Report)'
- Substitute Condition 19 'Water Supply Infrastructure' with 'Water Pollution'
- Delete Condition 24 'Underground Storage Tanks'

- Delete Condition 30 'Excavations/Earthworks' and make Informative
- Delete Condition 31 'Vibro-impact Machinery' and make Informative
- Delete Condition 23 'Method Statements/Fail Safe/Possessions and make Informative

2.2 Report Clarifications

- Para. 1.6: delete 'early and late' from second sentence.
- Para. 10.1, No. 1): delete 'early and late'
- Para. 10.1, No.4): add £75,000 Healthy Streets contribution towards improving non-car travel
- Para. 10.1, No.7): add £100,000 Public realm improvements linked to separate TfL Underground Station 'Holden' project

2.3 We have also received additional consultation responses which be read alongside the other comments summarised in Section 6

2.3.1 Representation (objection) made by Bambos Charalambous Member of Parliament for Enfield Southgate (summarised):

- The 17 storey height on a hill top location is excessive and out of character for a low lying residential area. There are no other developments higher than six storeys in the area
- The development is close to a conservation area and the proximity would adversely impact on views and light for surrounding properties;
- Lack of genuinely affordable accommodation
- Much of the development will comprise of one bedroom flats, not suitable for local families

2.3.2 Representation (objection) made by Joanne McCartney Assembly Member for Enfield and Haringey (summarised):

- Height of towers (particularly 13 and 17 storey ones) out of proportion to surrounding buildings and wider area and will materially alter the character beyond the immediate locality;
- Lack of affordable housing, offer is too low
- Will increase pressure on local social infrastructure and a contribution should be made to mitigate this
- Scale of towers would have negative impact on heritage particularly the underground station