

PLANNING COMMITTEE

29th September 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 are a small 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 4: 20/00788/OUT

Colosseum Retail Park, Dearsley Road, London EN1 3FD

1.1 The location plan on Page 5 does not illustrate the entire application site and Members should refer to Appendix 1 of the report which includes a Site Location Plan that shows the complete site in context.

1.2 At Paragraph 1.5, there is a clarification in respect of the delivery of affordable housing:

(Para 1.5)

*The proposed affordable housing would provide a reasonable dwelling mix, although with less family-housing than Local Plan policy calls for and be generally well integrated with other housing tenures. The proposed London Affordable Rent and Shared Ownership homes would meet the Mayor's affordability criteria. The Council would be offered "first option" at buying the London Affordable Rent **and Shared Ownership** homes in Phase 1.*

1.3 At Paragraph 3.2, there is a correction in respect of the lawful use of the B&Q premises

(Para 3.2)

The site comprises four separate ‘big-box’ retail and leisure buildings and a large surface car park with very little tree cover.

Table 1: Existing uses

Unit	Occupier	Use Class	Floor Area (sqm) (GIA)
1	B&Q	B8/A1	9,520
2	Buzz Bingo	D2	2,923
3	Dunelm	A1	2,330
4	KFC	A3/A5	280
TOTAL			15,050sqm
Car parking	587 spaces currently in use		

- 1.4 At Paragraph 4.4, there is a clarification in respect of the correct Table to refer to:

(Para 4.4)

*The applicants intend to deliver an approved scheme over a series of delivery phases, as set out in indicative phasing in Table **23**.*

- 1.5 At Paragraph 8.7, which summarises the policies of the North East Enfield Area Action Plan, Policy 6.3 needs to be included:

(Para 8.7)

*The North East Enfield Area Action Plan (NEEAP) provides area-based policies for this part of the borough. The following Local Plan **DMD** policies are considered particularly relevant:*

6.3: Improving the Retail Parks

- 1.6 At Paragraph 9.3.51, there is a clarification in respect of the delivery of affordable housing:

(Para 9.3.51)

The proposed affordable housing would provide a reasonable dwelling mix, although with less family-housing than Local Plan policy calls for, and be generally well integrated with other housing tenures, although there would be none within the proposed Build to Rent element. The proposed London Affordable Rent and Shared Ownership homes would meet the Mayor’s affordability criteria. The Council would be offered “first option” at buying the London Affordable Rent **and Shared Ownership** homes in Phase 1.

- 1.7 At Paragraph 11.4, the reference to the provision of a drinking fountain under the S106 agreement is to be deleted as this would instead be secured by Condition 9.

(Para 11.4)

5. Open space/public realm/play/sport

~~f. Provision of 1 x public drinking fountain in Phase 2.~~

(this would be secured by recommended Condition O9)