

## PLANNING COMMITTEE

20 October 2020

### REPORT OF:

Head of Planning - Vincent Lacovara

### Subject:

**Planning Committee 20<sup>th</sup> October**

**Update for Members**

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### Update to Planning Committee

Ahead of Tuesday's Planning Committee meeting, you should be aware of the following which will be of assistance to Members in your assessment of the proposals.

#### Agenda Item 1: 20/01880/FUL - Land Harbet Road, London, N18 3QQ

##### 1. Updates:

1.1. Comments have been received from Transport for London. No objections are raised but they have identified the following matters of concern:

- Emissions from stationary cars and questioned how this will be mitigated especially during the winter months.
- Provision for pedestrian access within the site – safe routes to toilets etc.;
- Cycle parking for staff; and
- Advise that events should be planned to avoid highway and public transport peaks.

1.2. In response:

- the applicant has confirmed that at the beginning of every performance, a message will be displayed on the screen requesting all customers switch-off engines at all times vehicles are stationary on site. Should instances of non-compliance occur, the applicant confirms relevant staff on site, shall follow up on the matter in accordance with an adopted protocol. This protocol is written into the updated Event Management Plan.
- Cars are stationary when on site and there are clear routes between banks of parked vehicles to allow safe movement to toilet facilities.
- a secure and dedicated area for the parking of staff bikes, is located within the north-eastern part of the site
- The Premises License allows the use between 1000 and 0130 hours . There have been and continue to be 4 performances to date, one of which the 1800 performance would coincide with peak hours. However, officers are satisfied that the use is not giving rise to problems with the general movement of traffic in the locality.

- 1.3 Paragraphs 9.16 and 9.17 of the report outlines that the scheme has created 100 jobs (as stated within the submitted Design and Access Statement). Members should note that the applicant has since confirmed that 50 jobs have been created.

2. Updating to Recommendation

- 2.1. Section 3 of the report has been revised to more clearly reflect that this application seeks both the approval of planning permission and advertising consent. The recommendation is therefore as set out below:

**A *That planning permission be GRANTED subject to conditions for the temporary redevelopment of the site for a drive-in event space (films, comedy, music and plays) and associated works (Sui Generis) until 31st March 2021***

1. Time Limited Permission/Consent (Temporary Permission/Consent – March 2021)

This planning permission and advertising consent shall be for a limited period only expiring on 31st March 2021 when the use shall be discontinued. At this time, or at any earlier time that the use should cease, the structures and works carried out under this permission shall be removed and the land to be returned to its previous state. At the date the use should cease, all advertising/signage as approved under this permission shall be removed.

Reason: To comply with the provisions of S.51 of the Planning & Compulsory Purchase Act 2004.

2. Drawing Numbers

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

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

4. Hours of operation

Events and/or performances shall not operate outside of the hours of 10:30 (10:30am) – 01:30 (1:30am).

Reason: to ensure no unacceptable adverse impact on the transport network and neighbouring amenity.

5. No Ground Penetration Works

Unless otherwise agreed in writing with the Local Planning Authority, the use of supports, including marquee pegs, or any other method used to support any structure as approved under this permission, shall at no time penetrate the ground.

Reason: To prevent the risk of mobilising contamination and creating preferential pathways.

6. Cycle Parking

The 21no. cycle parking spaces as shown on hereby approved Parking Plan (P-TFILL-MW-20-12), shall at all times be used as such, and for no other purpose for the lifetime of the development.

Reason: To promote sustainable forms of transport.

**B** ***That advertisement consent be GRANTED subject to conditions for the placement of 15no. banners to fencing, 6no. LED-lit exit signs and 1no. illuminated entrance sign***

1. Standard Advertising Condition

(1) Any advertisement displayed used for the display of advertisements shall be maintained in a condition that does not impair the visual amenity of the site.

(2) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

(3) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

(4) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

(5) No advertisement shall be sited or displayed so as to:

- a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- b) Obscure, or hinder the ready interpretation of any traffic sign, railway signal or aid to navigation by water or air; or
- c) Hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle

Reason: In the interests of amenity, highway safety and public safety and as required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

2. Brightness level

The intensity of the illumination of the signs permitted by this consent shall be no greater than 100 candela, within that recommended by the Institution of Lighting Engineers for a sign within a Lit Zone in their Technical Report No.5 (Third Edition-2001).

Reason: In the interests of amenity and highway safety.