

PLANNING COMMITTEE

15 December 2020

REPORT OF:

Head of Planning - Vincent Lacovara

Subject:

Planning Committee 15th December

Update for Members

Contact officer:

Andy Higham - Head of Development Management

E mail: andy.higham@enfield.gov.uk

Tel: 0208 132 0711

Update to Planning Committee

Ahead of Tuesday's Planning Committee meeting, please note the following updates to the Committee report which will be of assistance to Members in your assessment of the proposals.

Agenda Item: 7

20/02475/FUL - Meridian Studios, Hawley Road, London, N18 3QU

1. Updates

1.1. Condition 20 - Designing out Crime

- 1.2. In response to comments from the Metropolitan Police (Designing out Crime), the following condition was recommended:

The Commercial aspects of the development must achieve a safety & security plan to the satisfaction of the Metropolitan Police at the final fitting stage, prior to the commencement of business and details shall be submitted to and approved, in writing, by the Local Planning Authority and thereafter shall be fully retained and maintained as such for the lifetime of the development.

Reason: In the interest of creating safer, sustainable communities.

- 1.3. In more detail, the Metropolitan Police's comments were:

- Further clarity is required for what safety measures are to be implemented, to protect this development. i.e. how many security guards will be on site throughout the day, will there always be someone monitoring the CCTV?
- Further information is required about the materials for the structures, regards how they are secured to prevent theft and unauthorised access;
- Further clarity is sought regards whether there is to be an enclosed refuse store, cycle store and regards the boundary treatment;
- Uncertainty around how plant machinery and valuable equipment is secured; and
- Information about how and where cash is stored.

- 1.4. The applicant prepared a note in response to the Secure by Design comments and the Metropolitan Police have confirmed they supported the application in light of the additional information provided.
- 1.5. Members should note that the applicant has provided a site plan outlining the positions of all CCTV cameras proposed (reference MWS1_017_CCTV) and a supplementary plan which shows the location of where CCTV cameras are to be monitored by security staff.
- 1.6. Members are also advised that the applicant has provided details of cycle store enclosures and the location of the refuse storage area on site. Conditions 3 (Cycle Parking) and 22 (Refuse Storage Enclosure) require the applicant to submit additional information about these matters prior to the occupation of the site in the use proposed.
- 1.7. With regard to the boundary treatment, the existing fencing, which bounds the perimeter of the larger Stonehill Business Park, will remain largely unaltered aside from the creation of an additional opening to facilitate the proposed dedicated pedestrian and cyclist entrance from Towpath Road (as secured by Condition 6).
- 1.8. Mindful of the above, it is considered that in planning terms, the applicant has provided sufficient information to address the concerns about security and design within the remit of what it is appropriate for the planning process to secure .
- 1.9. It is considered that the “operational aspects” of the use proposed, such as the securing of equipment of cash and equipment on site, the working arrangements of staff etc. as well as the likelihood of theft of materials on site, are matters lying within the control and responsibility of the applicant but outside the remit of the local planning authority to control.
- 1.10. An informative will be attached to any planning permission to cover these points and providing contact details for future dialogue. For the reasons outlined within this note, it is recommended that Condition 20 is deleted, should members resolve to grant planning permission.
- 1.11. Amending of Condition Numbering
- 1.12. Members are made aware that conditions 21 (energy statement) and 22 (refuse storage enclosure) are incorrectly numbered and should be re-numbered accordingly.