

PLANNING COMMITTEE

15 December 2020

REPORT OF:

Head of Planning - Vincent Lacovara

Subject:

Planning Committee 15th December

Update for Members

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Update to Planning Committee - Addendum

Ahead of Tuesday's Planning Committee meeting, please note the following updates to agenda items 4, 5 and 6 which will be of assistance to Members in your assessment of the proposals.

Agenda Item: 4

20/02611/VAR – 5 Station Road, New Southgate, N11

1. Update

- 1.1 Condition 3 has been amended as set out below. This is to ensure that in the event that Aldi cease trading, retail sales on the site would revert to those approved under the previous permission reference 14/04636/VAR.

“The area hatched in blue and marked ‘A’ on plan 2800-CHE-115 shall only be occupied and traded by Aldi Stores Ltd. The area hatched in Yellow (marked ‘B’) shall only be occupied and traded during such times as the Area hatched in blue shall be in occupation by Aldi Stores Ltd. In the event that Aldi Stores Ltd Cease trading from the area hatched blue then the provisions of this condition, along with conditions 4,5 and 6 shall cease to have effect, with the exception that the only goods permitted to be sold from the premises are:

a) For the purposes of a D.I.Y. retail warehouse for the sale of those products listed in the applicants' letter dated 14th and 30th May 1985, inclusive of the sale and display of any A1 non-food goods by a Catalogue Showroom Retailer from up to 185 square metres of the existing sales area and for no other purpose whatsoever.

b) That none of the floor space hereby approved shall be made available by the occupiers to other retailers apart from those concessions detailed in the applicants' letter dated 14th May 1985 and a Catalogue Showroom Retailer using up to 185 square metres of the existing sales area, unless otherwise agreed in writing by the Local Planning Authority.

c) That no food shall be sold from the premises.”

Agenda Item: 5

20/05384/VAR – Edmonton Methodist Church, 300 Fore Street, N9

2. Update

- 2.1 Following discussions with the Chair, officers have been asked to clarify the community benefits associated with the proposed development.
- 2.2 Table 1 at the end of the agenda item 5 section sets out the existing and proposed church facilities.
- 2.3 The current membership of Edmonton Methodist Church is approximately 264. There are an additional 370 children, young people and adults who are linked to and attend the church but are not formally members. The membership comes from a large area, but the majority (72%) come from within N9 and N18 probably less than 2 miles from the church. A further 20% live within the borough of Enfield. Sunday morning worship attracts between 170 and 250 people together with between 80 and 100 children from crèche age upwards.
- 2.4 It is estimated that over 350 people currently use the premises each week and these are not just from the congregation but are also from the wider local community. Existing users of the premises include:
 - **Urban Theology College** (theological training) – meeting Tuesday evenings and one Saturday a month.
 - **Mind in Enfield** (chair based yoga for health) – meeting Friday mornings.
 - **Bantama Union** (mixed Ghanaian Mutual support) – meeting one Sunday evening a month.
 - **Noble Ladies** (NHS Staff – Mutual Support Group including Muslims and Christians) – meeting one Friday evening a month.
 - **Obaapa** (Ladies Ghanaian Mutual Support group) – meeting one Saturday evening a month.
 - **Kwadaso Social Club** (Mixed Ghanaian Mutual Support Group) – meeting one Sunday evening a month.
 - **Unique Association** (Mutual Support Group for people of Sikh/Hindu background) – meeting one Saturday evening a month.
 - **Boys Brigade** – Meeting Monday evenings.
 - **Girl Brownies** – Meeting Thursday evenings.
 - **Enfield Methodist Youth Conference** – this was held in July 2018 at the request of young people (14 - 30+). The topics covered included relationships; finance; and youth crime in London.
 - **Enfield Youth Violence Consultation Meeting** – held in December 2018 with young people from other faith groups, youth organisations and with

representatives of the Metropolitan Police. The aim of the meeting was to look at how best to tackle youth crime.

- **Imperial College London** has proposed to use the premises to continue their dementia studies in Enfield. This is a new engagement and was having difficulty finding community facilities to accommodate them in Edmonton.
- **One-off hirers** – used for birthday parties, anniversary celebrations, funeral wakes etc. The largest users in this category are Muslim families.
- The provision of facilities and activities for the community is currently hampered by the condition, access to and size of the existing buildings. Activities that in the past were operated by the church, or organisations that used the premises, have had to close or move elsewhere. These include:
- **Homeless Resource Centre** – They moved because they had to share space with other activities and an adequate dedicated area could not be allocated.
- **Irish Dancing** – moved to a building with a better hall. Their work was mainly with children and young people, but the condition of the floor and toilets, raised health and safety issues.
- **Citizens' Advice Bureau** – used to use the premises five days a week, but moved to better premises with heating.
- **Slimming World** – ceased to use the premises because of its condition.
- **Dog Training (German Shepherds)** – also ceased to use the premises
- **African Sons and Daughters** – closed their activities at the church.
- **Church Youth Clubs** – these have not existed at the church for at least two years, mainly because of the limitations of the building. This is in spite of having large numbers of young people attached to the church. Activity areas are limited, the main hall is inadequate in size for main sport activities and the I.T. and data facilities are non-existent.

2.5 It is projected that over 450 people per week (excluding visitors to the cafe) could benefit from the changes to the premises. The local community, activities and community projects as set out below will be the church's immediate objectives and the future community organisations likely to use the premises is also set out below.

Community Activities

- Large community halls (meetings, weddings and parties)
- Sport Halls for the Youth
- Recording studio
- Food Bank
- Community cookery sessions
- Breakfast for the homeless
- **EYCPC (Enfield Youth Crime Prevention Centre)**

Future community organisations

- **Public Health Department of The Imperial College London:** They are strongly interested in making Edmonton Methodist Church, their base in Enfield for their Chariot Register (for dementia prevention research).
 - **Resource Centre for Enfield Methodist Circuit Youth Activities**
 - Methodist Homes for the Aged: '**Live at Home**' Intergenerational Project' (Funding is secured for this exciting and multi-lateral project)
 - Boys Brigade
 - Girls Brownies
 - Homeless Resource Centre
 - '**Alcoholic Anonymous**' support group
 - **Art Class** sponsored by Southgate and Barnet College.
 - 'Little Steps Big Steps Nursery'
 - 'School of Graduate Theological Studies'
- 2.6 A condition is suggested that will require the submission of a community use agreement. It is also proposed to secure a review mechanism within the s106 legal agreement to ensure where viable, an affordable housing contribution is secured. The s106 will also secure that the church is delivered to avoid the residential units being provided and sold without the delivery of the new church.
- 2.7 In response to paragraph 9.9.2 of the committee report, Officers can confirm that the revised Arboricultural Impact Assessment is acceptable, and no further information or conditions are required in respect of trees.
- 2.8 The Mayoral CIL contribution would be £86,653.72 and the Enfield CIL contribution would be £173,307.44.

Table 1: Schedule of Accommodation – Existing and Proposed Church Facilities

CHURCH					
Room No. Existing plan	Room name	Existing Room areas	Proposed Room areas	Floor	Additional Information
16	Foyer / Coffee bar	16.15 m ²	127.2 m ²	GF	
26	Vestry	12.5 m ²	15.3 m ²	GF	
27	Vestry WC	2.7 m ²	-		
	Reception	-	12 m ²	GF	
17	Stair A	5.6 m ²	9.4 m ²	GF	
20	Access WC	4 m ²	7.4 m ²	GF	
	Stair B	-	15.1 m ²	GF	
17	Corridor	37.2 m ²	13.4 m ²	GF	
18	Male WC	10 m ²	13.8 m ²	GF	
21	Female WC	7.2 m ²	21.2 m ²	GF	
5	Electrical Store	1.7 m ²	9.1 m ²	GF	
25 & 28	Sanctuary	221.5 m ² *	305.6 m ²	GF	* Includes gallery
	Refuse Storage	-	11 m ²	GF	
14	Print room	7 m ²	-	GF	
4	Store	3.75 m ²	-	GF	
6	Store	2 m ²	-	GF	
7	Library	18 m ²	-	GF	
8	WC	2 m ²	-	GF	
9	WC	2 m ²	-	GF	
10	Small kitchen	18 m ²	-	GF	
12	Beginners Room	36 m ²	-	GF	
15	YPF Room	31.5 m ²	-	GF	
23	Kitchen store	2.6 m ²	-	GF	
11	Store	4.2 m ²	-	GF	
19	Basement stair	2.4 m ²	-	GF	
	Male WC	-	20.9 m ²	1 st	
	Access WC	-	4.1 m ²	1 st	
	Female WC	-	21.4 m ²	1 st	
	Shower	-	2.2 m ²	1 st	
22	Kitchen	24 m ² (GF)	15.7 m ²	1 st	
	Meeting Room	-	24.2 m ²	1 st	
3	Meeting Room	42 m ² (GF)			
2	Minister's Office	6.25 (GF)	13.3 m ²	1 st	
	Stair A	-	9.4 m ²	1 st	
	Corridor	-	50.5 m ²	1 st	
	Store	-	4.3 m ²	1 st	
	Stair B	-	15.1 m ²	1 st	
	Store	-	21 m ²	1 st	
	Plantroom	-	23.6.0 m ²	1 st	
	Music	-	11.1m ²	1 st	

	Control Room				
13	Sports Hall	93.5 m ² (GF)	154.5 m ²	1 st	
	Store	-	9.8 m ²	2 nd	
	Meeting Rooms	-	68.8 m ²	2 nd	
1	Office	11.2 m ² (GF)	13.4 m ²	2 nd	
	Corridor	-	46.3 m ²	2 nd	
	Stair A	-	9.4 m ²	2 nd	
	Stair B	-	15.1 m ²	2 nd	
	Plantroom	unknown	11.8 m ²	2 nd	Existing in basement (not surveyed)
24	Meeting Room	52 m ² (GF)	28.6 m ²	2 nd	
	Plantroom	-	13.1 m ²	3 rd	
	Total area	677 m²	1168.1 m²		
	1No. First Floor Flat	69m ²	12No. New Flats		
	Grand total	746 m²	2,381 m²		

Agenda Item: 6

20/03070/FUL – Falcon Road Spur, Enfield, EN3

3 Update

- 3.1 Officers have been asked to circulate additional information clarifying the operational need of the Surgery for the parking spaces proposed
- 3.2 In the supporting Transportation Note accompanying the planning application, it is stated that medical centre will employ 20 full time staff, including 10 on call doctors who will be making multiple trips during the day for planned and emergency appointments
- 3.3 There will be an operating theatre on site which will require specialised staff and surgeons to visit.
- 3.4 Paramedics and clinical pharmacists who will be doing home visits. Each visit is allocated 1 hour 20mins for return travel via car and 30mins to assess the patient and 10 mins to record in the patients contemporaneous medical record.
- 3.5 Use of public transport would impact operational delivery of primary care with either a reduction in home visits or face to face time in the centre as a result of increased travel time
- 3.6 In addition, the table in Para 5.8 has been amended and should be noted

Table 2 Proposed Management Strategy

FRS Space	Management and Enforcing Authority	Enforcement
Residential Bays	CPUK or Estate Management Company	<ul style="list-style-type: none"> ▪ Bollards ▪ Permits ▪ Road markings stating 'Private Parking' ▪ Signage to state 'Private Residential Parking only'
Community Centre Bays	LBE/ Community Centre staff/ School (for drop off spaces) through signage	<ul style="list-style-type: none"> ▪ Bollards ▪ Permits ▪ Traffic order ▪ Signage (Time restrictions TBC by LBE)
Medical Centre	Medical Centre and School for shared drop off spaces through parking warden/ school staff and signage	<ul style="list-style-type: none"> ▪ Road markings ▪ Bollards ▪ Traffic order ▪ Signage (TBC restrictions e.g. 9am-3pm)
Drop Off Area	School, through designated school personnel	<ul style="list-style-type: none"> ▪ LBE Parking ▪ Ticketing ▪ Signage to state 'Drop off and Pick up only at all times – No Parking'
Drop Off Area – Mechanics Workshop Access	Occupiers of Mechanics Workshop	<ul style="list-style-type: none"> ▪ Gated or similar