

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date: 26 October 2021

Report of:

Head of Planning

Contact Officer:

Jennie Rebaire
Claire Williams
Andy Higham

Ward:

Bush Hill Park

Application Number: 21/02685/FUL

Category: Change of Use

LOCATION: Firs Farm Playing Fields, Firs Lane, London, N21 2PJ

PROPOSAL: Change of use of land to community use involving installation of 6 temporary storage containers to provide community facilities including cafe, meeting room, function room, office and storage, toilets together with indoor and outdoor seating.

Applicant Name & Address:

Mr Chris Ferrary
Friends of Firs Farm (Charity)
19 Vicars Moor Lane
London
N21 2QN

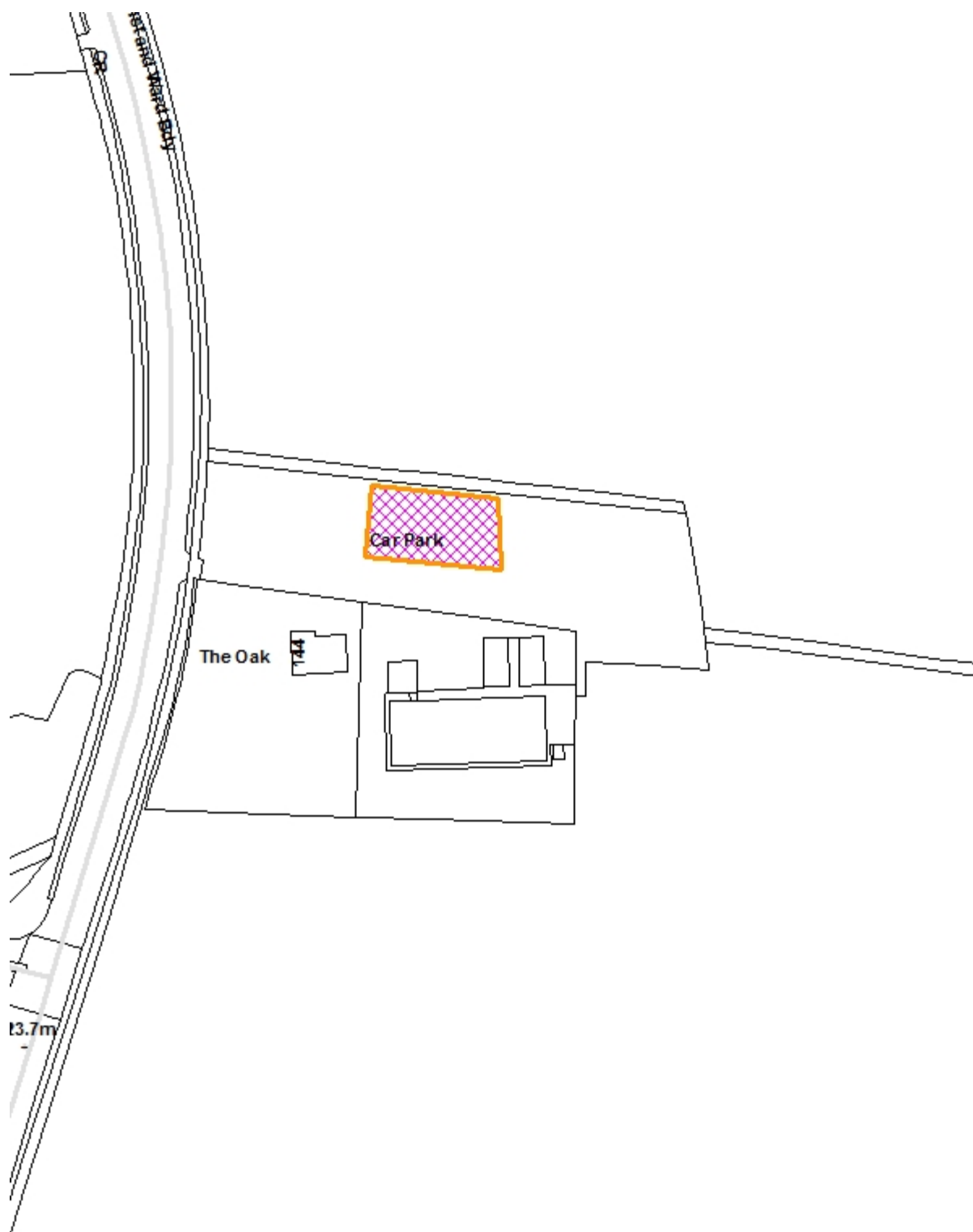
Agent Name & Address:

Mr Chris Ferrary
Friends of Firs Farm (Charity)
19 Vicars Moor Lane
London
N21 2QN

RECOMMENDATION:

1. That the Head of Development Management / the Planning Decisions Manager be authorised to **GRANT** planning permission subject to conditions.

Ref: 21/02685/FUL **LOCATION:** Firs Farm Playing Fields, Firs Lane, London, N21 2PJ



1.0 Note to Members

- 1.1 Members will recall that this application was considered by the Planning Committee at its meeting on 26th October 2021 when it was resolved to grant planning permission for the change of use of land to community use involving installation of six temporary storage containers to provide community facilities including café, meeting room, function room, office and storage, toilets together with indoor and outdoor seating.
- 1.2 Since Members resolution, the Applicant has advised that they would like to revise the siting of the proposed storage containers. The storage containers would sit on the same footprint but would be rotated 90 degrees clockwise with the entrance now facing Firs Lane and occupying the full width of the car park from its northern boundary to the southern boundary with the public footpath (which would be maintained).
- 1.3 In terms of the new siting, it is considered the proposal would represent a minor material alteration to that previously assessed. The proposal would have no effect on the openness of the MOL and it would involve no works encroaching onto the sports pitches or the line of trees. In addition, there is no material change in the relationship to the neighbouring residential property. It is considered therefore that the principle of development and its acceptability, remains the same as previously assessed

2.0 Executive Summary

- 2.1 The report seeks approval to a scheme involving the change of use of land to community use involving installation of 6 temporary storage containers to provide community facilities including café, meeting room, function room, office and storage, toilets together within indoor and outdoor seating.
- 2.2 The land at present is a disused car park which forms part of the larger Firs Farm Playing Fields. The car park has been closed since approximately 2006 and barriers have been installed stopping vehicle access.
- 2.3 The reasons for recommending approval are:
 - i) The proposed development would be consistent with the objectives of national, regional and local planning policy in terms of supporting and the provision of new community facilities within the borough;
 - ii) The proposal has on balance provided justification for temporary structures on MOL
 - iii) The development would not harm the character and appearance of the MOL and surrounding area
 - iv) The development would not result in any harmful impacts upon neighbouring amenity

- v) The proposal would not give rise to any significantly harmful transportation impacts in the locality
- vi) Suitable conditions in terms of SuDS, Tree Protection, Refuse Storage and Collection, landscaping can be secured by condition

3.0 Recommendation

3.1 That, the Head of Development Management / the Planning Decisions Manager be authorised to **GRANT** planning permission subject to conditions:

1. Time Limited Permission
2. Approved plans and documents.
3. External Appearance
4. Landscaping
5. Refuse storage
6. Waste Collection Plan
7. Restricted use
8. Opening Hours – 08:00-22:00 hours
9. External Lighting
10. Cycle Parking
11. SuDS
12. Details of utilities
13. Arboricultural Impact Assessment and Tree Constraints Plan

Informative – Thames water

3.2 It is also requested that the Head of Development Management/Planning Decisions Manager be granted delegated authority to agree the final wording of the conditions listed above.

4.0 Site and Surroundings

- 4.1 The site consists of a disused car park forming part of Firs Farm Playing Fields off Firs Lane.
- 4.2 Firs Farm Playing Fields contains a number of football pitches, tennis courts and wetlands area. To the south of the site are dilapidated changing facilities. A residential dwelling The Oak, 144 Firs Lane, sits in an area of land to the south of the site.
- 4.3 The site is accessed off Firs Lane although barriers are in place which restricts entry to vehicles. A public footpath and cycle way is sited to the south of the site with varying degrees of vegetation including mature trees.

- 4.4 The surrounding area is largely residential, predominately consisting of two storey terrace or semi-detached dwellings. Winchmore Hill School can be seen further to the east along with playing fields directly opposite the site .
- 4.5 The application site is designated as Metropolitan Open Land, Local Open Space and Wildlife Corridor.

5.0 Proposal

- 5.1 The proposal is for the change of use of land to community use involving installation of six temporary storage containers to provide community facilities including café, meeting room, function room, office and storage, toilets together with indoor and outdoor seating.
- 5.2 Six repurposed storage containers with outside seating area would take up an area of approximately 252 square metres of the redundant car park. The containers would be set back from Firs Lane by approximately 33 metres, sited between the northern boundary with the playing fields and southern boundary with the pedestrian footpath. Each container measures 12.1m by 2.4m with a height of 2.9m.
- 5.3 The purpose of the application is to provide a community hub including facilities for the community, community groups, schools and users of Firs Farm Playing Fields.
- 5.4 No vehicle access is proposed, and pedestrian access will be via the redundant car park and foot/cycle path that runs along the southern boundary of the car park.

6.0 Relevant Planning History

- 6.1 15/01218/RE4 - Creation of a wetland area (approximately 4,000 sq.m.) to the north of existing sports pitches involving restoration of culverted watercourse, Moore Brook, excavation and landscaping and creation of footpaths and cycle ways – Permission Granted with Conditions
- 6.2 15/02167/CND - Details to 15/01218/RE4 for construction method statement (condition 2) and hard and soft landscaping (4) for the creation of a wetland area (approximately 4,000 sq.m.) to the north of existing sports pitches involving restoration of culverted watercourse, Moore Brook, excavation and landscaping and creation of footpaths and cycle ways – Granted
- 6.3 15/02095/RE4 - Creation of wetland area (1.2 ha), construction of combined footpath, cycleway and flood storage area within public park land, excavation works to create wetland basins, flow control chamber to existing culvert, vehicular access ramp to east and landscaping – Permission Granted with Conditions
- 6.4 15/04844/RE4 - Construction of watercourse through the wooded area to the south of the recently constructed wetlands area involving excavation works to create the new watercourse and retention of resultant spoil on site for landscaping surrounding areas (0.5 ha) – Permission Granted with Conditions

- 6.5 17/04488/RE4 - Construction of four tennis courts involving fencing, floodlighting and surface treatment together with pedestrian access adjacent the western boundary – Permission Granted with Conditions
- 6.6 18/01647/CND - Details submitted pursuant to 17/04488/RE4 for Tree Protection Plan and Arboricultural Method Statement (3), re-orientation of the football pitch (5), cycle parking (6), landscaping (7) tree and shrubs specification (8) and access and footpaths (9) for the construction of four tennis courts involving fencing, floodlighting and surface treatment together with pedestrian access adjacent the western boundary.

7.0 Consultation

Public

- 7.1 Consultation letters were sent to 150 neighbouring properties. A total of 3 comments were received objecting to the proposal. These comments raised all or some of the following points:

- Impacts upon parking
- Increased air pollution
- Littering
- Overcrowding
- Traffic issues
- Green area and ecology affected
- Unsightly storage containers
- Noise and disturbance
- Parking facilities would be a good idea

External Consultees:

7.2 Sport England:

Having assessed the application, Sport England notes that the proposed development would result in the partial loss of the car park which would have supported the use of the wider playing field; however it does appear that the car park has not been used for a while. Sport England also notes that the proposed development could provide some facilities to support the use of the playing field, for example toilets and refreshments. As a result, Sport England is satisfied that the proposed development meets both Exceptions 2 and 3 of our Playing Fields Policy, in that:

'The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.' (Exception 2) and

'The proposed development affects only land incapable of forming part of a playing pitch and does not:

- *reduce the size of any playing pitch*
- *result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas);*

- *reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality;*
- *result in the loss of other sporting provision or ancillary facilities on the site; or*
- *prejudice the use of any remaining areas of playing field on the site.'*
(Exception 3)

This being the case, Sport England does not wish to raise an objection to this application.

7.3 Thames Water

Waste comments

With regards to surface water drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water, they would have no objection. No objection with regards Waste Water Network and Sewage Treatment Works, The applicant is advised to read our guide on working near or diverting pipes.

Water comments

No objection with regard to water network and water infrastructure, informative regarding water pressure and ground water pollution.

Informative to be sent to applicants with regards Thames water comments

Internal Consultees:

7.4 Traffic and Transportation

No objections – subject to conditions relating to visitor cycle parking, refuse storage and the provision of a waste collection and service plan.

7.5 SuDS Officer

No objection in principle – the SuDS strategy demonstrates how the car park and containers will drain. This may include existing swale, but also additional SuDS features. The developers will also need to submit a foul water management plan for the proposed toilets. The additional details will be covered by conditions

7.6 Commercial Waste

No objection subject to bins being presented at gate/barriers on Firs Lane. The additional details will be covered by conditions

7.7 Tree Officer

No objection is raised in principle to the siting of the containers on the existing hard surfaced car park. A condition is required as there is no indication of how the electricity/water supply or drainage would be provided to them and details of channels / trenches will be required to prevent harm to retained trees.

An Arboricultural Impact Assessment and Tree Constraints Plan compliant with British Standard requirements will be required to account for this.

7.8 Environmental Health

No objections

8.0 **Relevant Planning Policies**

8.1 London Plan (2021)

The London Plan is the overall strategic plan for London setting out an integrated economic, environmental, transport and social framework for the development of London for the next 20-25 years. The following policies of the London Plan are considered particularly relevant:

Policy GG1 – Building Strong and Inclusive Communities
Policy GG3 – Creating a Healthy City
Policy D4 – Delivering Good Design
Policy D5 – Inclusive Design
Policy D8 – Public Realm
Policy D11 – Safety, Security and Resilience to Emergency
Policy D12 – Fire Safety
Policy D14 – Noise
Policy S1 – Developing London's social infrastructure
Policy S5 – Sports and Recreation Facilities
Policy G3 – Metropolitan Open Land
Policy G4 – Open Space
Policy G6 – Biodiversity and Access to Nature
Policy SI1 – Improving Air Quality
Policy SI2 – Minimising Greenhouse Emissions
Policy SI12 – Flood Risk Management
Policy SI13 – Sustainable Drainage
Policy T1 – Strategic Approach to Transport
Policy T4 – Assessing and Mitigating Transport Impacts
Policy T5 – Cycling
Policy T6 – Car Parking
Policy T7 – Deliveries, Servicing and Construction

8.2 Local Plan - Overview

Enfield's Local Plan comprises the Core Strategy, Development Management Document, Policies Map and various Area Action Plans as well as other supporting policy documents. Together with the London Plan, it forms the statutory development policies for the borough and sets out planning policies to steer development according to the level it aligns with the NPPF. Whilst many of the policies do align with the NPPF and the London Plan, it is noted that these documents do in places supersede the Local Plan in terms of some detail and as such the proposal is reviewed against the most relevant and up-to-date policies within the Development Plan.

8.3 Core Strategy (2010)

The Core Strategy was adopted in November 2010 and sets out a spatial planning framework for the development of the Borough through to 2025. The document provides the broad strategy for the scale and distribution of development and supporting infrastructure, with the intention of guiding patterns of development and ensuring development within the borough is sustainable

CP9	Supporting community cohesion
CP11	Recreation, Leisure, Culture and Arts
CP21	Delivering Sustainable Water Supply, Drainage And Sewerage Infrastructure
CP22	Delivering Sustainable Waste Management
CP24	The Road Network
CP25	Pedestrians And Cyclists
CP28	Managing Flood Risk Through Development
CP30	Maintaining and improving the quality of the built and open environment
CP32	Pollution
CP34	Parks, Playing Fields and Other Open Spaces
CP36	Biodiversity

8.3 Development Management Document (2014)

The Council's Development Management Document (DMD) provides further detail and standard based policies by which planning applications should be determined. Policies in the DMD support the delivery of the Core Strategy.

The following local plan Development Management Document policies are considered particularly relevant:

DMD16	Provision of New Community Facilities
DMD 37	Achieving high quality and design-led development
DMD 47	Access, new roads and servicing
DMD 48	Transport assessments
DMD 57	Responsible sourcing of materials, waste minimisation and green procurement
DMD 58	Water efficiency
DMD59	Avoiding and Reducing Flood Risk
DMD60	Assessing Flood Risk
DMD61	Managing Surface Water
DMD 65	Air quality
DMD 66	Land contamination and instability
DMD 68	Noise
DMD70	Water Quality
DMD71	Open Space
DMD74	Playing Pitches
DMD81	Landscaping

8.4 Other relevant policy and guidance

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)

- Refuse and Recycle Storage Guide Enfield (ENV 08/162)
- Enfield Playing Pitch Strategy (April 2018 – March 2023)
- Sport England's Playing Fields Policy and Guidance

8.5 Enfield Local Plan (Reg 18) 2021

Enfield Local Plan - Reg 18 Preferred Approach was approved for consultation on 9th June 2021. The Reg 18 document sets out the Council's preferred policy approach together with draft development proposals for several sites. It is Enfield's Emerging Local Plan.

The Local Plan remains the statutory development plan for Enfield until such stage as the replacement plan is adopted and as such applications should continue to be determined in accordance with the Local Plan, while noting that account needs to be taken of emerging policies and draft site proposals.

Key local emerging policies from the plan are listed below:

Policy DM SE2 – Sustainable design and construction
 Policy DM SE4 – Reducing energy demand
 Policy DM SE8 – Managing flood risk
 Policy DM SE10 – Sustainable drainage systems
 Policy SP SC2 – Protecting and Enhancing Social and Community Infrastructure
 SP BG1 -Enfield's Blue and Green Infrastructure Network.
 SP BG4 – Green Belt and Metropolitan Open Land
 DM BG6 – Protecting Open Space
 DM DE12 -Civic and public developments

The draft plan also proposes a site allocation for a crematorium. There is no conflict with this proposal for a temporary community café and toilets. The Crematorium proposal is identified for 5 to 10 years' time. The temporary proposal is for delivery this winter and intended to be in place for 5 to 7 years. If the crematorium is built as the submission states it would include 'improved café, community facilities, welfare facilities' thus replacing the temporary facility with a permanent one.

9 Assessment

9.1 The main issues arising from this proposal for Members to consider are:

- Principle of the Development in terms of impact on MOL
- Design Considerations
- Impact upon Neighbouring Amenity
- Transport, cycle parking
- Refuse, Waste and Recycling, collection
- SuDS;
- Trees;

Principle of Development

- 9.2 The proposal would result in the temporary change of use of land (currently disused car park) to accommodate a community use involving installation of six temporary storage containers.
- 9.3 London Plan Policies GG1 requires provision of good quality community spaces, services, amenities and infrastructure that accommodate, encourage and strengthen communities. Policies S1 and S5 support high quality, inclusive social infrastructure that addresses local and strategic need and to ensure sufficient supply of good quality sports and recreation facilities are provided.
- 9.4 CP11 of the Council's Core Strategy encourages development proposals that increase or enhance the provision of sports and recreation facilities because it is widely understood that such facilities provide a range of social and health benefits for the local community.
- 9.5 DMD16 (Provision of New Community Facilities) also requires that new community facilities will be supported boroughwide and may be required as part of development within the strategic growth areas, as detailed within Local Plan documents and the Infrastructure Delivery Plan (IDP) to ensure the creation of prosperous, sustainable communities. Planning permission would be granted if the following criteria are met, including that proposal:
- a) Is demonstrated to have a community need; and
 - b) Makes an efficient and effective use of land and buildings, and where appropriate, provides opportunities for co-location, flexible spaces and multi-use.
- 9.6 The proposal has been development by Friends of Firs Farm, which is a local community group and registered charity. The purpose of this project is to create a community hub bringing the community together by providing facilities for the all members of the community, community groups, schools and users of the Firs Farm Playing Fields
- 9.7 The community space will be sited within six temporary storage containers which will be able to be used by all members of the community all year round; with a café and social space for classes, clubs, community groups, workshops, schools etc. The hub also includes facilities for park users which include toilets and café.
- 9.8 It is also envisaged that schools and other community groups visiting the wetlands project, will be able to utilise the facilities whilst learning about the watercourse, key SuDS messages and the transformation of sites like Firs Farm.
- 9.9 Friends of Firs Farm have directly engaged with the local community through exhibitions, leaflets and other media disseminated at events at the site and surrounding area. The proposals have been development in response to the views of the community in terms of the type of facilities that are needed in the local area. The aim is to maintain and enhance the use of Firs Farm Playing Fields generally for sports and recreational activities, while at the same time complementing the extensive ecological and drainage conservation works that have been carried out in recent years. Specific facilities to be included in

the Community Hub also aim to target the special needs of vulnerable groups in the local community.

- 9.10 In principle therefore, the use is considered acceptable as it results in the creation of community facilities which would further encourage the use of Firs Farm Playing Fields as well as providing additional facilities to the community which would be supported by Policy DMD16, Policy CP11 of the Core Strategy and Policies GG1, S1 and S5 of the London Plan.

Impact on Metropolitan Open Land

- 9.11 Firs Farm Play Fields is afforded a significant degree of protection in planning terms, being designated Metropolitan Open Land (MOL). London Plan Policy G3 states that MOL is afforded the same status and level of protection as Green Belt:

- 1) MOL should be protected from inappropriate development in accordance with national planning policy tests that apply to the Green Belt
- 2) Boroughs should work with partners to enhance the quality and range of uses of MOL.

Paragraph 149 of NPPF states that the construction of new buildings should be regarded as inappropriate on Green Belt apart from certain exceptions. One of these is for:

*The provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation
Cemeteries and burial grounds and allotments, as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.*

- 9.12 This provides an indication of the type of facility that is supported by policy and considered to be suitable on Green Belt and similarly MOL.
- 9.13 Core Strategy CP34 commits the council to protect open spaces against inappropriate development. DMD 71 provides further information on how such spaces would be protected while DMD 71 states that essential structures and facilities that would support the enjoyment of, and maintain the openness of the open space will be acceptable provided that the size, siting, location, design and materials would be sympathetic and proportionate to the operational requirements of the open space that it supports.
- 9.14 The community hub would be made up of six temporary repurposed storage containers set on the existing disused car park area not encroaching on any part of the playing fields. The containers are low level and take up an area of approximately 252 square metres. Storage containers are temporary by nature and can be easily disassembled and removed when no longer needed. They would be set back from the Firs Farm and can be painted in a colour to blend into their surroundings.
- 9.15 Given the proposed use, size, siting, location, design and temporary nature it is considered the works would support the enjoyment of and maintain the openness of the open space. Within the context of the proposal, it is considered they would be sympathetic and proportionate to the operational

requirements of the open space that it supports consistent with the Paragraph 149 of NPPF and Policy G3 of the adopted London Plan. The development is therefore considered appropriate enabling the principal of the development to be supported. .

Playing Field

- 9.16 Officers have also taken into consideration comments received from Sport England. Sport England note that the proposed development could provide some facilities to support the use of the playing fields, for example toilets and refreshments and as a result, are satisfied that the proposal meets both Expectations 2 and 3 of their Playing Fields Policy in that:

'The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.' (Exception 2) and

'The proposed development affects only land incapable of forming part of a playing pitch and does not:

- *reduce the size of any playing pitch*
- *result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas);*
- *reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality;*
- *result in the loss of other sporting provision or ancillary facilities on the site; or*
- *prejudice the use of any remaining areas of playing field on the site.'* (Exception 3)

Summary of Principle

- 9.17 It is considered that the proposed use and location within the MOL, as temporary ancillary structures to the playing fields and wider community, are acceptable and in principle would not be inappropriate to the detriment of the open character of the MOL nor on the function and viability of the playing fields.

Appearance

- 9.18 The proposed storage containers have an industrial appearance and this would remain. However, their purpose is to act as a small functional community hub which would support the use of the playing fields. The containers would be sited close to a line of mature trees. In views from Firs Lane and the playing fields, the structures would be partly screened and can be painted any colour to be agreed. In addition, they can be further screened with soft landscaping to blend into its surroundings. Details in terms of appearance and soft landscaping will therefore be conditioned to ensure a satisfactory appearance.
- 9.19 Consideration has been taken of the size, siting and design of the containers to be sympathetic to the character and appearance of the surrounding area maintaining the open appearance of the Firs Farm Playing and as a result it is

considered the proposed temporary structure would have a negligible impact on the character of Open Land. Any negative visual impact is offset set by the benefits of the facilities to the playing field and wider community.

Impact on Neighbouring Amenity

- 9.20 DMD16 requires that development involving the provision of a new facility must not harm the amenities of neighbouring and nearby properties.
- 9.21 With regards to noise and disturbance, the community hub is located between the existing football pitches and tennis courts, with the closest residential property 144 Firs Lane, approximately 20 metres to the south of the Hub. The next closest residential properties are over 100 metres in distance. The introduction of the community hub could anticipate an increase to overall park activity. However, the increase is considered moderate, and is not expected to generate a greater level of additional or unwanted noise than that already associated with the existing use of the site as a sports field and there would be no undue impact on residential amenities.

Transportation Impacts

Car Parking

- 9.22 Traffic and Transportation accept that considering the scale of development, it is unlikely to have a significant impact on parking demands in the local area. Furthermore, as the disused car park will remain closed, it is accepted that on a temporary basis the site would need to be served by vehicles parking on-street. There are double yellow lines on Firs Lane outside the site / by the bus gate and these should prevent vehicles unloading and loading blocking the bus gate and width restriction. On this basis no objection is raised.

Cycle parking

- 9.23 Additional visitor cycle parking stands have been provided and further details on design can be secured by condition

Refuse, Waste and Recycling

- 9.24 Policy SI7 of the London Plan requires suitable waste and recycling storage facilities in all new developments whilst Core Policy 22 supports the provision of a sufficient, well-located waste management facility and requires all new developments to provide on-site waste treatment, storage and collection throughout the lifetime of the development.
- 9.25 Meanwhile Policy DMD 57 notes that all new developments should make provision for waste storage, sorting and recycling, and adequate access for waste collection.
- 9.26 The location of secure waste storage is considered acceptable and further details on the storage design can be secured by condition. The collection of waste would be from Firs Lane and the applicants have confirmed that bins will be collected by means of a commercial contractor. Having consulted with our own Commercial Waste Team, they have agreed that refuse can be collected from the existing barrier/gate. As such a suitably worded condition

requiring the submission and approval of full waste storage details to ensure that the development can deliver policy compliant waste and recycling storage arrangements of the development will be attached.

- 9.27 Traffic and Transportation have no objection subject to pre-commencement conditions relating to visitor cycle parking, refuse storage and the provision of a Waste Collection Service.

Sustainable Drainage

- 9.28 London Plan policies SI12 and SI13 require the consideration of the effects of development on flood risk and sustainable drainage respectively. Core Policy 28 ("Managing flood risk through development") confirms the Council's approach to flood risk, inclusive of the requirement for SuDS in all developments. Policy DMD59 ("Avoiding and reducing flood risk") confirms that new development must avoid and reduce the risk of flooding, and not increase the risks elsewhere and that planning permission will only be granted for proposals which have addressed all sources of flood risk and would not be subject to, or result in unacceptable levels of flood risk on site or increase the level of flood risk to third parties.
- 9.29 DMD61 ("Managing surface water") requires the submission of a drainage strategy that incorporates an appropriate SuDS scheme and appropriate greenfield runoff rates.
- 9.30 It is possible the proposed storage containers may impact on an existing swale that drains the current car park. As a result, the Applicant will need to submit a SuDS Strategy demonstrating how the car park and containers will drain. This may include the use of the existing swale, but also additional SuDS features such as green roofs and permeable paving. This will be secured through a pre-commencement condition.

Landscaping

- 9.31 It is recognised that the containers will be sited and screened in part by existing trees. However, further details on soft landscaping to screen the storage containers is required to ensure that the appearance of the MOL / local environment is enhanced through appropriate landscaping. This can be submitted through a pre-commencement condition.

Trees

- 9.32 While no objection is raised in principle to the siting of the containers on the existing hard surfaced car park it has not been confirmed how the electricity/water supply or drainage would be provided. Surveys have been undertaken and it is anticipated that services will connect into existing services within the dilapidated changing rooms adjacent to the site. However, further details on how these facilities will be installed are required. If it is intended to install these services by trenching, tree roots may well be impacted upon. An Arboricultural Impact Assessment and tree Constraints Plan compliant with British Standard requirements will therefore be required to account for this. This can be secured by a suitably worded condition.

10.0 Community Infrastructure Levy

- 10.1 The development would not be liable for either the Enfield or Mayoral CIL.

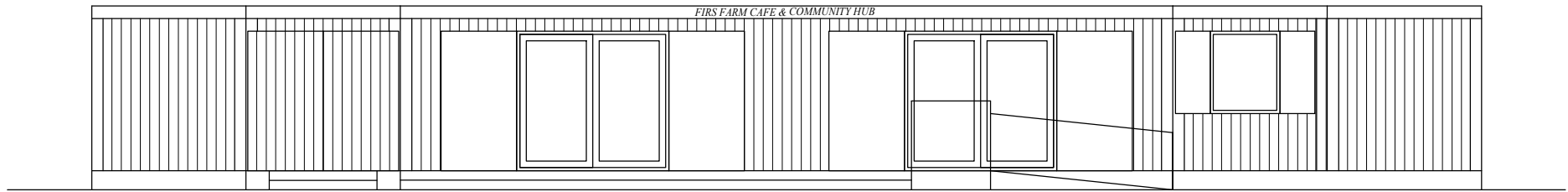
11.0 Public Sector Equalities Duty

- 11.1 In this instance it is considered the proposal would not disadvantage people who share one of the different nine protected characteristics as defined by the Equality Act 2010 compared to those who do not have those characteristics.

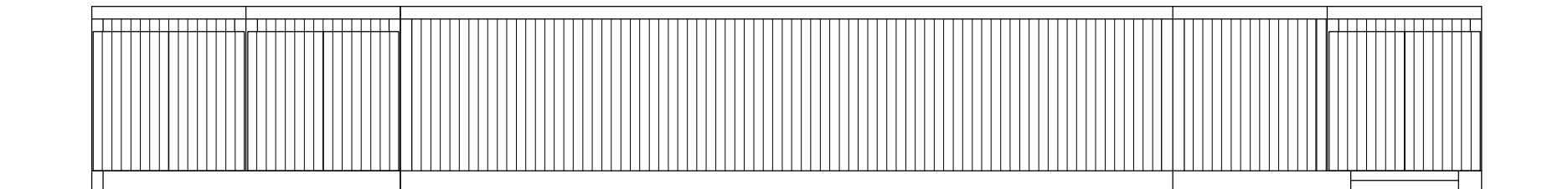
12. Conclusion

- 12.1 It is considered the proposed development would respect the open character and appearance of the Metropolitan Open Land as well as the function and operation of the playing fields. While the visual appearance would be basic in form, this is offset by the benefit to the users of the playing field and the wider community as a community hub. In the absence of any impact on residential amenity or highway safety, the proposal is considered acceptable in light of National Planning Policy Framework, the newly adopted London Plan (2021), the Core Strategy (2010) and the Development Management Document (2014).

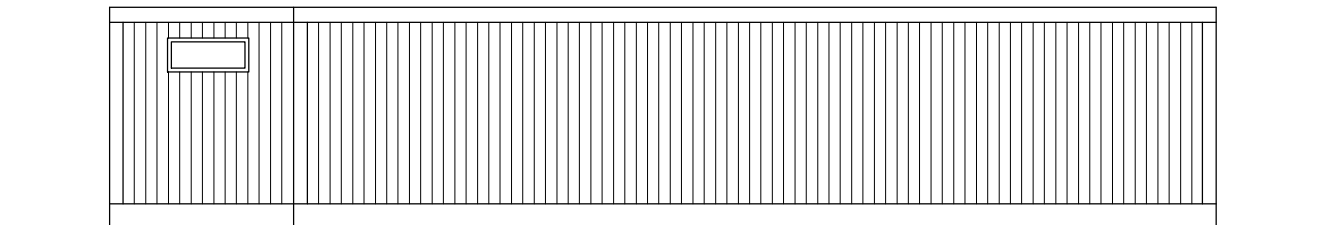
General Notes
Do not scale drawing
All dimensions to be verified on site by contractor before commencing work
Report any discrepancies to architect immediately
This drawing is to be read in conjunction with all related architects and engineers drawings and any other relevant information



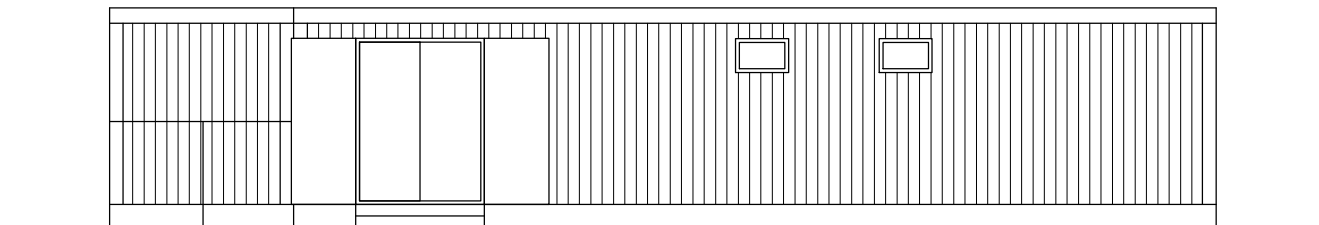
1. PROPOSED FRONT ELEVATION



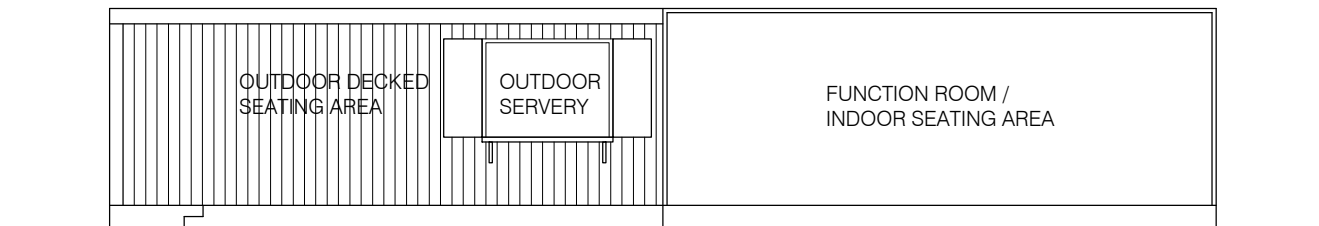
2. PROPOSED REAR ELEVATION



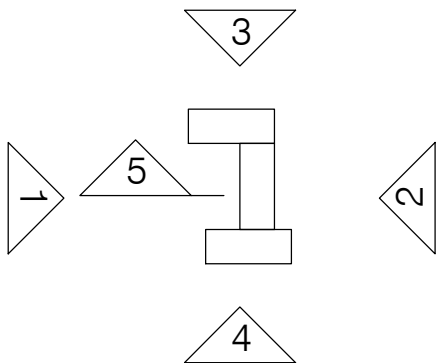
3. PROPOSED SIDE ELEVATION 1



4. PROPOSED SIDE ELEVATION 2

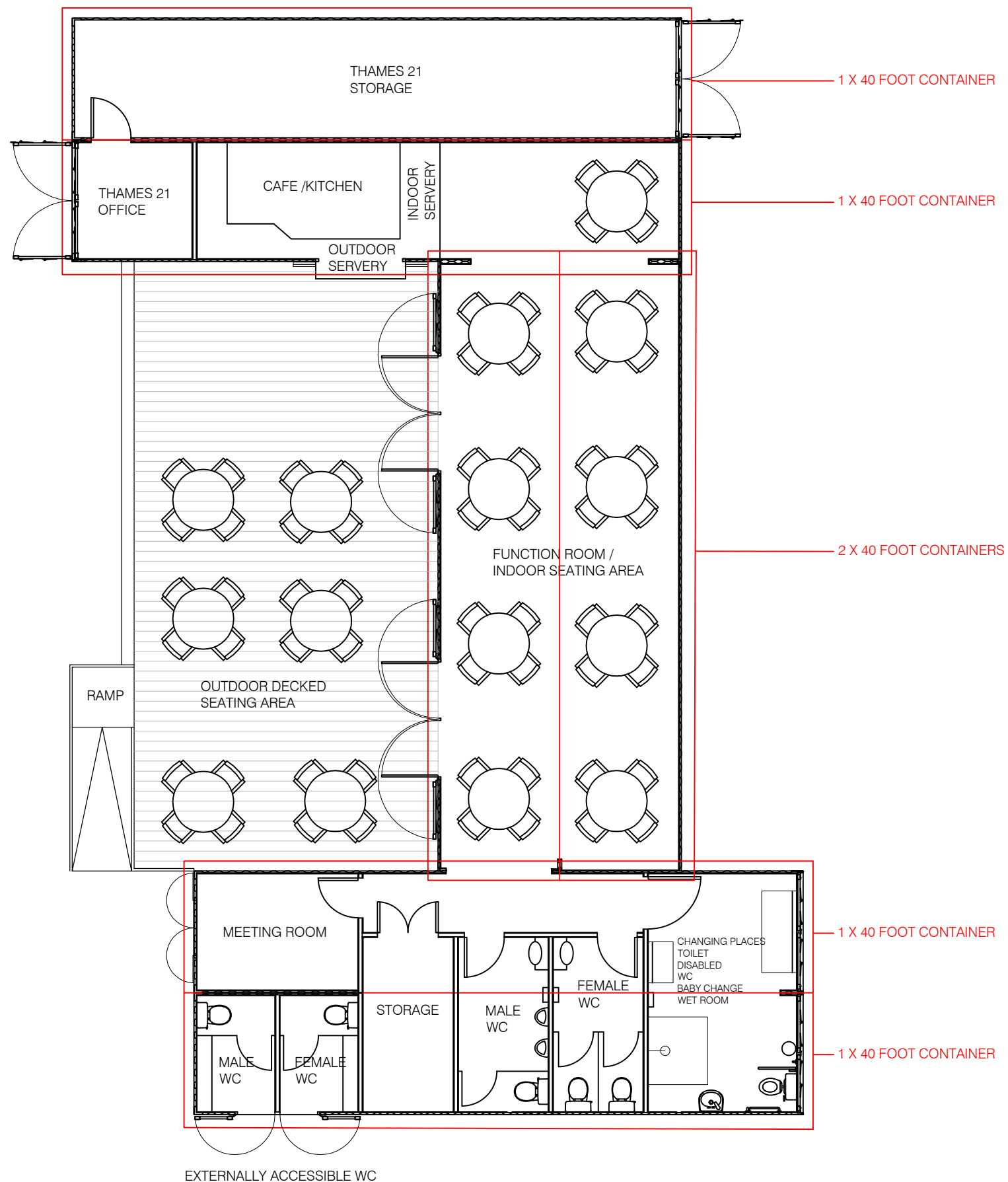


5. PROPOSED SECTION

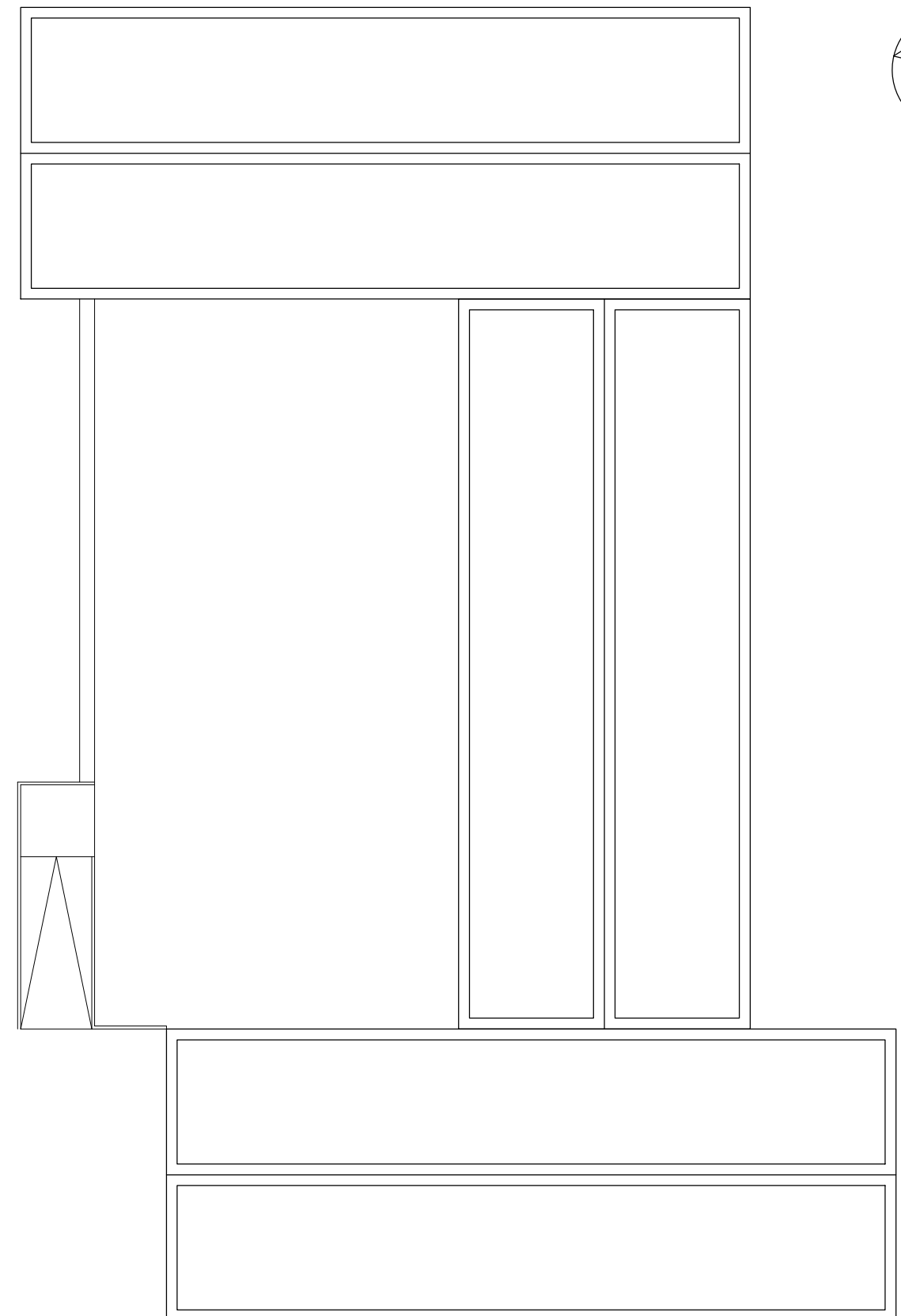


ELEVATION KEY

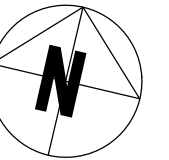
Rev.	Date	Amendment
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Drawing Title		
FIRS FARM COMMUNITY CAFE ELEVATIONS TEMPORARY PROPOSAL		
Drawing No. FF030	Date JAN 2020	Scale 1:100
Rev. -		



PROPOSED GROUND FLOOR PLAN



PROPOSED ROOF PLAN



Drawing Title			
FIRS FARM COMMUNITY CAFE FLOOR PLAN TEMPORARY PROPOSAL			
Drawing No. FF040	Date JAN 2020	Scale 1:100	Rev. -

General Notes
 Do not scale drawing
 All dimensions to be verified on site by contractor before commencing work
 Report any discrepancies to architect immediately
 This drawing is to be read in conjunction with all related architects and engineers drawings and any other relevant information



FIRS FARM WETLANDS AREA

PLAYING FIELD

PLAYING FIELD

SITE OUTLINE

Rev.	Date	Amended
Drawn by: C Thomas architectnival@gmail.com		
Drawing Title		
FIRS FARM COMMUNITY CAFE TEMPORARY PROPOSAL SITE LOCATION PLAN		
Drawing No.	Date	Scale
FF010	JAN 2020	1:1250
Rev.		

EXISTING CHANGING ROOMS

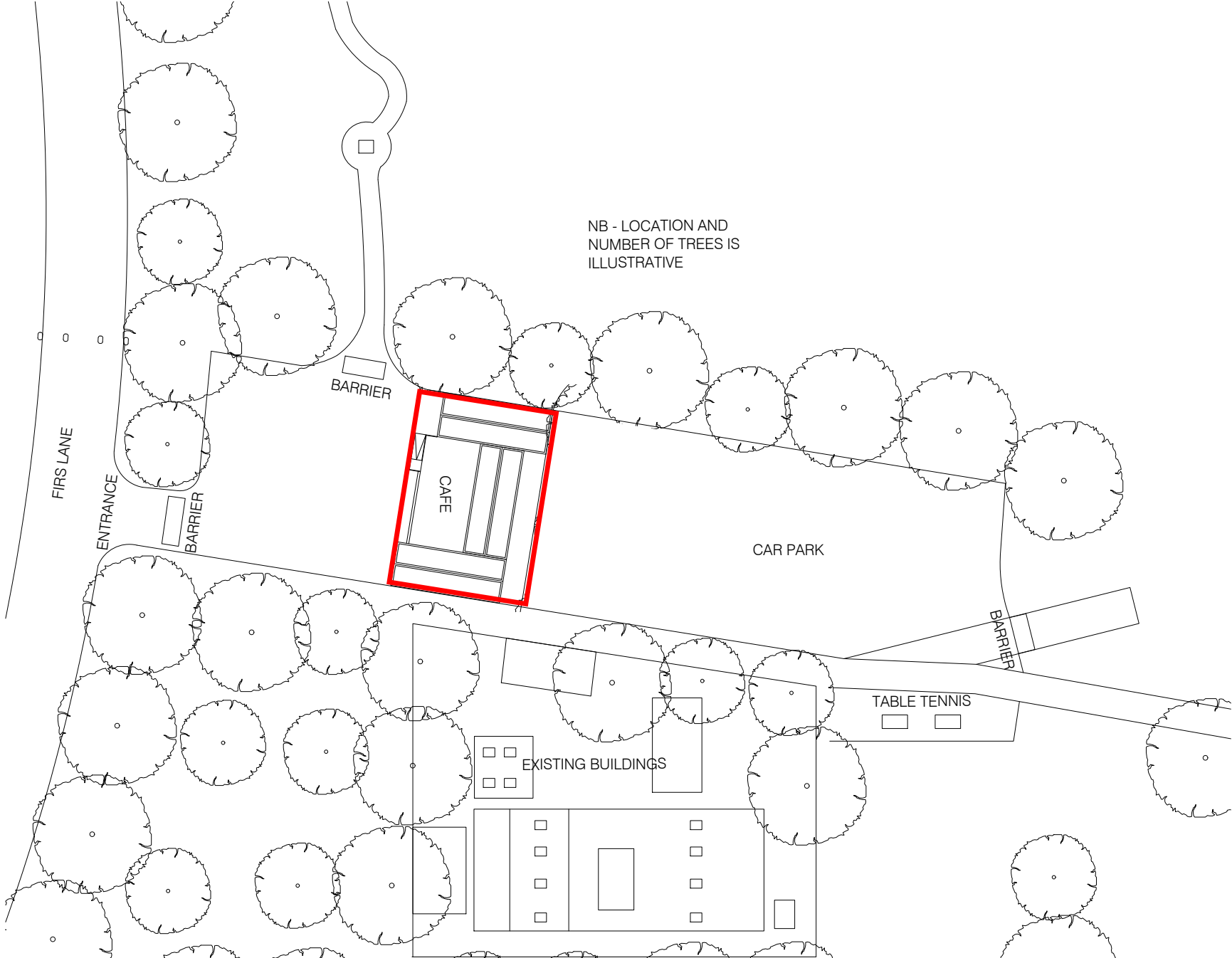
FIRS LANE

PATH TO WETLANDS

General Notes
Do not scale drawing
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Report any discrepancies to architect immediately
This drawing is to be read in conjunction with all related architects and engineers drawings and any other relevant information



NB - LOCATION AND
NUMBER OF TREES IS
ILLUSTRATIVE



Rev.	Date	Amendment
-	-	-

Drawing Title
**FIRS FARM COMMUNITY CAFE
TEMPORARY PROPOSAL
PROPOSED SITE PLAN**

Drawing No.	Date	Scale	Rev.
FF022	NOV 2021	1:400	-