

## PLANNING COMMITTEE

18<sup>th</sup> April 2023

### REPORT OF:

Head of Planning & Growth  
- Brett Leahy

### Subject:

**Planning Committee – 18<sup>th</sup> April 2023**

**Update for Members**

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### 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: 5

#### 1. 22/00900/OUT: 368 Cockfosters Road, Hadley Wood, EN4

1.0 There are a number of updates and clarifications to the report we would like to draw your attention to:

- Update to para 9.38 – to confirm that there will be between 9-18 cycle spaces depending on the mix
- Update to para 9.40 - to confirm the location of the refuse store outside of Blocks A & B but within the curtilage with access to residents
- Update to para 13.2 – to confirm the site is located in the higher charge zone for CIL of £120 per sq. metres
- Update to para 15.5 – to confirm the site is not in the green belt but lies adjacent to it.

2. In addition, we will also be reporting two additional conditions:

- Quantum of Development

The development here by approved shall provide no more than 9 units or 1000sq.m of floorspace

Reason: in the interests of proper planning and to ensure the development does not trigger a requirement for affordable housing.

## Retained Trees

The development hereby approved is to be constructed in accordance with the layout plan as shown on Drawing DWG No. L P 004C and in accordance with the tree management / mitigation measures set out in the submitted Arboricultural Method Statement.

Reason: in the interest of promoting green infrastructure and safeguard the retention of the identified trees

### **3. Item 6: 23/00327 – Land West of Silver Street Station and onto A406 via Wilbury Way**

- 3.1 Following the receipt of comments this week from Transport for London, it considered necessary for this application to be withdrawn from Agenda and deferred to a future meeting.
- 3.2 Transport for London is the highway authority for A406 North Circular Road which forms part of the Transport for London Road Network (TLRN), and they are therefore concerned about any proposal which may affect the performance and/or safety of the TLRN. TfL consider this proposal is likely to have significant impact on highway traffic, buses, pedestrians and cyclists using this section of the TLRN, A406 Sterling Way and at present there is insufficient information on how the impact of this proposal would be mitigated from the documents provided so far.
- 3.3 Transport for London have confirmed that there is no objection in principle to the heat networks in line with Policy SI 3 part B(2) in the London Plan, however, it is agreed that the highway impact for this case should be assessed at the planning stage to ensure the subsequent installation of the proposed pipes would not cause an unmitigated impact on TfL road network, operations and assets.
- 3.4 In addition, further clarification will be sought on the arrangements that will need to be in place for access to the North Middlesex Hospital.

### **4. Item 7. 22/04095/RE3 – Land Adjacent to New River Extending from Tenniswood Road to Bullsmoor Lane**

- 4.1 An additional letter of objection has been received from a resident of Sinclair Close, Enfield who raises concerns in respect of overlooking and noise as a result of passing cyclists and pedestrians, the impact on wildlife as a result of proposed lighting and the potential for asb to occur.

### **5 Supplementary Agenda – Summary of Appeal Decisions 2022/23**

- 5.1 To provide clarification on the finance implications arising from the Arnos Grove appeal decision, the costs stated in the report have been recognised in the Council Revenue Monitoring Report, the latest being the Third Revenue Update (KD 5489) reported to Cabinet in February 2023. These costs are contributing to the Council's forecast adverse variance for 2022/23 of £18.4m, which as stated in the Revenue update report will require an unplanned drawdown from the Council's reserves in order to balance the budget for 2022/23.