

PLANNING COMMITTEE

20th June 2023

REPORT OF:

Director of Planning & Growth
Brett Leahy

Subject:

Planning Committee – 20th June 2023

Update for Members

Contact officer:

Andy Higham – Head of Development Management
Email: andy.higham@enfield.gov.uk
Tel: 020 8132 0711

Update to Planning Committee

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

Agenda Item: 5

23/00294/FUL – 1-44 Avalon Close, Enfield, EN2 8LR

The Agent has requested this application is withdrawn from the Agenda for Tuesday's meeting. It will not therefore be considered.

This is to enable further technical assessments to be undertaken in respect of overshadowing / daylight / sunlight in response to concerns that have been raised by residents.

Once this report is received and the conclusions considered, the application will be reported to a future meeting of the Planning Committee

Agenda Item: 7

22/02248/FUL 24-26 Churchbury Lane, Enfield EN1 3TY

This addendum is to update with respect to three matters pertaining to the planning application following additional information that has been received since the publication of the Committee report; namely:

1 Servicing and Delivery Information

The applicant has now provided information to explain the expected serving and delivery arrangements to support the proposed use. This confirms:

- It is anticipated that overall, there will be 20 members of staff working at the site overall (10 during the day and 10 at night)
- The proposal includes 5 on site parking spaces, including 1 disabled space (two at the front and three to the rear)
- As a result of their disabilities, the residents of the supported living accommodation are unlikely to be car drivers. Parking is mainly intended for staff use.
- Refuse and recycling will be collected by the Council refuse team, from Churchbury Lane.

- Residents will shop for themselves. If they are unable to shop for themselves, carers will go shopping locally on foot to a local supermarket (Tesco's is 5 minutes walk away). Any medication or clothing requirement would be dealt with in the same way.
- Delivery of goods and services are anticipated to be occasional by common private delivery services
- If the building needs maintenance or repairs, the applicant's maintenance team based at the Holtwhites Hill site would walk over or if materials are needed then a van will be parked in one of the parking spaces or if there is space, on street.

In response, the Transportation Team have advised that deliveries and servicing requirements are likely to be modest in scale and associated vehicles can be accommodated on street or through use of the off-street parking spaces. It should also be noted that traffic calming features have recently been implemented on Churchbury Lane, including raised tables and making it no entry from Parsonage Lane, resulting in both a reduction in traffic volume and traffic speeds along this section of the road. The interventions also mean the highway conditions are materially different since the Inspector's comments were originally made, and further mitigate the highway safety impacts should any vehicles attempt to reverse out of the parking spaces. However, it should be noted these have also been reconfigured since the previous application by the deletion of 2 spaces to the rear, which are the spaces the Inspector raised concerns over the need to reverse out from.

- 2 An updated Arboricultural Impact Assessment (AIA) has been submitted, correcting the position of the cycle store, which is now consistently shown on the ground floor plan and the plan within the AIA report. The cycle store is located within the root protection zone for the protected Silver Birch tree to the rear. The Tree Officer raises no objection to this subject to a condition requiring a detailed methodology for the construction of the no-dig bases, including consideration of protection for roots from mixing and use of concrete. The need for a condition to cover this issue has already been identified in the report (Condition 14).
- 3 The applicant has also confirmed that the 5 bedroom ground floor accommodation (Cluster 2) is M4(3) compliant, and all other units are fully compliant with M4(2). They confirm the care provider works in partnership with Enfield Integrated Learning Disability Service and all residents prior to occupation are assessed for their support needs and care. Clients with physical disabilities will only be accommodated in Cluster 2 on the ground floor.

Members are also advised that the application does involve the demolition of a garage located in the rear garden of the existing property. The garage is attached to an existing garage to the neighbouring property at No.1 Fir Tree Walk. In planning terms there is no objection to the demolition of this structure. The applicant will have to enter into any necessary Party Wall Agreements with the occupier of No1. Fir Tree Walk to ensure the demolition work does not undermine the remaining structure. The Local Planning Authority's remit extends to ensuring the exposed elevation of the retained structure is finished in appropriate materials and therefore an additional condition is recommended requiring the details of the finish of the exposed structure to be submitted and approved, before the commencement of demolition of the existing garage.