

LAND ADJACENT TO 5 BOURNE HILL, ENFIELD, N13 4DA

To develop an existing storage facility site as a car detailing and valeting facility.

PLANNING STATEMENT



Introduction

This Planning Statement is prepared on behalf of CYMA Petroleum Ltd by David Mills Architect BA(Hons), DipArch(Hons). Its purpose is to describe the proposal and to help assess its appropriateness in the context of the planning policies relevant to the locality.

The basis of the proposal is to develop an existing materials storage yard into a vehicle detailing and valeting facility.

The conclusion is that the proposal complies with current planning policies and provides a valuable local service.

Planning Application Documents

The following are submitted as part of the planning application:

Planning Fee.

Application forms and ownership certificates.

Drawings:

David Mills Architect BA(Hons), DipArch(Hons), 2015

Design and Access Statement

David Mills Architect BA(Hons), DipArch(Hons), 2015

Description of the Proposed Development Site

Location

The site is known as land adjacent to 5 Bourne Hill on the A111 road South of Enfield Town Centre in North London.

Site and its surroundings

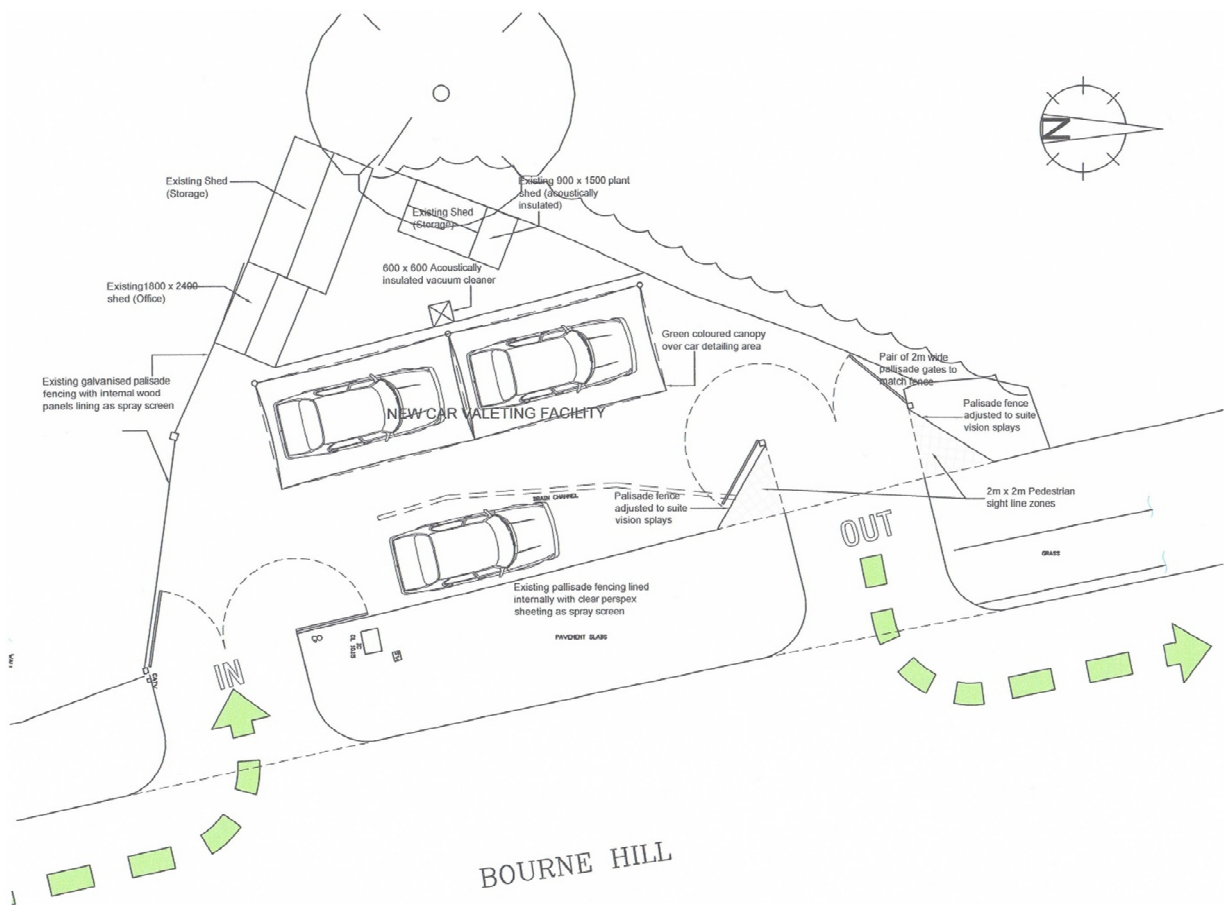
The site is approximately 280m² and is currently used as a materials storage yard. There are three sheds currently on the site which have been used for storage.

The site is enclosed by galvanised palisade fencing and there is a pair of gates at each end of the site frontage onto the A111 allowing for access to and egress from the site. The site is surfaced in concrete and has existing surface drainage.

To the West of the site is the railway line in a cutting, the embankments of which are covered with small trees. To the South there is a large pair of red brick semi-detached houses and beyond that a community hall. The locality is predominantly residential in character and on the other side of the A111 directly opposite this site is an existing car wash facility.

Proposal

The proposal is to use the site as an area for car detailing and valeting on a pre-booked basis only. The site is easily big enough to accommodate the equipment required and have enough space for a minimum of two vehicles at a time being cleaned and valeted with one waiting, as can be seen on the drawing below.



It is proposed to fix internal wood panels to the existing galvanised palisade fencing along the Southern boundary and clear Perspex sheeting on the inside of the palisade fencing along the Eastern boundary to minimise overspray from the washing process.

Planning History

Enfield Council reference number LDC/92/0058: Land adjoining 5 Bourne Hill

Use of existing site for the storage of materials with access via an existing private access way fronting Nos.3 and 5 Bourne Hill. – Permission granted 04.12.1992.

Enfield Council reference number P/93/0001: Land adjoining 5 Bourne Hill

Formation of vehicular access to the Classified Road. – Permission granted 08.02.1993

Enfield Council reference number TP/98/0994: Land adjoining 5 Bourne Hill

Temporary storage building – permission granted 21.12.1998 until 31.12.2000

Enfield Council reference number TP/01/1425: Land adjoining 5 Bourne Hill

Change of use from storage yard to car polishing area, ancillary to car wash facility at Bourne Hill – Withdrawn 08.10.2003 (lapsed).

Enfield Council reference number LDC/06/0360: 5C Bourne Hill

Creation of new access – withdrawn 19.12.2006

Enfield Council reference number TP/08/1497: 5D Bourne Hill

Installation of a temporary storage container to West of site boundary – Permission refused 24.09.2008 – detrimental to visual amenities.

Enfield Council reference number TP/08/2105: 5D Bourne Hill

Erection of a detached storage building – Permission refused 12.03.2009 – character and appearance, highways (prejudice turning).

Enfield Council reference number TP/09/0559: 5D Bourne Hill

Erection of a detached storage building – Permission granted 09.07.2009.

Enfield Council reference number P12-00809PLA: 5E Bourne Hill

Formation of additional vehicular access to Bourne Hill and widening of existing access – withdrawn pre-registration.

Enfield Council reference number 14/02743/FUL: Land adjoining 5 Bourne Hill

Change of use from storage yard to hand car wash facility with canopy to car wash area, installation of bi-fold gates to site exit and clear perspex spray screen to existing fencing – Permission refused 02.09.2014 – adverse effect on residential amenities, highways (unsafe manoeuvring on Bourne Hill).

As can be seen from the above there has been a number of planning applications relative to this site, the most recent of which being towards the end of 2014. That particular refusal was based on the high levels of noise on the site throughout the course of the day and highways concerns over vehicles queuing to enter and exit the site.

This new proposal, whilst of a similar nature, seeks to mitigate those problems and to that end the client is offering a sum of £20,000.00 as a contribution to creating a mini roundabout at the junction of Bourne Hill and Hopper's Road, which has been identified as a dangerous junction. The proposed roundabout would slow traffic approaching this junction and greatly improve highway safety in this locality.

The proposed new development will provide a valeting service by appointment only and it is anticipated that the site will deal with between 10 and 15 vehicles per day. This will greatly reduce the amount of noise being generated by the site to a level far below that being created by the existing car wash facility on the other side of the A111.

In addition there will no longer be a need for vehicles to queue to access the site. As the facility will only cater for customers who have pre-booked there will be a maximum of three cars on site at any one time, leaving ample manoeuvring room on the site and for other vehicles to access and egress from the site, without impacting unduly on the traffic flow along the A111.

As can be seen from the above both of the original reasons for refusal of the 2014 application have been totally removed by this new proposal.

Planning Aims and Policies

Care has been taken to develop a proposal that complies with the aims and objectives of national and local planning policies. The paragraphs below indicate how the proposed development will deliver a proposal appropriate for the site and its locality.

National Planning policies are set out in the National Planning Policy Framework. Local planning policies are set out in the:

- Adopted Core Strategy Policies, November 2010;
- Saved policies in the Council's Unitary Development Plan (UDP) adopted March 1994, and
- Adopted London Plan policies, July 2011
- The council is in the process of developing a new set of planning policies that will make up and complete the Enfield Local Plan. These include the Development Management Document (DMD) and Area Action Plans (AAP's). These documents will supplement the Core Strategy and London Plan policies and replace the remaining saved UDP policies.

Sustainability

National Planning Policy Framework

At the heart of the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development. However NPPF does not change the statutory status of the development plan as a starting point for decision making. Proposed development that accords with an up to date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise.

“Presumption in favour of sustainable development” should be seen as a golden thread running through both plan-making and decision-taking.

For **decision-taking** this means:

- Approving development proposals that accord with the development plan without delay and;
- Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless;
 - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole; or
 - Specific policies in this Framework indicate development should be restricted.

NPPF paragraph 17 as a core strategy principle encourages “the effective use of land by reusing land that has been previously developed (brownfield sites), provided it is not of high environmental value. This site has been intensely developed over the years and its proposed re-use for vehicle cleaning is an effective way of meeting an established demand.

Employment

National Planning Policy Framework
Adopted Core Strategy, November 2010
Saved policies in the Council's Unitary Development Plan (UDP) adopted March 1994.

Worklessness is raised as a key concern in the Council's Core Strategy. Enfield has similar levels to the London average and is importing a higher proportion of workless people than it is exporting. Enfield's predicted employment growth over the next 20 years is only 6% compared with 20% for London as a whole. Enfield's economy is particularly poorly poised for growth as it remains over dominated by declining economic sectors and there is a weak enterprise culture. A key priority will be to meet the skills challenges of the Borough – around 48,000 residents (about 27%) have no qualifications or are skilled to a very low level and over half of these have no qualifications at all. The new jobs that are forecast for Enfield will overwhelmingly require higher level skills and it is estimated that only about a fifth will be filled by people who have low skills or who lack suitable qualifications.

The Core Strategy's overall objective to promote economic prosperity and sustainability is a long term one, seeking to strengthen the economy, create new jobs and address unemployment over the next 11 years until 2026.

This particular proposal creates a significant number of new low skilled jobs which is valuable in helping to address local employment needs. There would be three full time and two part time members of staff on this site.

The proposal also helps meet the Council's Core Strategy Objectives:

Objective 6: To support new business enterprise and inward investment and economic diversity and;

Objective 7: To support job creation and address the levels of unemployment and economic inactivity particularly in the South and East of the Borough, including amongst young people and disadvantaged sections of the community and the development of skills to enable residents to access the employment.

The proposal is also consistent with:

Core Policy 16 – taking part in economic success and improving skills.

The Council is committed to tackling worklessness, creating new jobs in the Borough and working to ensure that local residents are able to access existing and new jobs.

The UDP further recognises the importance to the communities of what it describes as Secondary Industrial Premises (SIPS). SIPS can provide a source of local employment and an opportunity for new small businesses to become established in the Borough. They are also suitable for service trades which need to be located amongst the community they serve. The proposal meets the criteria.

Conclusion

This Planning Statement describes the proposal and assesses its appropriateness in the context of the planning policies for the area.

The proposal is to use this site as a car detailing and valeting facility serving up to 15 cars per day on a strictly pre-appointment system only. The new business would support three full time and two part time new jobs.

The proposal meets national and local planning policies, it creates valuable new jobs and makes good use of previously developed (brownfield) land. It also meets a demand for this use and by nature of its appointment only basis will not cause any additional traffic problems around this site.

The new proposal removes both of the reasons for refusing the 2014 application.