

Report for: Regulatory Committee

Item number:

Title: Planning Services 2016/17 update

Report authorised by : Emma Williamson

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Ward(s) affected: N/A

**Report for Key/
Non Key Decision:** for information

1. **Describe the issue under consideration**
A report on the work of the Planning Service in the financial year 2016/17 to date.
2. **Recommendations**
 - a) That this report be noted
3. **Reasons for decision**
Not applicable
4. **Alternative options considered**
This report is for noting and as such no alternative options were considered.
5. **2016/17 work report**

Development Management

- Applications to end December **2016/17: 3078**
- Applications in same period **2015/2016: 2832**
- Number of cases on-hand end **December 2016/17: 475**
- Appeals decided to end December **2016/17: 85**
- Appeals dismissed to end December **2016/17: 57**
- Cumulative performance to end December **2016/17:**
 - Majors : **100%**
 - Minors : **86%**
 - Others : **90%**
 - PSO : **86%**
 - Validation: **7 working days**

Performance overview

- 5.1 ___ Performance has been maintained and is top quartile in London for Majors and Minor Applications. Our performance for 'Other' applications are currently at 90% within time, and this is marginally below the top quartile of 91%+.
- 5.2 In 2015/16 FY we decided a total of 19 major planning applications. In 16/17 FY to date (April to December) we have decided a total of 29 major applications, and this shows a significant projected increase looking towards year end (40). The average time of decision has increased from 144 to 188 days between these time periods, however the vast majority of these have been subject to planning performance agreements / extensions of time which are mutually agreed with applicants and encouraged in national guidance.
- 5.3 There is a similar trend with minor applications, with 438 decided in 15/16, and 409 decided between April – December 16, leading to a projection of approximately 562 for the remainder of the year. There is a slight change in average time increasing from 99 to 100 days. 1707 'Other' applications were decided in 15/16, with 1337 decided in 16/17 to date. This results in a projection of 1838 for the end of the year. In terms of average decision this has reduced marginally from 68 to 67 days.
- 5.4 Performance on validation has dropped from an average of 4 to 6 days, and this is now a focus for the team.
- 5.5 Caseloads are steadily reducing for planning staff, coming down from 58 on average in August 2016 to 40 in December 2016. Whilst caseloads are still high, the steady reduction each month is encouraging.

Pre-application advice

- 5.2 So far in 2016/17 so far there have been 181 pre-application meetings generating a total of £167,902 of income compared to £139,366 last year within the same period. In 2016/17 so far there have been 147 householder pre-application meetings generating £18,788 of income compared to £23,720 last year within the same period.
- 5.3 The use of Planning Performance agreements (PPA's) has continued to increase and so far this year the service has received in excess of £500,000 in income from these agreements and we currently have 14 live schemes that have PPA's.
- 5.4 Meeting the deadline following pre-application meetings for providing responses is steadily improving and continues to be a focus for the team.

Systems Thinking (Planning Solutions Team)

- 5.5 The Planning Solutions team has now been expanded to 11 members of staff and a team leader. The team are now covering 16 wards which is all wards in the borough excluding Muswell Hill, Fortis Green and Highgate. The system is on course to roll out across the borough by April 2017. Another officer will be rolled in later this month followed by 2 further wards.

- 5.6 A presentation on the progress of the team will be given at the Regulatory Committee meeting.
- 5.7 The PST team has received 1229 applications of which 1018 have been decided. In December the average day to decision was 41, down from 62 in August. The recent reduction in end to end times has been brought about through the introduction of new staff without existing caseloads to address the previous capacity problems created by expanding the geographical scope of the team too quickly as well as a bulge in submitted applications. It is hoped to reduce end to end times to 30 days, and this is one of the challenges going forward and will depend on staffing levels and the complexity of cases received. Officers are currently trialling shorter reports for simple applications to achieve further efficiencies which will help increase capacity and potentially further shorten end to end times.
- 5.8 The action plan created in response to the Corporate Delivery Unit's review of the roll-out has been completed.
- 5.9 Ongoing issues affecting performance include; the delay in adopting the amended Statement of Community Involvement (SCI) that would allow for changes in consultation (due to a Judicial Review which was unsuccessful), IT and data management issues.

Planning Decisions

- 5.9 The planning Committee has met 20 times in 2016/17 and has considered a total of 17 applications and 7 pre-applications. It has approved 15 and refused 2 applications. The committee has resolved to grant in excess of 700 units, together with 50 units of temporary accommodation and resolved to grant a reserved matters application for 1056 units.

Planning Enforcement

- Complaints received so far in 2016/17: **718**
 - Enforcement notices served so far in 2016/17: **94**
- 5.10 Improvement of the planning enforcement team is ongoing and performance has improved significantly over the year with notifications of decisions within 8 weeks as follows: 2016/2017 so far: **97%** .
- 5.11 Later this year the consultation on, and subsequent adoption of, a new Enforcement Plan which sets the priorities for the Borough with regards to enforcement action is a priority. Further member engagement is planned on this.
- 5.12 The last Regulatory Committee asked for an update on prosecutions and a further update is set out below:

Address	Reason for Prosecution	Outcome
232 West Green Road	Non compliance with an enforcement notice	Fined £5000.00 plus £1833.00 costs at Magistrates Court. Appeal dismissed at Crown Court and further costs of £1833.00 Further action planned.
471 Green Lanes	Non compliance with an enforcement notice	Notice complied with. Caution signed and the Council's costs of £1070.00 paid
71 Myddleton Road	Non compliance with an enforcement notice	Still awaiting first hearing date
1 and 3 Clifton Gardens	Non compliance with an enforcement notice	Hung jury. Re-trial scheduled for Crown Court in early 2017. Currently subject to an ongoing judicial review.
106 Wargrave Avenue	Non compliance with an enforcement notice	Guilty. Fined £685.00 Notice complied with.
130 Fairview	Non compliance with an enforcement notice	Prosecution halted. Notice complied with. Owner to yet to sign the caution and pay the Council's costs of £1710.00
24 Baronet Rd	Non compliance with an enforcement notice	Warrant issued for non attendance
4 Ferndale	Non compliance with an enforcement notice	Prosecution on hold pending compliance.

5.13 The prosecution rates are dependent in the main on the availability of dates from the courts.

PLANNING POLICY

Haringey Local Plan

- 5.15 Following consideration of all the representations received to the consultation earlier this year, the Council submitted the Local Plan documents and supporting evidence to the Secretary of State on 24th May for Examination in Public (EiP). An independent Planning Inspector, Christine Thorby MRTPI IHBC, was appointed to conduct the EiP, which assessed whether the plans were prepared in accordance with the relevant legislative requirements and whether they are 'sound' - namely that each is:
- Positively prepared – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
 - Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
 - Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
 - Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.
- 5.16 The Inspector, having reviewed all the submitted material, issued a list of matters/questions that she wished to receive further information on. Both the Council and respondents were offered the opportunity to respond to the questions which then formed the basis of the public hearing sessions which took place from 23rd August to 8th September in the Council Chamber at the Civic Centre.
- 5.17 The hearings were attended by a range of interested parties, all of whom were given the opportunity to raise their concerns on each of the document with the Inspector. Where the Inspector considered that such concerns went to the 'soundness' of the documents, the Council sought to agree changes to wording of the policies that the Inspector and the relevant parties could also agree.
- 5.18 Following the close of the hearing sessions, the Council and Inspector have agreed a schedule of main modifications for each plan. The schedules were published for public consultation on 18th November 2016, with comments due by 13th January 2017. This consultation is required to ensure that the changes can then be legally made to each plan before being formally adopted. Following receipt of any further comments on the main modifications, the next steps in the process towards adoption of the plans are:
- The Council will then review any further comments received to the modifications, respond to these if necessary, and then send these to the Planning Inspector for consideration (end of January 2017);

- The Planning Inspector will then issue her report to the Council confirming the changes needed to make the documents 'sound' (likely to be in February or March 2017); and
- The four Local Plans are reported to Cabinet and Full Council for formal adoption (May 2017).

5.19 In addition to the above documents, work is also continuing on the preparation of the Wood Green Area Action Plan (AAP). The purpose of the AAP is to recognise the development potential within the Wood Green area, which includes significant Council landholdings, and the opportunities therein to strengthen the status of the Wood Green Metropolitan town centre. Four broad development options were promoted for consultation in February – March 2016 based around different levels of intervention, including a single more centrally located Crossrail 2 station to serve the area.

5.20 Initial analysis of the comments received suggest significant support for the options promoting higher levels of intervention with many respondents recognising the need to rejuvenate the town centre and stem the tide of major retailers leaving. Delivery of these higher intervention options will be contingent on the findings of further evidence gathering, which is underway, and decisions on Crossrail 2 serving the area. With respect to the latter, the Council is engaging with TfL in supporting the case for Crossrail 2 provision through Wood Green and is waiting on further announcements and consultation programmed for summer 2017.

5.21 The service also continues to support the preparation of the Joint North London Waste Local Plan. Further work is being undertaken to ensure waste management provision can be better integrated into regeneration initiatives across the north London area, which will inform a pre-submission version of the plan for considerations by the respective authorities.

Neighbourhood Planning

5.22 The policy team have also supported the Highgate Neighbourhood Forum in the progression of the Highgate Neighbourhood plan which was formally submitted to the Council in August 2016. Public consultation on the draft plan took place from 23rd September to 4th November 2016. The comments received to the plan, including those from both Camden and Haringey councils, have now been forwarded to the inspector appointed to undertake the independent examination of the plan. The next steps are that the Inspector will consider the outstanding issues and may hold a hearing to resolve these before putting forward their recommendations for consideration by the Forum and Council's. A revised plan will then need to be approved by the council's before a referendum is held to adopt the plan.

5.23 The Crouch End Neighbourhood Forum had their Forum Status and Neighbourhood Area boundary agreed by the Council earlier in the year. As the neighbourhood forum progress toward preparation of a draft plan, officers from the planning team will continue to offer their support and attendance at forum meetings.

5.24 The service took part in the 'Scrutiny in a day' on Community Infrastructure Levy (CIL) and these findings of this were reported to Cabinet in May 2016. One of the recommendations was that the CIL rates be reviewed. Work is currently underway in preparing the evidence necessary to support the review, the finding of which will be reported to Regulatory Committee and Cabinet in January 2017. This work will also involve establishing appropriate internal and external governance arrangement for the spending of CIL receipts on both community-led projects and strategic infrastructure programmes.

Viability

5.25 The Service recently took part in the 'Scrutiny in day' on Housing Viability and is currently in the process of reviewing the outcomes and findings of this review. Where appropriate, we will seek to take any appropriate actions forward within the service's future work programme, including through the review of the Planning Obligations SPD.

Other work

5.26 An Article 4 Direction restricting rights to convert warehouses to residential was consulted upon in July and will be formally brought into effect in July 2017.

5.27 The Policy Team is in the process of finalising the revised Statement of Community Involvement (SCI), which has been updated to take account of reforms to the planning system and to recognise the growth in the use of social media as a tool for notifying residents of community consultations, with the latter also offering significant opportunities to reduce service costs. The revised SCI is to be reported to Regulatory Committee and Cabinet in early 2017 for adoption and implementation.

5.28 In the remainder of the year the focus of the Policy Team will be on:

- Improving our monitoring processes, ensuring the right data is gathered to monitor the effectiveness of the new Local Plan policies and our development management decisions. This work will culminate in the publication of Authorities Monitoring Report, which will be reported to Cabinet in early 2017;
- Reviewing our current suite of Supplementary Planning Documents (SPDs), ensuring these remain valid and reflect the new policies of the Local Plan. We will also be bringing forward new SPDs where we have signalled an intention to do so in the new Local Plans, including for Tall Buildings and for masterplans for estate renewal proposals.
- Preparing further evidence base studies on open space and Gypsies and traveller needs.
- Additionally input from Planning Policy will be required into other corporate documents and strategies, notably: implementation of the Housing Strategy, Housing Infill/Small Sites, Estate Renewal and Development Vehicle, Upper Lee Valley DIFS, Upper Lee Valley OAPF Update, Cultural Strategy, and the Masterplans/Delivery Vehicles for Tottenham Hale, High Rd West, and Northumberland Park.

- It is also anticipated that there will be work undertaken to support the production of the next version of the London Plan. This includes in 2016/17 updating of the Strategic Housing Land Availability Assessment, and Town Centre Healthchecks.
- The service will also keep abreast of publication of draft regulations to give effect to the Housing and Planning Act 2016, in particular proposals for the implementation of planning and housing reforms, including the proposals for 'Starter Homes'.

Conservation

5.29 A brief update is provided below:

Noel Park

- Recently adopted the new appraisal and management plan and amended CA boundary
- Will now seek to extend the relevant Article 4 direction to cover the whole estate

Conservation Area Appraisal and Management Plans for the Tottenham High Road Historic Corridor

- 6 conservation areas: North Tottenham, Scotland Green, Bruce Grove, Tottenham Green, Seven Sisters/Page Green, and South Tottenham
- Cabinet approval received in September 2016 and public consultation commenced on all 6 in November 2017.
- Currently assessing all representations received and amending the appraisals and management plans for reporting back to Regulatory Committee and Cabinet in early 2017 for formal adoption.

Complete Review of Local List

- Working in Conjunction with the CAACs
- Currently in the early stages of project

The team has made major contribution to supporting planning officers in dealing with their very high number of planning applications as well as providing input at the pre-application stage.

Transportation Planning

5.31 The team has supported the delivery of regeneration in Tottenham and Wood Green through the provision of transport planning advice and participation in a range of delivery groups. It has led on the Council's input to Crossrail 2 which, if approved, would transform access and capacity across much of the Borough. In addition the team has worked to secure improvements to the Barking Gospel Oak line and to support enhancements to the West Anglia main line through Tottenham Hale and Northumberland Park including the additional track between Tottenham Hale and Angel Road to allow a 4 trains per hour service to be introduced serving the redeveloped station at Northumberland Park in 2018.

- 5.32 The team has worked with the Smarter Travel team to develop a new staff travel plan. The team is leading on measures to mitigate the impact of motor traffic such as setting up a car club contract, supporting the use of electric vehicles through BluePoint London and point to point car hire through Drive Now. We are working with TfL to develop a rapid charging network within the borough.
- 5.33 Following a successful bid in October 2015 TfL has allocated £2.3m LIP funding for transport projects in December for delivery in 2016/17. Transportation planning has led on planning of cycle routes, provided input to bus service planning and commenced work on developing a Transport Strategy. The team is also working closely with regeneration and highway engineers on the implementation of a LIPfunded major project around White Hart Lane station.
- 5.34 TfL has approved our LIP funding submission for 2017/18 in December 2016. This will provide more than £2.8m for a range of transport projects and programmes.

BUILDING CONTROL

Update to be tabled.

MEMBERS

- 5.38 Members have been on a number of learning visits to large developments around London and a number of members attended a recent training session on heritage and conservation. The Members training programme is currently being refreshed and viability training will be provided in the new programme. Members should let the Planning Service know of any other training needs.

Revised scheme of delegation

- 5.39 A further revision to the scheme of delegation in order to correct some anomalies is proposed and is attached at the end of this work report. This will be going to Standards Committee later in January

6. Contribution to strategic outcomes

The Planning Service contributes to outcomes in Priority 4 and 5.

7. Local Government (Access to Information) Act 1985

Planning Applications are on the Planning Register on the Council's website and the Local Plan Documents are also on the Council's website.