

MINUTES OF THE Strategic Planning Committee HELD ON Monday, 13th July, 2026, 7:00 – 8:00pm

PRESENT:

**Councillors: Scott Emery, (Chair), John Bevan (Vice-Chair),
Kaushia Amin, Simon Clark, Marc Jenner, Anne Gray, Luisa Brands,
Mike Hodges, Dana Carlin and Sue Jameson**

1. FILMING AT MEETINGS

The Chair referred to the notice of filming at meetings and this information was noted.

2. APOLOGIES FOR ABSENCE

Apologies of absence were received by Councillor Gingell.

3. URGENT BUSINESS

There were no items of urgent business.

4. DECLARATIONS OF INTEREST

There were no declarations of interest.

5. DEPUTATIONS / PETITIONS / PRESENTATIONS / QUESTIONS

There were no deputations/ petitions/ presentations/ questions.

6. MINUTES

RESOLVED

The minutes of the Strategic Planning Committee held on 23rd February were approved as a correct record.

7. PLANNING AND BUILDING CONTROL 2025/26 Q4 UPDATE

The Committee received a performance overview of the Planning Service for 2025/26.

- It was reported that 3,018 applications had been received between April 2025 and March 2026, compared with 2,970 in the previous year, while the number of valid cases on hand at the end of March 2026 had reduced to 663 from 800. Members noted that 61 appeals had been determined during the year, of which 40 (66%) had been dismissed, compared with 46 (72%) in 2024/25. Cumulative performance was reported as 100% for major applications, 85% for minor

- applications, 94% for other applications, 97% for PS1 applications and 82% for decisions excluded from statutory figures. It was noted that performance for major applications remained at 100%, while improvements achieved in previous years for minor, other and PS1 applications had been maintained, and performance for PS Excluded applications had improved significantly.
- The Committee noted that the Council continued to exceed all Government performance thresholds. Major applications had achieved 100% performance during the January to December 2025 monitoring period, with all 14 applications determined within time, exceeding the Government target of 50%. Minor and other applications had achieved 92% performance, with 1,302 of 1,408 applications determined within time, significantly above the 70% threshold. Members were advised that major applications overturned at appeal remained at 0% and minor and other applications overturned at appeal stood at 1%, both well below the Government threshold of 10%.
 - It was reported that, between April 2025 and March 2026, 16 major applications had been determined compared with 19 in the previous year. The average determination time for major applications had reduced from 419 to 347 days. In addition, 612 minor applications had been determined, representing a 5% increase on the previous year, with average determination times reducing from 106 to 104 days. A total of 846 other applications had been decided, with average determination times remaining stable at 79 days. Members noted that average determination periods were 347 days for major applications, 104 days for minor applications, 82 days for other applications, 44 days for PS1 applications and 128 days for excluded applications.
 - The Committee was advised that 3,018 applications had been received during 2025/26, of which 2,515 (87%) had been approved and 368 (13%) refused. Overall, 2,883 applications had been determined, representing an 11% increase on the previous year. Validation times averaged 18 days, slightly higher than the 17-day average recorded in 2024/25, and officers were considering measures to improve performance. Officer caseloads had reduced from 67 cases per officer to approximately 55 cases per officer by the end of March 2026.
 - Members noted that planning advice services remained an important income stream. Between April 2025 and March 2026, 333 pre-application meetings had taken place, generating approximately £370,869 in income. Planning Performance Agreements had generated approximately £842,000, representing a 21% increase on the previous year. Additional income had been generated through express pre-application advice, fast-track certificates of lawfulness and fast-track householder applications.
 - The Committee further noted that the Council remained below the Government threshold for overturned appeal decisions and would not be designated a poorly performing planning authority for the 2025 designation period. Haringey's performance for major application appeals remained at 0%, with no appeals overturned by the Planning Inspectorate.
 - An update was provided on planning enforcement activity. Members were informed that 1,395 enforcement complaints had been received during 2025/26, representing a 35% increase compared with the previous year. A total of 57 enforcement notices had been served. Officers highlighted ongoing pressures arising from a substantial increase in Houses in Multiple Occupation referrals from the Private Sector Housing team, with 745 referrals received

during the reporting year. Measures had been introduced to manage the workload, including the creation of a dedicated HMO case queue, and discussions regarding funding arrangements were ongoing.

- The Committee received an update on member development and site visits. It was noted that further training sessions on affordable housing, viability, design and conservation, climate and transport were being planned. Members were also advised of site visits undertaken during the year, including visits to Wingspan Walk, emergency accommodation facilities in Newham and The Arc Club in Tottenham Hale.
- Members received an update on national planning reforms, including proposals introduced by the Ministry of Housing, Communities and Local Government regarding planning committee procedures, mandatory member training, a national scheme of delegation and restrictions on member call-in powers. It was noted that new regulations were expected to come into force on 31 October 2026 and would require consequential amendments to the Council's Constitution. Officers advised that work was ongoing with Democratic Services to ensure compliance with the forthcoming requirements.
- The Committee also noted proposals to introduce local fee setting for planning applications on a cost recovery basis from 2027/28 and received information on a Government consultation concerning permitted development rights relating to schools, assets of community value, defence land and conservation measures.
- The Committee was informed that consultation on the Council's Regulation 18 Draft Local Plan had taken place between 10 October and 19 December 2025, generating approximately 10,000 responses. Officers were analysing the feedback and preparing a consultation summary. Key themes included support for the Local Plan's vision, affordable housing ambitions, climate resilience measures, and sustainable transport policies, alongside concerns regarding infrastructure capacity, affordable housing targets, and several proposed site allocations. It was noted that officers were progressing work on the Regulation 19 Proposed Submission Local Plan, with publication targeted for Autumn 2026 and submission for examination required by 31 December 2026.
- It was also noted that Cabinet had approved £1.73 million of Neighbourhood Community Infrastructure Levy (NCIL) funding for a range of community and infrastructure projects across the borough. Following a call-in by non-executive councillors, Overview and Scrutiny Committee had considered the decision and agreed that it fell within the Council's Budget and Policy Framework, allowing the funding allocations to proceed. Members were advised that over £2.2 million remained available for allocation through NCIL Round 3.
- Members were informed of recent national planning reforms and the Council's responses to consultations on housing delivery in London. Concerns had been raised regarding the potential impact of proposed changes on affordable housing delivery, infrastructure funding, local decision-making powers, and housing quality. It was reported that the Government had subsequently announced a package of support measures aimed at increasing housebuilding across London. The Committee also noted progress on local plan reform, including confirmation of the 31 December 2026 submission deadline for plans prepared under the existing system, and that Haringey had successfully secured £36,585 of Government funding to support preparation of its new Local Plan.

- The Committee received an update on Building Control performance and noted that application levels and market share had declined due to staffing capacity issues and wider economic factors. Additional pressures had arisen following the liquidation of a private building control provider, which had resulted in over 100 applications reverting to the Council. Members were advised that recruitment and retention of Registered Building Inspectors remained challenging due to national skills shortages and salary competition from the private sector. Despite these challenges, the service continued to oversee major housing developments, high-rise schemes, dangerous structures, and safety arrangements for events at Tottenham Hotspur Stadium.
- The Committee further noted the findings of the Government's Building Control Independent Panel, which highlighted workforce shortages and recommended reforms to the building control system. It was also reported that the Government had announced £70 million of funding to address shortages in building safety professions, and officers would continue to work with national partners to maximise the benefits of this funding for the borough.

RESOLVED

That the contents of the report were noted.

8. NEW ITEMS OF URGENT BUSINESS

There were no new items of urgent business.

9. DATES OF FUTURE MEETINGS

It was noted that the dates of the next meeting was 2nd November.

CHAIR:

Signed by Chair

Date