



## **West Green and Bruce Grove Area Forum and Committee**

**MONDAY, 23RD APRIL, 2012**

**6.00 pm**

**VENUE: BROADWATER FARM COMMUNITY CENTRE ADAMS ROAD N17 6HE**

*\*Ward Councillors will be available from 5.30pm until 6.00pm to discuss individual issues of concern to local residents. A representative from Homes for Haringey will also be available at 5.30pm to discuss any individual housing concerns with residents.*

*Please visit the council's display stands to collect consultation documents, freepost feedback cards, and see the latest news and information on council services and projects. Frontline Services and Corporate Consultation colleagues will be at the stands to welcome you from 5.30 pm.*

### **MEMBERS OF THE AREA COMMITTEE/FORUM:**

Councillors Dogus, Ejiofor (Chair), Griffith, Khan, Mallett and McNamara

### **AREA FORUM**

- **Report back from Broadwater Farm Resident Association on 'The Big Debate' [6.05pm]**

The Broadwater Farm Residents' Association was successful in receiving Making the Difference Funding to seek the views of young people on: their local area, facilities, and the type of guidance they would like to receive. This information guided the agenda for the 'big debate', a workshop session held for young people living on Broadwater Farm to discuss these issues further. Representatives from the Association will report back their findings to the Forum.

- **Regeneration in Tottenham [6.35pm]**

The Cabinet Member for Economic Investment, Social Inclusion and Planning will attend the meeting and feedback on regeneration in Tottenham, highlighting projects concerning the Bruce Grove and West Green area.

- **Crime and Disorder Update [7.00pm]**

The Community Safety and Data staff, with Inspector Hutchinson or a senior police representative in attendance, will present the headlines and key trends from this year's data assessment as they relate across Haringey and in the local area. The focus will be on sharing planned actions and responses to the challenges. Residents will have an opportunity to comment on these plans and make further suggestions.

- **Fortnightly Non Recyclable Rubbish Collections [7.30pm]**

Representatives from Place and Sustainability along with Veolia will be presenting on the Council's plans to introduce fortnightly non recyclable rubbish collections and will consider comments from residents.

- **Localism Act and Planning [8.00pm]**

A request was made at the last meeting for a brief on the specific ways in which this committee/forum can input into the planning process. A briefing is attached on the Localism bill and devolution of planning powers to local communities. Residents and local community groups will be invited to comment on changes to planning powers and find out how local groups can get involved in planning activities.

**Break – 8.20**

**AREA COMMITTEE at 8.30pm or on the rise of the Area Forum meeting**

**2. APOLOGIES (IF ANY)**

**3. URGENT BUSINESS**

The Chair will consider the admission of late items of urgent business. Late items will be considered under the agenda item they appear. New Items will be dealt with at item 9 or 11.

**4. DECLARATION OF INTERESTS**

A Member with a personal interest in a matter who attends a meeting of the authority at which the matter is considered must disclose to that meeting the existence and nature of that interest at the commencement of that consideration, or when the interest becomes apparent.

A Member with a personal interest in a matter also has a prejudicial interest in that matter if the interest is one which a member of the public with knowledge of the relevant facts would reasonably regard as so significant that it is likely to prejudice the member's judgment of the public interest **and** if this interest affects their financial position or the

financial position of a person or body as described in paragraph 8 of the Code of Conduct **and/or** if it relates to the determining of any approval, consent, license, permission or registration in relation to them or any person or body described in paragraph 8 of the Code of Conduct.

## **5. MINUTES**

To consider and agree the minutes of the meeting held on the 31 January 2012.

## **6. AREA PLAN**

The Area Committee will be asked to consider and agree the Area Plan for West Green and Bruce Grove. **To follow**

## **7. THE CHAIR'S RESPONSE TO ITEMS PUT FORWARD TO THE AREA FORUM AND COMMITTEE MEETING**

The Chair will provide feedback on the requested agenda items that did not make the forum agenda and explain how they have been taken forward. **To follow**

## **8. TO NOTE THE DATE OF THE NEXT MEETING**

21 June 2012 6.30pm

## **9. ANY OTHER BUSINESS OF AN URGENT NATURE**

## **10. EXEMPT BUSINESS**

That the press and public be excluded from the meeting for consideration of any items that may contain exempt information as defined in Section 100a of the Local Government Act 1972 (as amended by Section 12A of the Local Government Act 1985):

## **11. NEW EXEMPT ITEMS OF BUSINESS**

To consider any new items of exempt urgent business.

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Wednesday, 04 April 2012

**The Localism Act 2011 – Planning and Regeneration Elements:**

**Area Committee and Forum Report**

Marc Dorfman Asst Director Planning and Regeneration – L B Haringey @ 19-3-12

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- I) London Borough of Haringey Town Planning Service to Members of the Public, Community Organisations and Area Committees/Forums

**A) Introduction**

The Act will devolve greater powers to local communities ie councillors, councils, neighbourhoods – both residents and businesses.

There are 14 changes that will impact on town planning and economic regeneration from the Localism Act.

**Attached (previously circulated) is a useful 2011 national public guide on Neighbourhood Planning (NP). The detailed regulations about how NP will operate have only just been published (March 2012). These are being reviewed by the Council. Haringey is developing a Council Web Advice page and a Frequently Asked Questions page.**

**This report is a summary of legislation and guidance and is subject to change as the details of Regulations covering the Localism Act and the National Planning Policy Framework become available and clear.**

**5 key changes:**

- Community Infrastructure Levy
- Neighbourhood Planning (Plans, Development Orders and Right to Build Plans)
- Pre Application Public Consultation
- Planning Enforcement
- National Planning Policy Framework

**B) List of 14 changes, (including the 5 key ones)**

- 1. Pre Determination and the Role and Responsibility of Planning Decision Makers and local councillors**
- 2. Abolition of Regional Planning Strategies**
- 3. Duty of Public Authorities to Cooperate on Planning Matters**
- 4. Local Development Scheme - LDS (the local authority timetable for its formal planning documents that sit with the authority's Local Development Framework - LDF)**
- 5. The Adoption of Development Plan Documents that make up the Local Development Framework - LDF (the suite of formal plans a local planning authority produces to control the use of land and promote sustainable development - ie Core Strategy/Vision/Objectives; Sites Plan – key development sites; Development Control Policies; Waste Plan; Low Carbon/Green Plans; Area Action Plans, Area Improvement Plans and Supplementary Guidance. To this will be added Neighbourhood Plans/Orders/Right to Build Plans)**
- 6. Local Development Framework Annual Monitoring**
- 7. Community Infrastructure Levy – the Charging Schedule and its Use. The Community Infrastructure Plan**
- 8. Neighbourhood Planning ( Plans, Development Orders and Right to Build Plans)**
- 9. Pre Application Public Consultation**
- 10. Planning Enforcement**
- 11. Infrastructure Planning Commission**
- 12. National Planning Policy Statements and National Planning Policy Framework**
- 13. London – Housing, Regeneration, Environment and Transport Functions**
- 14. London – Mayoral Development Corporations**

**C) List of 5 Key Impact Areas**

- Community Infrastructure Levy
- Neighbourhood Planning (Plans, Development Orders and Right to Build Plans)
- Pre Application Public Consultation
- Planning Enforcement
- National Planning Policy Framework

**D) 1 - Community Infrastructure Levy (CiL); the Charging Schedule; the Use of CiL and the Community Infrastructure Plan (CiP)**

- Community Infrastructure Levy and Planning Obligations: The 2008 Planning Act and the Localism Act have now established CiL as the main mechanism for planning/development schemes to contribute to the provision of “community infrastructure” (eg education; health; decentralised energy; leisure; public transport; local and emergency services; local services), as opposed to development site impact/compliance, (eg traffic management; essential environmental improvements/public open space) which will remain with s106 obligations.
- Mayoral and Borough CiL: CiL will be a standard or variable charge on net new residential and commercial floorspace. The charge would be set after public consultation and a public examination, which would also look at what it should pay for – a Community Infrastructure Plan (CiP). The current CiP is in the Haringey Core Strategy of the Local Development Framework. Any CiL must be in place by 2014. The Mayor has put his CiL in place to make contributions to the cost of Crossrail. From April 2012 he will charge £35m2 for new net floorspace.
- Community Infrastructure: Since CiL is about “community infrastructure” – it will be about pooling resources to contribute to benefits for the community, based on need and priority across the Borough to help deal with growth.
- Housing: Affordable Housing will be able to be collected under both CiL and S106
- New Freedoms and Local Proportions: Compared to the Planning Act 2008, the Localism Act and associated Regulations will –
  - A) give more freedom to the LPA and –
  - B) introduces the concept of a “local meaningful proportion” of CiL. There will be public consultation on how the proportion would be spent. It must deal with the “community infrastructure” impact of development. The details of “meaningful proportion” will be set out in Regulations on which there is currently government consultation. This does not apply to the Mayor’s CiL.

**E) 2 - Neighbourhood Planning (Plans, Development Orders and Right to Build Plans)**

- New Neighbourhood Planning Tools: The Localism Act changes provisions of the Town and Country Planning Act 1990 and the Planning Act 2004 to allow for the first time, statutory plans and development

orders to be promoted by organisations other than the LPA (Borough/Mayor). The Localism Act creates **3 new Neighbourhood Planning Initiatives (NPIs) - 3 new community planning tools:**

- Neighbourhood Plans (NP): for a local area, they establish a set of local planning policies that take precedence over any approved LDF/Local Plan
  - Neighbourhood Development Orders (NDO): for the local area, they introduce new/extra permitted development, over and above existing national allowances
  - Community Right to Build Plans (CRtBP): for the local area/site, they set out significant new development that can be built via a referendum, instead of a planning application process
- Neighbourhood Forums: To promote NPIs, there first needs to be an agreed Neighbourhood Forum (NF) for an agreed Neighbourhood Area. A NF can be established by a minimum of 21 representative local people. Forums must be open and transparent. Forums and Areas must be approved the Local Planning Authority.
  - What NPIs are for and what can they do?:
    - must take into account the “the social, economic and environmental well being of the area” and respect existing approved Local Plans and their growth targets and plans.
    - The boundary and purpose of NPIs must meet criteria set out in the Act and National Policy (ie they must promote development and growth as set out in an up to date Local Plan and/or National Policy)
    - should not block development.
    - can influence type, design, location and land use/development mix.
    - If an NPI is going to have a significant impact on another neighbouring area – this should be taken into account.
  - There are 5 stages of NPIs:
    - Define and agree the Neighbourhood Area / Forum and NPI purpose including proposal public consultation
    - Prepare the Plan/Order, including public consultation
    - Have the Plan/Order checked by an independent examiner/enquiry
    - Carry out a Referendum on the Plan/Order
    - LPA Adopts the Plan/Order
  - What the Local Planning Authority must do:
    - Once agreed, the LPA is required to support NPIs with advice and guidance and pay for public examinations/inspections and local referendums

- Otherwise local groups/NFs are expected to lead and work up the NPIs.
- Referendums are won by simple 51% majorities of those who turn out (NPs and Orders) and 80% for Community Right to Build Plans.
- Agreement and Approval of NFs and NPIs:
  - The LPA is required to assess and approve or reject Neighbourhood Areas, Forums and NPIs before they go ahead by checking they comply with the Localism Act and the new National Planning Policy Framework (NPPF), in particular para 17, (though this may change since the NPPF is in draft at the time of writing).
- What Neighbourhood Forums and Planning Initiatives must do:
  - respect existing Local Plans (ie those created by LPAs - Haringey UDP/LDF and London Plan) and existing strategic policies housing and economic development (eg projected housing growth/numbers, major projects and economic/business growth)
  - consider the opportunity to provide more development than proposed by the Local Plan
  - consider the opportunity to provide more permitted development than in national allowances.
- How could Neighbourhood Forums and Planning Initiatives work ?
  - NFs/NPs must represent a neighbourhood not simply a site or street.
  - They must be open and representative of people living and working in the area.
  - A NF and NPlan can be a Residential Forum/Plan, or it can be a Business Neighbourhood Forum/Plan.
  - In proposing a Neighbourhood Forum/Plan – the proposing group must carry out pre submission public consultation and show how it meets the stipulations of the Act and NPPF – and show the results of the consultation.
  - The LPA must advertise the Neighbourhood Area/Purpose – then the LPA must assess the proposal and if it agrees it – it must advise on its development, including public consultation, examination in public and a referendum. If the LPA does not support a NF or NPI it must set out its reasons.
  - NFs will be able to cross LPA/Borough boundaries, but there can only be one NF for an area. In the case of Business NFs and proposed plans, there will be separate referendums for residents and businesses and if there are contrary results the LPA decides on how to move forward.
  - Neighbourhood Development Orders and CRtBuild Plans – broadly follow the same procedure.

### **F) 3 - Pre Application Public Consultation on Major Planning Applications**

- Developers will be required to carry out pre-application consultation on certain types of major planning application. The threshold has not been defined yet, but is expected to be:
  - Residential: 200+ dwellings or site area > 4 ha
  - Commercial: Floor space > 10,000 sq m or site area > 2 ha

## **G) 4 - Planning Enforcement**

- The Localism Act provides 3 new enforcement powers:
  - Retrospective Planning Applications – if there is an enforcement notice in place a retrospective planning application cannot be submitted. Any appeal against the notice will deal with whether planning permission should be granted
  - Concealment and Time Limits – if an unauthorised development has been “concealed” (definition to be agreed), then the LPA has 6 months to serve a planning enforcement order (to Magistrates Court) and 1 year to act even if up until that point the unauthorised development had been in place long enough to claim immunity from enforcement (in general 4 years for use and engineering and 10 years for a structure). The “concealment” (eg house built in a barn) remove the immunity.
  - Unauthorised Adverts and Defacement of Property – LPA can more easily remove the structures that adverts are on and can clean surfaces – then put a charge on the land to recoup the costs.

## **H) 5 - National Planning Policy Statements (NPPF)**

- The Draft NPPF was published in July 2011. Consultation is now closed and a final document is expected in March 2012.
- The Draft NPPF covers the following areas:
  - What is the purpose of town planning and the “presumption in favour of sustainable development”
  - The functions of neighbourhood planning and the principles of good planning
  - Plan-making
  - Development Management (Development Control)

- Business and Economic Development
- Transport
- Communications Infrastructure
- Minerals
- Housing
- Sustainable Communities
- Green Belt
- Climate change, flooding and coastal change
- Natural environment
- Historic environment

### **D) Town Planning Services to Haringey Area Forums, Committees and Members of the Public**

#### Plans

- Comment on and help develop local authority plans/improvement strategies for the Borough and the area (eg Core Strategy, Tottenham Strategy). This includes any Community Infrastructure Levy. Notification to all members.
- Comment on and help develop local authority planning briefs/supplementary guidance. Notification to all members.
- Comment on and help develop Neighbourhood Plans, Development Orders, Right to Build Orders as and when the Localism Act comes into force (likely to be April 2012).

#### Major Planning Applications

- The Localism Act will also require some "major" planning applications to be consulted on by the applicant before an application is submitted – these applicants will be directed to Area Cttee members and meeting dates. Final decisions on planning applications stay with Planning Cttee and on "plans" with the Authority.

#### Enforcement and Appeals against a refusal of Planning Permission

- Planning Enforcement and Planning Appeals: All members of the public have access to this service. Service on demand.

#### Standard Planning Applications and Planning Policy - Information, Consultation and Decisions

- Notification to all Councillors of all planning applications made. All applications on the Council web site. This allows all cllrs, any member of the public and any organisation to see all applications made and submit a comment if they want to. Physical notification to properties close to any planning application site. In some cases applications go to the Council Design Panel for consideration and to Development Management Forums

(very local public meetings) – Area Cttee members will be notified.  
Summary of comments available to public.

- Area Cttee chair/members are able to ask for presentations to be made to Area Cttees/Forums. Standard and statutory public consultation timescales will remain the same.
- Planning Committee reports are on the web site and councillors and members of the public can make representations at Planning Committee which is responsible for making decisions
- Planning Policy and Plan reports are on the web. Public consultation on these are set out in a Statement of Community Involvement. The Local Planning Authority is responsible for making decisions on plans and policy.
- Regular Planning and Regeneration updates of the Council web site.

**MINUTES OF THE WEST GREEN AND BRUCE GROVE AREA FORUM AND COMMITTEE  
TUESDAY, 31 JANUARY 2012**

Councillors Ejofor, Dogus, McNamara, Mallett, Griffith

Apologies Councillor Khan

Also Present: Rob Curtis, Patrick Jones, Brian Ellick, Chris Joannou

<b>MINUTE NO.</b>	<b>SUBJECT/DECISION</b>	<b>ACTION BY</b>
<b>WGBG AC 18</b>	<p><b>APOLOGIES FOR ABSENCE (IF ANY)</b></p> <p>Apologies for absence were received from Cllr Khan, West Green ward councillor.</p>	Clerk
<b>WGBG AC19</b>	<p><b>URGENT BUSINESS</b></p> <p>There was a new item of urgent business on the regeneration in the Tottenham area. Officers in the Regeneration Team wanted the opportunity to engage the Committee in a discussion about plans, particularly about the proposed investment in the public realm and buildings of Bruce Grove town centre, before the next Committee meeting in April. The Chair accepted this report as an item of urgent business and it would be considered at item 11 on the agenda.</p>	
<b>WGBG AC20</b>	<p><b>DECLARATIONS OF INTEREST</b></p> <p>There were no declarations of interest put forward.</p>	
<b>WGBG AC21</b>	<p><b>MINUTES</b></p> <p>The minutes of the meeting held on the 20 September were agreed as an accurate record of the meeting.</p> <p>A list of tree planting activities for the West Green and Bruce Grove Ward area were attached to the minutes .A resident in Sirdar road had asked for a change, in the type of tree to be planted, from a Rowan tree to a Flowering Cherry. Cllr Mallett would take this forward with the</p>	Clerk

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	Council's Arboricultural Officer.	
<b>WGBG AC22</b>	<p><b>CONSULTATION ON DOG CONTROL ORDERS</b></p> <p>Rob Curtis, Team Leader, Tactical Enforcement &amp; Trade Waste, attended the meeting to talk to residents and Committee members about the forthcoming consultation on Dog Control orders. Cabinet had recently agreed to start consultation on dog control orders following their commitment to ensure that residents were able to enjoy and play in parks and open places. This also meant tackling the amount of dog fouling in local areas. Dog groups had been part of the consultation process when compiling these proposals to ensure that the plans were focused on anti social dog owners. Plans would cover dog exclusion zones, dogs on leads, dogs on lead direction, and dog fouling. Enforcement officers with the support of the Safer Neighbourhood Teams would have powers to direct owners to put dogs on leads in certain areas. There would be an increase in on the spot fines from £50 to £80 for dog owners that were caught not cleaning up their dog's excrement.</p> <p>In terms of enforcing the rules around anti social behaviour related to dog fouling, an enforcement officer was only able to issue these fines to a dog owner when they were caught in the act of not clearing the dog foul. Therefore residents were encouraged to advise the council when they saw regular occurrences of this anti social behaviour.</p> <p>Residents could also email Rob Curtis at Haringey about the areas, including privately owned land, where dog control was of particular concern and had an impact on walking and leisure activities of residents.</p> <p><b>RESOLVED</b></p> <p>That the verbal update be noted</p>	All to note
<b>WGBG AC23</b>	<p><b>FLY TIPPING</b></p> <p>Brian Ellick, Neighbourhood Action Team attended the meeting to discuss how plans were progressing to tackle fly tipping in Tottenham. In addition, the local Neighbourhood Teams were working with partners and Veolia to identify hotspots in the West Green and Bruce Grove area. Currently the pilot project was taking place in Tottenham Green and Tottenham Hale wards. The issues raised from this pilot would inform an Action Plan and strategy to deal with fly tipping in the borough.</p> <p>To report incidences of fly tipping residents were encouraged to contact the Neighbourhood Action Teams on 0208 489 1335. Clarification was</p>	All to

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	<p>sought on whether the Council had any enforcement powers when fly tipping or general littering problems concerned housing estates in the control of RSLs? The Committee was advised that the Council were able to take forward these concerns with the RSL's.</p> <p><b>RESOLVED</b></p> <p>That the report be noted</p>	note
<b>WGBG AC24</b>	<p><b>UPDATE ON MAKING THE DIFFERENCE FUNDING</b></p> <p>The Committee considered a tabled paper which contained a list of the previously agreed projects to receive funding from the Making the Difference Fund. Some of the projects had received a monitoring visit or had been contacted by Members of the Committee.</p> <p>To enable the final issue of funding allocated, any outstanding monitoring visits or contacts with the organisations would need to be completed within the coming three weeks. The organisations would also have to return, by the end of March 2012, the required financial documentation to receive reimbursement for the projects that were agreed for funding.</p> <p><b>RESOLVED</b></p> <p>That the information be noted.</p>	
<b>WGBG AC25</b>	<p><b>TO NOTE THE DATE OF THE NEXT MEETING AND VENUE.</b></p> <p>The next meeting would take place on Monday <b>23 April at 6.00pm</b> at the Broadwater Farm Community Centre, Adams Road, N17 6HE. There would be a councillor surgery at 5.30pm for residents to discuss issues of local concern.</p> <p>An item about the junction between Tottenham High Road and Bruce Grove station was put forward for discussion at the next meeting as there had been a number of pedestrian accidents at this crossing.</p>	<p>All to note</p> <p>Clerk</p>
<b>WGBG AC26</b>	<p><b>THE CHAIR'S RESPONSE TO ITEMS PUT FORWARD TO THE AREA FORUM AND COMMITTEE MEETING</b></p> <p>Suggestions for topics for the forum part of the meeting were sought from local residents and traders, to enable the agenda to be driven as far</p>	

**MINUTES OF THE WEST GREEN AND BRUCE GROVE AREA FORUM AND COMMITTEE**

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	<p>as possible by local people. There were a number of agenda items put forward to the Chair to consider and the Area Forum and Committee terms of reference were referred to when agreeing items for the agenda. A report was attached which provided feedback on the agenda items that did not make the forum agenda and how they had been taken forward.</p> <p><b>RESOLVED</b></p> <p>That the report be noted.</p>	
<p><b>WGBG AC27</b></p>	<p><b>ANY OTHER BUSINESS OF AN URGENT NATURE</b></p> <p>The Committee received an update from Patrick Jones, Business and Enterprise Policy Officer about the Regeneration programme for Tottenham. This included information about the feedback received from the public consultation and funding for the regeneration programme. The Council and the GLA had this week reached a 41 million funding agreement to regenerate Tottenham High Road.</p> <p>There was wide consultation in the community on the regeneration plans from Tottenham with 700 responses received and transcribed. The key theme emerging from the consultation was that jobs growth was crucial to the regeneration of Tottenham.</p> <p>The briefing further described the compilation of a dedicated Tottenham Regeneration team to lead on key work such as: identifying funding requirements for the area, working with landowners, ensuring that sites were occupied /re – occupied as soon as possible and that the schemes were of the highest quality to support overall regeneration of the area. Also the team were developing planning policies and support to sustainable business use in the area.</p> <p>Work was continuing with Carpet Right and Aldi to take forward their planning applications and replace their buildings as soon as possible. Consultation on the planning brief for re-opening the Post Office on the High road was also continuing.</p> <p>In terms of continuing to support access to employment, Job Centre plus had relocated and were working with key client groups, families and young people, at the Northumberland Park Resource Centre. Following negotiations with the GLA, the building at 639 High Road would come back into use as an employment and enterprise hub as well as delivering services to support skills and training for young people.</p> <p>The briefing further included information on the 'I love Tottenham campaign', and details of the relocation of services in and around the</p>	

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	<p>Tottenham High road area.</p> <p>It was noted that Patrick Jones, Business and Enterprise Policy Officer, would meet with the Community Safety manager to discuss how the specifics of the plans for Tottenham, relevant to West Green and Bruce Grove, could be included in the Area Plan.</p> <p>Some concerns were expressed by the Chair of the Tottenham Traders Association about how businesses were being supported to ensure that they remained working in and around Tottenham High Road. Traders were invited to raise their individual local concerns with their appropriate ward councillors who would endeavour to ensure that their concerns were highlighted at the appropriate forums and with the appropriate officers.</p> <p><b>RESOLVED</b></p> <p>That the briefing be noted</p>	
<p><b>WGBG</b> <b>AC28</b></p>	<p><b>EXEMPT BUSINESS</b></p> <p>There were no items to consider.</p>	

Cllr Ejiofor  
Chair  
West Green and Bruce Grove Area Forum/ Committee

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