

NOTICE OF MEETING

REGULATORY COMMITTEE

**Monday, 12th February, 2018, 6.00 pm - Civic Centre, High Road,
Wood Green, N22 8LE**

Members: Councillors Natan Doron (Chair), Toni Mallett (Vice-Chair), Dhiren Basu, David Beacham, John Bevan, Barbara Blake, Zena Brabazon, Clive Carter, Jennifer Mann, James Patterson, Reg Rice and Ann Waters and (vacancy)

Quorum: 4

1. FILMING AT MEETINGS

Please note this meeting may be filmed or recorded by the Council for live or subsequent broadcast via the Council's internet site or by anyone attending the meeting using any communication method. Although we ask members of the public recording, filming or reporting on the meeting not to include the public seating areas, members of the public attending the meeting should be aware that we cannot guarantee that they will not be filmed or recorded by others attending the meeting. Members of the public participating in the meeting (e.g. making deputations, asking questions, making oral protests) should be aware that they are likely to be filmed, recorded or reported on. By entering the meeting room and using the public seating area, you are consenting to being filmed and to the possible use of those images and sound recordings.

The Chair of the meeting has the discretion to terminate or suspend filming or recording, if in his or her opinion continuation of the filming, recording or reporting would disrupt or prejudice the proceedings, infringe the rights of any individual, or may lead to the breach of a legal obligation by the Council.

2. APOLOGIES FOR ABSENCE

3. URGENT BUSINESS

The Chair will consider the admission of any late items of urgent business. Late items will be dealt with under the agenda item where they appear. New items will be dealt with at item below.

4. DECLARATIONS OF INTEREST

A member with a disclosable pecuniary interest or a prejudicial interest in a matter who attends a meeting of the authority at which the matter is considered:

- (i) must disclose the interest at the start of the meeting or when the interest becomes apparent, and
- (ii) may not participate in any discussion or vote on the matter and must withdraw from the meeting room.

A member who discloses at a meeting a disclosable pecuniary interest which is not registered in the Register of Members' Interests or the subject of a pending notification must notify the Monitoring Officer of the interest within 28 days of the disclosure.

Disclosable pecuniary interests, personal interests and prejudicial interests are defined at Paragraphs 5-7 and Appendix A of the Members' Code of Conduct

5. MINUTES (PAGES 1 - 4)

To approve the minutes of the meeting held on 8 January 2018.

6. MEMBERSHIP REPORT

To follow

7. PLANNING SERVICES FEES AND CHARGES (PAGES 5 - 12)

1.1. The Council's income policy requires an annual review of the level of the fees and charges levied upon service users with a view to ensuring that income is maximised commensurate with the full recovery of costs.

1.2. This report sets out the Fees & Charges that are proposed to be applied to services in Development and Management and Building Control for the year 2018/19.

8. NEW ITEMS OF URGENT BUSINESS

To consider any new items of urgent business admitted under agenda item 3 above.

Felicity Foley, Principal Committee Co-ordinator
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Bernie Ryan
Assistant Director – Corporate Governance and Monitoring Officer
River Park House, 225 High Road, Wood Green, N22 8HQ

Friday, 02 February 2018

MINUTES OF THE MEETING OF THE REGULATORY COMMITTEE HELD ON MONDAY, 8TH JANUARY, 2018, 7.00 - 8.20 pm

PRESENT:

Councillors: Natan Doron (Chair), Toni Mallett (Vice-Chair), Dhiren Basu, Barbara Blake, Zena Brabazon, Clive Carter, Jennifer Mann, Peter Mitchell, James Patterson, Reg Rice and Ann Waters

36. FILMING AT MEETINGS

Noted.

37. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Beacham.

38. URGENT BUSINESS

None.

39. DECLARATIONS OF INTEREST

Councillor Mitchell informed the Committee that he lived within the area covered by the Wood Green Area Action Plan, but was advised by the Council's Lawyer that this was not a prejudicial or disclosable pecuniary interest.

40. MINUTES

RESOLVED that the minutes of the meeting held on 9 October 2017 be approved as a correct record.

41. REVIEW OF FEES AND CHARGES 2018-19 - LICENCES

Daliah Barrett, Licensing Officer, introduced the report as set out. The report detailed the year to year fees and charges, and the proposed increases. Ms Barrett explained to the Committee that the fees for gambling were at the maximum levels and could not be increased further, and the licensing fees were set by the Secretary of State. It was proposed that consultation would be carried out regarding the increase in street trading fees. It was noted that there was an error in the figure for Special Treatment Premises, Class 4, where the rounded down charge had been written as £84, when it should be £87.

RESOLVED that

- i) The increases to the Council's licensing fees and charges be approved, with effect from 1 April 2018; and**
- ii) The street trading fees be adopted, subject to a further public notice for the adoption.**

42. WOOD GREEN AREA ACTION PLAN AND STRATEGIC REGENERATION FRAMEWORK

Emma Williamson, Assistant Director Planning, introduced the report as set out. There were two main documents – the Wood Green Area Action Plan (AAP), which had been updated to remove the predication on Cross Rail 2, as well as adding / removing sites; and the Strategic Regeneration Framework (SRF), which was due for adoption by Cabinet. The papers would be reported to Cabinet on 16 January 2018 and if approved, there would be a consultation between February-March 2018, with the SRF launching in March 2018.

The Chair asked for comments from the Committee, and advised that any comments made would be provided to Cabinet on 16 January 2018.

NOTED:

- Pages 370 onwards of the agenda pack appeared to be the same as the previous version, with references to Cross Rail 2, and 2017 dates, and it was suggested that this needed updating.
- It needed to be clearer in the response to comments where a decision had been made to remove a site from the AAP.
- Page 107 of the agenda pack referred to Policy DM7 – it was suggested that this should be DM6.
- In relation to secondary schools, it was requested that a detailed response be provided to give the reasons why there was not a need for secondary schools.
- Page 30 of the AAP (page 266 of the agenda pack) referred to the rat running along Watsons Road / Ringslade Road / Cumberland Road due to drivers wanting to avoid the Wood Green junction – it was pointed out that drivers used this as a cut through due to them being unable to turn right at the junction. It was also noted that there was no information as to how this would be dealt with.
- It was unclear how the improvements to parks in the area would be funded.
- Page 3 of the SRF referred to 12,000 people living in Wood Green – clarification was requested as to whether this was the number of people in the AAP area, as there were more than 12,000 people living in Woodside ward alone.
- Some members of the Committee raised concerns that there was a decline in people visiting town centres and an increase in online shopping. There were also questions raised around competition with large retail areas such as Stratford.
- Councillor Brabazon wished to place on record that she could not endorse the plan in its' current form. She raised concerns about including sites in the AAP which were predicated on the HDV going ahead, the future of building high rise towers following completion of the Grenfell Tower inquiry, and the lack of provision of genuinely affordable housing and the reliance on the new Council office. In response, Emma Williamson advised that 5 out of the 28 allocation sites had been identified as potential HDV sites, however, this was not predicated on the HDV going ahead, as these sites would still be suitable for development by others, that the affordable housing policies are the same as those in the Local Plan and any affordable housing would meet the NPPF definition and that the AAP will be revised prior to consultation to make clear that of the new Council office were not to be taken forward that the sites identified would be allocation for another prime office user.

- Councillor Blake endorsed the plan, particularly noting the importance of a framework to ensure that Wood Green could be improved to the highest standards given that there is already significant development interest.
- Councillor Mallett set out that she felt that outdoor swimming was seasonal and that there should also be indoor provision.
- Councillor Doron set out that he supported the AAP and disagreed with the comments of other councillors that the plan was predicated on the HDV.

RESOLVED that

- i) **The findings of the February 2017 ‘preferred option’ consultation on the Wood Green Area Action Plan (AAP), as set out in the consultation report at Appendix A, be noted;**
- ii) **The key changes between the previous and the revised ‘preferred option’ versions of the AAP, as set out at paragraphs 6.6 and 6.7, be noted;**
- iii) **The revised ‘preferred option’ Wood Green AAP, as set out in Appendix B, be noted and comments of the Regulatory Committee be put forward for consideration at Cabinet;**
- iv) **The proposal to revoke the now out of date Haringey Heartland Development Framework (2005) be noted; and**
- v) **The proposal to adopt the Wood Green Strategic Framework (Appendix A), due to be adopted in March 2018, be noted, and comments of the Regulatory Committee be put forward for consideration at Cabinet.**

43. UPDATE ON CONSULTATION RESPONSES ON S106 SUPPLEMENTARY PLANNING DOCUMENT

Matthew Patterson, Head of Policy, Transport & Infrastructure Planning, provided an update on the consultation responses to the s106 Supplementary Planning Document (SPD). The draft SPD had been published on 17 October, with consultation running from 13 November to 15 December. There had been 18 representations made, with some small tweaks to wording. It was expected that the final SPD would be taken to Cabinet in March for adoption.

RESOLVED that the update be noted.

44. PERFORMANCE REPORT

Emma Williamson, Assistant Director Planning, provided an update on the performance of the Planning Service. The service was in the top quartile in London across all deliverables. Further work was required in speeding up the building process once planning permission had been granted, and the time taken to grant planning permission. There had been 1037 approvals for residential units, with a further 1687 pending subject to agreements of s106 and conditions. The service had received 655 complaints of potential enforcement breaches, with 53 enforcement notices served.

In response to questions from the Committee, Emma Williamson explained that further information regarding the types of housing would be available in the Annual Monitoring Report.

RESOLVED that the update be noted.

45. NEW ITEMS OF URGENT BUSINESS

None.

46. DATES OF FUTURE MEETINGS

22 February 2018.

CHAIR: Councillor Natan Doron

Signed by Chair

Date

Report for: Regulatory Committee 12 February

Title: Planning Services fees and charges

Report authorised by: Emma Williamson- AD Planning

Lead Officer: Emma Williamson- AD Planning

Ward(s) affected: ALL

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

1. Describe the issue under consideration

- 1.1. The Council's income policy requires an annual review of the level of the fees and charges levied upon service users with a view to ensuring that income is maximised commensurate with the full recovery of costs.
- 1.2. This report sets out the Fees & Charges that are proposed to be applied to services in Development and Management and Building Control for the year 2018/19.

2. Recommendations

- 2.1. The Regulatory Committee is asked:
 - To approve to increase the fee or charge rates for Development Management and Building Control services as set out in appendix 1 and 2, these are broadly in line with inflation.
 - To note the Cabinet member signing in November 2017 that accepted the 20% increase in nationally set Planning Application fees.
 - To note that there is no proposal to increase the Land Charges fees as these already achieve cost recovery.

3. Reasons for Decision

- 3.1. It is a requirement to review fees and charges annually. The financial position of the Council supports the view that levels of fees and charges should be maximised taking into account all relevant factors including the effect on service users and any consequent demand for services.

4. Alternative options considered

- 4.1. Not raising the fees in line with inflation was considered and discounted given the need for the Council to recover the costs of providing these services.

5. Review of Fees & Charges

- 5.1. The principles underpinning the Council's external income policy are that all fees and charges are reviewed annually and income is maximised within current service and policy objectives. The competitiveness of the market in which the service operates and the effect of price on demand and overall income yield should be considered. Some services are restricted to cost recovery.
- 5.2. The MTFs assumes that fees and charges increase by a minimum of 2.4% unless there is good reason not to, which should be explained. This represents the underlying CPI rate when the annual service review of fees & charges commenced.
- 5.3. In some cases, where a 2.4% increase would give a very small cost increase and/or result in a charging rate that would be difficult to administer e.g. a resultant 36p charge might require disproportionate effort of maintaining change floats etc. Services have been asked to take account of factors such as the last time a rise was imposed (i.e. an assessment of the compounded inflationary rate) and make appropriate proposals; the proposed rate can be seen in the appendices.
- 5.4. A number of fees and charges cannot be set by the Cabinet. Regulation 2(6) of the Local Authorities (Functions and Responsibilities) (England) Regulations 2000 provides that charges for certain approvals, consents, permits and licenses (e.g. licensing/planning/consent under the Highways Act 1980) may not be made by the Executive (Cabinet). These fees are set by the Council's Regulatory Committee and it is these fees that are set out in this report.

6. Development Management fees and charges (see Appendix 1)

- 6.1. The service has reviewed charges relating to pre-application advice and planning performance agreements relating to residential and commercial properties and an inflationary increase has mostly been applied to these charges.
- 6.2. During 2015/16 the service undertook a detailed review of fees and charges. This resulted in a schedule that reflects the actual costs of delivering the service and was benchmarked against other Local Authority Development Management Services. Therefore, it is proposed that fees and charges increase by an average of 2.4% in line with inflation.
- 6.3. An equalities screening has been completed in relation to the proposed changes. The proposed fee increases are low, with most under or at the rate of inflation. Therefore, the fee increases are not anticipated to impact disproportionately on any of the protected groups. It should also be noted that these charges would only apply to those those that are carrying out development and these fees would be a very small proportion of the overall cost of a development project.
- 6.4. In February 2017 the 'Fixing our broken housing market' White Paper set out proposals to increase nationally set planning fees by 20% on the basis that the additional income generated would be invested in local authority planning services. A Cabinet Member Signing decision was made on 30 November 2017 to accept the planned planning fee increases and any other changes from the date the regulations came into force. Regulation SI 2017 no. 1314 was made on 20th December 2017 which and the fee change was applied from 17th January 2018. The service forecast that this will generate an additional £250k - £300k income

annually which will be used to increase efficiency and reduce planning application processing times.

6.5.

Building Control fees and charges (See Appendix 2)

6.6. Charges are required to be set so that the Building Regulations service breaks even over a 3-year period.

6.7. During 2015/16 the service undertook a detailed review of fees and charges. This resulted in a schedule that reflects the actual costs of delivering the service and was benchmarked against other Local Authority Building Control Services. Therefore, it is proposed that fees and charges increase by an average of 2.4% in line with inflation.

6.8. An equalities screening has been completed in relation to the proposed changes. The proposed fee increases are low, with most under or at the rate of inflation. Therefore, the fee increases are not anticipated to impact disproportionately on any of the protected groups. It should also be noted that these charges would only apply to those those that are carrying out development and these fees would be a very small proportion of the overall cost of a development project.

7. Contribution to strategic outcomes

7.1. Maximising the Council's resources, in particular in the current financial climate, is a key part of the Councils Medium Term Financial Strategy. In addition, the review of fees and charges has taken into account the Council's strategy and policies.

8. Use of Appendices

Appendix I	Development Management charges
Appendix II	Building Control charges

9. Local Government (Access to Information) Act 1985

9.1. Not Applicable.

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Appendix XI a.

Building Control

Services that we charge for (1)	2016/17 Charge (2) £	2017/18 charge (3) £	Proposed 2018/19 charge (4) £	Change (5) %	Comments
Building Control pre-app meetings on site	£90 + vat per hour (this 'flat' fee to be changed to £90 per hour)	£ 92.00	£ 95.00	3.3%	
Table 8 - updated charges for Building Control services					
SCHEDULE A					
Extension <10m ²	£ 440.00	£ 447.00	£ 460.00	2.9%	
Extension 10m ² - 40m ²	£ 525.00	£ 533.00	£ 550.00	3.2%	
Extension 40m ² - 60m ²	£ 600.00	£ 609.00	£ 620.00	1.8%	
Over 60m ²	Building Control Charge based on estimated cost of work	Building Control Charge based on estimated cost of work			
Loft Conversion without dormer(s)	£ 440.00	£ 447.00	£ 460.00	2.9%	
Loft Conversion with dormer(s)	£ 600.00	£ 609.00	£ 620.00	1.8%	
Detached garage 30m ² - 60m ²	£ 440.00	£ 447.00	£ 460.00	2.9%	
Recovering roof (per dwelling)	£ 265.00	£ 269.00	£ 275.00	2.2%	
Replacement of windows/doors for every five windows or part thereof	£ 200.00	£ 203.00	£ 210.00	3.4%	
Electrical works (non competent person)	£ 265.00	£ 269.00	£ 275.00	2.2%	
Green Deal works £180.00 £180.00 No change	£ 180.00	£ 183.00	£ 190.00	3.8%	
Shop Fit out each 100m ² or part thereof	£ 255.00	£ 259.00	£ 265.00	2.3%	
New Shop front (up to 10m)	£ 220.00	£ 224.00	£ 230.00	2.7%	
NEW BUILD DWELLINGS (houses and flats, three stories without basements)					
1 new dwelling	£ 700.00	£ 711.00	£ 720.00	1.3%	
2 - 5 dwellings (per additional dwelling - in addition to the charge for one dwelling)	£ 220.00	£ 224.00	£ 230.00	2.7%	
6 - 20 new dwellings (per additional dwelling over 5 - in addition to the charge for five dwellings (plan charge - £514.50+VAT and inspection charge £1,470+VAT))	£ 183.00	£ 186.00	£ 190.00	2.2%	
Over 20 dwellings	Estimate required, individually assessed charges to be determined - please contact Building Control (0208 489 5504) for quote				
ALL OTHER WORKS Estimated cost of works					
up to £2000	£ 200.00	£ 203.00	£ 210.00	3.4%	
up to £5000 (£2,001 - £5,000)	£ 225.00	£ 229.00	£ 235.00	2.6%	
£5001 - £10,000	£ 280.00	£ 285.00	£ 290.00	1.8%	
£10,001 - £20,000	£ 390.00	£ 396.00	£ 400.00	1.0%	
£20,001 - £30,000	£ 500.00	£ 508.00	£ 515.00	1.4%	
£30,001 - £40,000	£ 600.00	£ 609.00	£ 615.00	1.0%	
£40,001 - £50,000	£ 710.00	£ 721.00	£ 725.00	0.6%	
£50,001 - £60,000	£ 820.00	£ 833.00	£ 840.00	0.8%	
£60,001 - £70,000	£ 930.00	£ 944.00	£ 950.00	0.6%	
£70,001 - £80,000	£ 1,010.00	£ 1,026.00	£ 1,030.00	0.4%	
£80,001 - £90,000	£ 1,110.00	£ 1,127.00	£ 1,140.00	1.2%	
£90,001 - £100,000	£ 1,210.00	£ 1,229.00	£ 1,250.00	1.7%	
£100,001 - £120,000	£ 1,315.00	£ 1,335.00	£ 1,350.00	1.1%	
£120,001 - £140,000	For estimated cost over £120k individually assessed charges to be determined - please contact Building Control (0208 489 5504) for quote				
Table 9 - Additional charges					
Completion Certificates	£ 45.00	£ 46.00	£ 48.00	4.3%	
Copy Documents	£ 20.00	£ 20.30	£ 20.50	1.0%	
Copy Plans A3 (where permissible) - first page	Individually determined	Individually determined			
Subsequent page(s)	Individually determined	Individually determined			
Research fee	£ 35.00	£ 36.00	£ 40.00	11.1%	
Surveyor hourly charge (08:00 - 18:00)	£ 90.00	£ 92.00	£ 95.00	3.3%	
Surveyor hourly charge (18:00 - 08:00)	£ 135.00	£ 138.00	£ 142.50	3.3%	
Technical Support charge	£ 45.00	£ 46.00	£ 47.50	3.3%	

Appendix XI a.

Building Control

Services that we charge for (1)	2016/17 Charge (2) £	2017/18 charge (3) £	Proposed 2018/19 charge (4) £	Change (5) %	Comments
Table 9- Proposed new Building Control services					
Dangerous Structures	This charge will be based upon an hourly rate of £90 or £135 if the dangerous structure is dealt with outside normal office hours	This charge will be based upon an hourly rate of £90 or £135 if the dangerous structure is dealt with outside normal office hours	95 or 142.50		
Demolition Notices	Increase set fee to £200		200.00		
Safety at Sports Grounds	To be charged at full cost recovery based on the hourly rate of staff	To be charged at full cost recovery based on the hourly rate of staff			
Local Land Charges					
Official Search (LLC1)	£ 25.00	£ 25.00	£ 25.60	2.4%	Service operates on a cost recovery only basis.
LLC1 Additional Parcel Fee (each)	£ 5.00	£ 5.00	£ 5.12	2.4%	
Local Enquiries Form CON29R only	£ 85.00	£ 85.00	£ 87.04	2.4%	
Additional Parcel Fee (each)	£ 22.00	£ 22.00	£ 22.53	2.4%	
Local Search and Enquiries (LLC1 and CON29R)	£ 110.00	£ 110.00	£ 112.64	2.4%	
Additional parcel of land (LLC1 and CON29R)	£ 27.00	£ 27.00	£ 27.65	2.4%	
Individual Enquiries CON29O (per question)	£ 5.00	£ 5.00	£ 5.12	2.4%	
VAT applies @ 20% on CON29R & CON29O element of the charges. HMRC have ruled that the CON29 search is VATable at standard rate. Haringey will be implementing the change from April 2017.					
Average					

New Charge

Street Naming & Numbering	Proposed 2017/18 charge	Proposed 2017/18 charge	Proposed 2018/19 charge
Type of Application		Unit cost	Unit cost
Application up to 10 units	£ 113.76	£ 11.38	£ 11.38
Each additional unit		£ 5.69	£ 5.69
New Street	£ 113.76		
Naming/re-naming existing Building	£ 82.95		
Application where address exists but not officially registered	£ 137.12	£ 13.71	£ 13.71
Additional units over 10		£ 6.86	£ 6.86

Appendix XI b.

Development Management Charges

Services that we charge for (1)	2016/17 Charge (2) £	2017/18 charge (3) £	Proposed 2018/19 charge (4) £	Change (5) %	Comments
Development Management Charges					
Pre Application Advice & Planning Performance Agreements (PPA)					
Residential					
Householder (including VAT)	£ 152.00	£ 300.00	£ 307.20	2.4%	this fee was previously subsidised and the new fee is cost recovery
Householder with basement (including VAT)			£ 800.00		new category of fee
Minors 1-5 residential units (plus VAT)	£ 670.00	£ 680.00	£ 696.32	2.4%	
Minors 6-9 residential units (plus VAT)	£ 770.00	£ 785.00	£ 803.84	2.4%	
basement advice fee for a minor app			£500 plus normal fee above		
Majors 10-24 residential units (plus VAT)	£ 2,370.00	£ 2,400.00	£ 2,457.60	2.4%	
Majors 25-50 residential units (plus VAT)	£ 2,850.00	£ 2,900.00	£ 2,969.60	2.4%	
Majors 51-100 residential units (first meeting plus VAT)	£ 2,850.00	£ 2,900.00	£ 2,969.60	2.4%	
Majors 100+ dwellings (plus VAT) Then suggestion for PPA	Bespoke	Bespoke	bespoke	n/a	
PPA (Planning Performance Agreements)	Bespoke	Bespoke	bespoke	n/a	
Commercial					
Minor commercial applications up to 499 m2	Free	£ 680.00	£ 696.32	2.4%	these fees were previously subsidised and the new fees are cost recovery
Minors (Category 4) - 500m2-999m2 commercial floorspace (plus VAT)	£ 385.00	£ 770.00	£ 788.48	2.4%	
Majors (Category 3) - 1000m2-1999m2 commercial floorspace (plus VAT)	£ 1,185.00	£ 2,370.00	£ 2,426.88	2.4%	
Majors (Category 2) 2000m2-9999m2 commercial floorspace (plus VAT)	£ 1,425.00	£ 2,850.00	£ 2,918.40	2.4%	
Majors (Category 1) - 10,000m2 or more commercial floor space	£ 2,850.00	£ 5,700.00	£ 5,836.50	2.4%	
Drainage meeting for a major			£ 1,000.00		new category of fee
Energy meeting for a major			£ 1,000.00		new category of fee
Air quality meeting for a major			£ 1,000.00		new category of fee
PPA (Planning Performance Agreements)	Bespoke	Bespoke	Bespoke	n/a	
Quality Review Panels					
Quality Review Panel - Formal Review (+ VAT NB includes room hire)	£ 3,500.00	£ 4,500.00	no change		these fees are paid directly to external provider with fee set in the contract no
Quality review panel- Chair's review (+ VAT includes room hire)	£ 1,350.00	£ 2,000.00	no change		
Surgery Review (+VAT)		£ 1,200.00	no change		
Average				2.4%	

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