

MINUTES OF THE MEETING OF THE REGULATORY COMMITTEE HELD ON MONDAY, 1ST JULY, 2019, 7.00 - 9.10 pm

PRESENT:

Councillors: Vincent Carroll (Chair), Gina Adamou (Vice-Chair), Dhiren Basu, John Bevan, Mike Hakata, Luke Cawley-Harrison, Justin Hinchcliffe and Preston Tabois

59. FILMING AT MEETINGS

The meeting was not filmed or recorded.

60. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Mitchell, Ross and Say.

Apologies for lateness were received from Councillor Hakata.

61. URGENT BUSINESS

None.

62. DECLARATIONS OF INTEREST

Councillor Bevan informed the Committee that his house was mentioned as part of the Conservation Area Appraisal and Management Plans.

63. MINUTES

RESOLVED that the minutes of the meetings held on 21 January 2019 and 20 May 2019 be approved as a correct record.

64. ANNUAL UPDATE ON LICENSING AUTHORITY ACTIVITY: COUNCIL YEAR 2018 - 2019

This item was deferred.

65. ADOPTION OF CONSERVATION AREA APPRAISAL AND MANAGEMENT PLANS FOR BRUCE CASTLE, TOTTENHAM CEMETERY, TOWER GARDENS AND PEABODY COTTAGES

Lucy Morrow, Conservation Officer, introduced the report as set out. There were four conservation areas which had been previously considered by the Committee in November 2018. The consultation period for these had now finished, with generally positive feedback and some minor changes received (as set out in Appendix two).

The Regulatory Committee were asked to note the finalised documents and recommend them to Cabinet for approval.

In response to comments from the Committee it was advised that:

- 38 people had responded. The public consultation had been advertised on the Council's website, the local papers, 2400 homes and statutory consultees had been contacted directly.
- Satellite dishes were referred to in the design guidance section of the report. Powers to enforce removal would be covered under the Article 4 legislation.
- Homes for Haringey were included in the draft consultation, and would be provided with a copy of the final documents.

RESOLVED that the Committee

- i. Note the comments received to the consultation, and how these have been taken into account in finalising the draft documents (described in paragraphs 6.9-6.20 and set out in detail in Appendices 1 and 2).**
- ii. Note the finalised Conservation Area Appraisal and Management Plans as attached at Appendices 4-7 and the changes to the Conservation Area boundaries detailed in Appendix 3.**
- iii. Recommend to Cabinet that it approves the adoption and publication of the finalised Conservation Area Appraisal and Management Plans as attached at Appendices 4-7.**
- iv. Recommend to Cabinet that it authorises changes to Conservation Area boundaries detailed in Appendix 3.**

66. PROPOSED REVISED ARTICLE 4 DIRECTIONS FOR THE FOLLOWING CONSERVATION AREAS: NOEL PARK, PEABODY COTTAGES, ROOKFIELD ESTATE, TOWER GARDENS

Rob Krzyszowski, Head of Planning Policy, Transport & Infrastructure, introduced the report as set out. Article 4 directions restricted permitted development rights in four of the borough's Conservation Areas (Noel Park, Peabody Cottages, Rookfield Estate and Tower Gardens). The report updated the current directions to clearly set out what residents can and cannot do. It was proposed that a one year notice period be set, which would minimise the amount of compensation the Council could be liable for.

In response to comments it was advised that:

- There would be future tranches of areas covered by Article 4 directions, and new areas would need to be considered on balance.
- An Article 4 direction would require the public to apply for planning permission for works which would usually be covered under permitted development rights – however this did not mean that planning permission would be refused.

- Information would be available to the public on the Council's website and through the local Conservation Area Advisory committees.

RESOLVED that the Committee

- i. **Note the regulatory requirements for the cancellation of existing Article 4 directions and the making of new Article 4 directions, as prescribed by the Town and Country Planning (General Permitted Development) (England) Order 2015;**
- ii. **Note and recommends to Cabinet that it adopt the justification herein provided to support the replacement of the existing Article 4 directions referred to below;**
- iii. **Recommends to Cabinet to approve the making of the new Article 4 directions for Noel Park, Peabody Cottages, Rookfield Estate and Tower Gardens outlined below on a non-immediate basis to withdraw permitted development rights in the respective Conservation Areas and to expand the geographical scope of the directions for Noel Park, Tower Gardens and Rookfield Estate as set out in Appendix A;**
- iv. **Recommends to Cabinet that the Director for Housing, Regeneration & Planning be authorised to approve the cancellation of the existing Article 4 directions for Noel Park, Peabody Cottages, Rookfield Estate and Tower Gardens at the same time as their replacements are confirmed; and,**
- v. **Recommends to Cabinet that the Director for Housing, Regeneration & Planning be authorised to carry out the necessary publicity, notification, consultation and subsequent decision on whether to confirm the directions, as prescribed by the Town and Country Planning (General Permitted Development) (England) Order 2015, in that respect.**

67. HARINGEY SELF-BUILD AND CUSTOM-BUILD REGISTER - ELIGIBILITY CRITERIA AND CHARGING FEES

Rob Krzyszowski, Head of Planning Policy, Transport & Infrastructure, introduced the report as set out. Self-build had been identified by the Government as part of the solution for the national housing crisis. Each Council needed to maintain a register of people who have expressed an interest in self-build. There was no criteria to join the waiting list – people could apply from anywhere in the country, and did not need to prove that they had the means to build a property. It was considered that the existing list was too long, and that criteria should be set for inclusion on the list. It was proposed to use the same criteria as for the housing register – a local connection; and a financial resources test. It was also proposed that there should be a fee of £144 to join the register, and an annual fee of the

same amount to continue to stay on the register. This should reduce the list significantly, and ease the burden on the Council to provide land for self-builds.

In response to questions from the Committee it was advised that:

- Fees could only be set at a level to cover the costs of running the service – no profit could be made.
- The self-build legislation was around the Council providing the land. If a member of the public owned land and wanted to self-build then this would follow the usual planning permission route.

RESOLVED that the Committee recommends

- i. Cabinet to agree the introduction of the local connection test (see section 6) to qualify for inclusion on Part 1 of the Haringey Self-build Register;**
- ii. Cabinet agrees the introduction of the financial resources test (see section 6) to qualify for inclusion on Part 1 and Part 2 of the Haringey Self-build Register;**
- iii. Cabinet agrees to charging a £144 (inclusive of VAT) fee for registration of valid applications to the Haringey Self-build Register; and an annual re-registration fee of £144 (inclusive of VAT) to remain on Part 1 of the register thereafter.;**
- iv. Cabinet agrees to maintain the existing entries on the register until 30 October 2019 after which date they will be re-assessed against the new eligibility criteria and subject to payment of the £144 annual fee for Part 1 registrations.**

68. PLANNING SERVICES 2018/19 YEAR END DEVELOPMENT MANAGEMENT AND BUILDING CONTROL PERFORMANCE UPDATE

Emma Williamson, Assistant Director for Planning, Building Standards and Sustainability, introduced the report as set out.

In response to questions from the Committee, officers advised that:

- In terms of overturns of refusals at appeal, the service was currently at 3% - the threshold was 10%. Because the number of major applications determined by the Planning Committee was relatively low, it would currently take a further 6 appeals to be lost in order to reach the threshold. There were appeals in the pipeline, but the timing of decisions may mean that the service would escape designation in January 2020. A report would be developed to look at the number of decisions made in the last two years, and the appeal outcomes.
- The service had one design officer, which was not unusual for the amount of major applications received per year.

RESOLVED that the report be noted.

69. 2019 QUARTER 1 WORK REPORT - PLANNING SERVICES

Rob Krzyszowski, Head of Planning Policy, Transport & Infrastructure, introduced the report as set out.

In response to questions from the Committee, officers advised that:

- The CIL rates were already reported as part of the Annual Monitoring Report, but there would be a requirement from December 2020 to publish an annual Infrastructure Funding Statement.
- Highgate was currently the only area with a Neighbourhood Plan. 25% of CIL money raised in Highgate could be spent on Highgate Neighbourhood Projects. Crouch End, Finsbury Park and Stroud Green were working towards plans.
- Any strategic CIL spends would usually be subject to a decision by Cabinet as part of the Capital Programme.

RESOLVED that the report be noted.

70. NEW ITEMS OF URGENT BUSINESS

None

71. DATES OF FUTURE MEETINGS

15 October 2019

CHAIR: Councillor Vincent Carroll

Signed by Chair

Date