

MINUTES OF MEETING REGULATORY COMMITTEE HELD ON TUESDAY, 15TH OCTOBER, 2019, 7.00 - 8.52 PM

PRESENT:

Councillors: Vincent Carroll (Chair), Dhiren Basu, Patrick Berryman, Mike Hakata, Peter Mitchell, Reg Rice, Viv Ross, Yvonne Say and Preston Tabois

72. FILMING AT MEETINGS

The meeting was not filmed or recorded.

73. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Adamou, Bevan, Cawley-Harrison, Hinchcliffe and Williams.

Councillor Berryman was in attendance as a substitute for Councillor Bevan.

74. URGENT BUSINESS

75. DECLARATIONS OF INTEREST

None.

76. MINUTES

The minutes of the meeting held on 1 July 2019 were approved as a correct record.

77. COMMUNITY INFRASTRUCTURE LEVY (CIL) PARTIAL REVIEW: DRAFT CHARGING SCHEDULE (DCS) CONSULTATION

Rob Krzyszowski, Head of Planning Policy, Transport & Infrastructure, introduced the report as set out. The Haringey CIL came into effect in 2014, and the rate for the East of the Borough was set at £15 per sqm. A previous consultation had been carried out in 2017 to increase the rate, but this had not been implemented due to the impact it would have had on approved outline planning applications at the time. BNP Paribas has carried out a viability assessment and recommended that the rate be increased to £50 per sqm for the East. Officers considered that this rate was the limit for the area based on the evidence provided. If the rate was set too high, with no evidence base, then the charging schedule would be rejected at examination stage, and the Council would be left with the existing rate. It was expected that the new rate could be implemented in early 2021, and no further increases should be required (the rates would increase in line with inflation).

Officers responded to comments and questions from the Committee:

- Page 5, student accommodation 2nd bullet point should read as £85.
- The new rate would apply to new permissions applied for from the date of implementation – it would not affect developments where permission had already been granted.
- Increasing the rate in 2017 would have resulted in issues with approvals for outline planning applications, as viability assessments would have been calculated based on the old CIL rate. An increase in the CIL rate would have resulted in a loss of affordable housing for the Hale Wharf and Ashley Gardens developments.
- Comparisons had been made with neighbouring boroughs, however it was not directly comparable as each borough would have their own affordable housing policy, and this would have an impact on the CIL rate set.
- Consultation would be targeted at the Planning Policy database. It was anticipated that developers would consider that the rate was set too high, but unless alternative evidence could be provided, officers felt that the Council was in a good position to present the proposed rate at examination stage.
- There would be other consultations on neighbourhood CIL spending, separate to this consultation.

RESOLVED that

- i. **The update on the Haringey CIL be noted;**
- ii. **The next steps for the partial review of the Council's CIL Charging Schedule be noted;**
- iii. **Cabinet be recommended to approve the public consultation, in accordance with Regulation 16 of the CIL Regulations 2010, for the following Proposed Submission documents, prior to their submission for examination:**
 - **The Haringey CIL Draft Charging Schedule (Appendix B) as revised and updated from the Preliminary Draft Charging Schedule;**
 - **Community Infrastructure Levy: Eastern Haringey Viability Update Study prepared by BNP Paribas (October 2019) (Appendix C);**
- iv. **Cabinet be recommended to delegate authority to the Director for Housing, Regeneration and Planning, following consultation with the Cabinet Member for Climate Change and Sustainability, to finalise and approve the Proposed Submission documents (as set out in recommendation 3), in accordance with section 212 of the Planning Act 2008 and Regulation 19 of the CIL Regulations 2010 (as amended) for submission for examination, including to:**
 - **Make modifications to the Submission documents arising from consultation and throughout the examination, including undertaking any necessary further consultation to ensure the legal requirements are met;**
 - **Submit the Draft Charging Schedule, the Council's responses to the representations submitted to the Draft Charging Schedule, and the necessary procedural and evidence base documentation, together with any proposed modifications.**

78. REVISED LOCAL DEVELOPMENT SCHEME (LDS)

Rob Krzyszowski, Head of Planning Policy, Transport & Infrastructure, introduced the report as set out. It was a legal requirement to set out the timetable for planning policy / local plan documents. The need to update the Local Development Scheme was due to the North London Waste Plan reaching examination stage.

RESOLVED that Cabinet be recommended to approve the revised Local Development Scheme (LDS) at Appendix A for publication with immediate effect (12 November 2019).

79. 2019 QUARTER 2 WORK REPORT - PLANNING SERVICES

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

Officers responded to questions from the Committee:

- The Self Build Register had been approved by Cabinet and was now in place.
- Officers were working on a draft SPD for Highgate School, further information would be available next year. The school were developing plans to enhance the estate. An SPD ensured that the development could be consulted on as a whole, and local residents would be able to see the whole plan, rather than a series of smaller applications.
- Consultation would begin on Conservation Area Appraisals and the Article 4 Directives in the next few weeks.
- Kerswell Close – the Property Team had been informed about the outcome of the appeal, and if Pocket Living chose not to take the case to the High Court, or lost their appeal, then Haringey could take back the site.
- Draft London Plan – the independent Inspector report should be available by the end of November – the Committee would be kept updated on this.
- Dockless bikes – London Councils were investigating the implementation of a by-law to stop users leaving bikes in the middle of the highways. The plan would be to designate zones in the borough where bikes could be parked. The Council could sign up to the by-law, but also choose not to adopt a dockless bike scheme.
- CIL spend consultation, page 10 – the suggestions received would be narrowed down to the most popular ones.
- The proposed cycle lane from South Tottenham to Camden would involve both the main and side roads, and would be the best route to cause the least disruption to other road users, but also make it a convenient route for cyclists.
- It was a struggle to recruit Building Control officers, as there was not a huge number of qualified people available to apply for the roles. The service were looking at apprenticeships and how to develop existing staff.

RESOLVED that the report be noted.

80. NEW ITEMS OF URGENT BUSINESS

None.

81. DATES OF FUTURE MEETINGS

16 January 2020

CHAIR: Councillor Vincent Carroll

Signed by Chair

Date