

Report for: Regulatory Committee

Title: Planning Services 2018/19 (April – September) update

Report authorised by : Emma Williamson, Assistant Director, Planning

Lead Officer: Dean Hermitage, Matthew Patterson, Neil Goldberg, Fortune Gumbo, Bob McIver

Ward(s) affected: N/A

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

- 1. Describe the issue under consideration**
A report on the work of the Planning Service in the financial year 2018/19 (April – September) to date.
- 2. Recommendations**
 - a) That this report be noted
- 3. Reasons for decision**
Not applicable
- 4. Alternative options considered**
This report is for noting and as such no alternative options were considered.
- 5. 2018/19 (April – September) work report**

Development Management

- Applications during **2018/19: 1770**
- Applications in same period **2017/2018: 1724**
- Number of cases on-hand end September **2018: 468**
- Appeals during **2018/19: 42**
- Appeals dismissed (won) during **2018/19: 29**
- Cumulative performance (applications in time) during **2018/19:**
 - Majors : **100%**
 - Minors : **98%**
 - Others : **98%**
 - PSO : **89%**
 - Validation: **10 working days**

As requested at the July Regulatory Committee Appendix One explains the categories of applications.

Performance overview

- 5.1 Performance is at 100% for 'Majors' Applications and remains at the top quartile in London. Our performance for 'Minor' applications has improved and also remains at the top quartile in London at 100%. 'Other' applications are also maintained at top quartile in London at 100%. Performance has continued to improve and we expect to continue to be top quartile in all categories in the next financial year.
- 5.2 In 2018/19 we have decided a total of 16 major applications compared to 20 decided during the same period in 2017/18. It is expected that this figure will increase in the coming years. The average time of decision has increased from 195 to 278 days between these time periods, however all of these have been subject to planning performance agreements / extensions of time which are mutually agreed with applicants and encouraged in national guidance.
- 5.3 In 2018/19 we have decided 259 'Minor' applications compared to the 282 'Minor' applications decided during the same period in 2017/18. There is an increase in average decision time from 69 days to 79 days. During 2018/19 we have decided 603 'Other' applications compared to the 651 'Other' applications decided during the same period in 2017/18. The average decision time has slightly increased from 59 days to 61 days. Officers are investigating the reasons for these rises in average decision time and will be implementing measures to address this.
- 5.4 Performance on validation has increased from an average of 9 to 10 days, however this is a product of the Systems thinking approach where there is a delay before validation rather than before decision.
- 5.5 Officer caseloads have remained at around 40 throughout the 2018/19 financial year with its peak during August 2018 at 42 cases per officer, and the lowest during April 2018 at 37 cases per officer. The number of on hand applications is around 50 less than this time last year and this is a reflection of our new approach as well as a focus on resolving a backlog of long standing applications. The on hand applications have remained between 450 and 500 cases throughout the 2018/19 financial year with the peak during August 2018 at 504 on hand applications, and the lowest during April 2018 at 447 on hand applications. As of the end of September, there are currently 468 on hand applications. The number of applications over 26 weeks is now at around 31. These cases are all complex or awaiting section 106 sign off.

Pre-application advice

- 5.6 During 2018/19 there have been 89 pre-application meetings generating a total of £131,809 of income compared to £105,776 generated from 89 pre-application meetings last year within the same period. In 2018/19 there have been 61 householder pre-application meetings generating £20,311 of income compared to £21,266 generated from 72 householder pre-applications meetings last year within the same period.
- 5.7 The use of Planning Performance agreements (PPA's) has continued to increase and so far this year the service has received in excess of £250,000 in income from these agreements and we currently have more than 15 live schemes that have PPA's.

5.8 Meeting the deadline for providing advice following pre-application meetings is steadily improving and continues to be a focus for the team.

Systems Thinking (Planning Solutions Team)

5.9 The Planning Solutions way of working was rolled out across the teams in 2016/17 and has impacted on the end to end time of determining planning applications across the service. The table below is for all applications and is the average end to end time for determination.

	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019 (to end of September)
Received	2951	3479	3907	4019	3399	1771
Approved	2372	2807	2935	3255	2659	1535
Refused	338	470	709	506	385	151
Average day	73	76	69	61	54	65

5.10 IT issues continue to hinder further improvement and a new system is still under consideration.

Planning Decisions

5.11 The Planning Committee has met 3 times so far in 2018/19 and has resolved to grant 318 residential units and 3600sq.m. of commercial floorspace.

Planning Enforcement

- Enforcement complaints received during 2018/19: **426**
- Enforcement notices served during 2018/19: **55**

5.12 Improvement of the planning enforcement team is ongoing and performance has improved significantly over the year with notifications of decisions within the 8 week at **95%**. There has been a marked improvement in the rate at which the enforcement complaints received from members of the public are acknowledged. In September, 100% of the complaints were acknowledged within one working day of receipt. A supplementary pack with all the key planning enforcement statistics is appended to this report.

5.13 Planning Enforcement have undertaken a number of prosecutions against owners who have failed to comply with existing enforcement notices. In addition to the prosecution proceedings, there has been a concerted effort in securing confiscation sentences under the provisions of Proceeds of Crime Act (POCA) 2002. So far these efforts have resulted in confiscation orders totalling £957.5k. Of this amount the Council will receive 37.5% which equates to approximately £359k. In addition the service managed to recover the prosecution costs totalling £15.3k.

- 5.14 Further member engagement on enforcement training and priorities is planned for later on in the financial year.
- 5.15 Additional enforcement statistics are attached in Appendix One.
- 5.16 A new draft Enforcement Plan was put before the previous regulatory committee for comment and noting. It was agreed to include it again on this agenda to enable members a further time period for comment. This is the subject of a separate report. The key points to note are:
- 1) The policy is produced pursuant to the requirements of the NPPF and the NPPG.
 - 2) Effective enforcement is important as a means of maintaining public confidence in the planning system. Enforcement action is discretionary, and local planning authorities should act proportionately in responding to suspected breaches of planning control
 - 3) The key changes relate to how the Council will negotiate with parties in breach planning controls depending on the nature of the breach and the identity of the parties. This is meant to address known repeat offenders and parties who have sought permission and proceeded with the works after permission had been declined.
 - 4) The use of confiscation powers under POCA. This achieves a number of objectives, namely, to reduce repeat offending; act as a deterrent; and provide essential funding for the enforcement team.

PLANNING POLICY

- 5.17 A further iteration of the draft Wood Green Area Action Plan was subject to consultation over February – March 2018. This took into account the comments received to previous consultation and had regard to the fact that the Crossrail 2 proposal remains uncommitted and unfunded, and therefore the AAP can not, at this stage, rely on its provision to support the growth of the area.
- 5.18 A significant number of comments were received, the majority of which continue to support of the regeneration of Wood Green and proposals to rejuvenate the High Street. Results of the consultation are being analysed and it is expected that we will be consulting on a revised version in early 2019. The Direction of Travel for this revised version is that the Mall and Bury Road Car Park site allocation will no longer be a redevelopment option and instead the allocation will set out a refurbishment option. The Mall has indicated that it no longer supports a full redevelopment of the Mall and in making this decision the Council has also taken account of representations made by the residents of the social housing located above the Mall. Key principles within this allocation will be facilitating a route through the Mall site from the High Road to Coburg Road/Mayes Road, investigating opportunities for the intensification of land parcels within the Mall site including for residential uses such as development on the petrol station site and car park/servicing areas, and activating appropriate current blank frontages. Work is also being undertaken on a number of the other site allocations, following representations, to increase the level of employment space on some sites. The Council is confident that it can still deliver significant and transformational change within the Town Centre and

strengthen its performance as a Metropolitan Town Centre through the revised AAP.

- 5.19 The policy team continues to work with our north London colleagues on the production of the North London Waste Plan. This has now reached the pre-submission stage, with the latest draft to be reported to the cabinets and full councils of all seven authorities over October and November for authorisation to publish for the final round of consultation. The plan will then be submitted to the Secretary of State for independent examination, which is programmed to take place mid 2019.

Neighbourhood Planning

- 5.20 In February, Haringey, Islington and Hackney councils received applications to establish a forum and neighbourhood area for the Finsbury Park and Stroud Green area. These applications were subject to consultation with local residents over May and June and, subject to a boundary change to remove Finsbury Park from the designation, was approved by all three councils.
- 5.21 The policy team continues to support the Crouch End neighbourhood forum progressing their neighbourhood plan, and with the Highgate forum in the implementation of theirs.

S106/CIL

- 5.22 April saw the bringing into effect of the Planning Obligations SPD, which had been the subject of consultation at the end of 2017. The revisions to the SPD were necessary to reflect changes in government policy and to ensure alignment with the policy requirements in the Local Plan. The revised SPD provides greater clarity around the Council's process and procedures for securing planning obligations, including our approach to the consideration of development viability where this is raised. It also clarifies the relationship between the use of planning obligations and the Community Infrastructure Levy (CIL) in delivering the infrastructure needed to support development and growth.
- 5.23 In respect of Haringey's CIL, the governance arrangement for the spending of CIL monies was adopted in November 2017. In line with the Scrutiny Panel recommendations, the policy team have recently begun to engage local communities in the identification of local projects for the spending of the Neighbourhood portion of the funds. Under the CIL regulations, 15% of money collected from new development must be spent on infrastructure provision in the local area in which the development takes place.
- 5.24 Local infrastructure projects can be anything that provides benefits to the local community, such as road and footpath improvements, safety measures (e.g. lighting & CCTV), new or improved playgrounds, cycling and walking facilities, traffic calming measures, tree planting, new community facilities etc. The purpose of the current engagement is to establish local lists of projects based on local views. When we collect a sufficient level of funds in an area we will begin to deliver the projects on each list. The Council's website is also being

updated to keep people informed of the projects on the list, the funding available, and the delivery of the local programme of improvements.

- 5.25 Given the expected increased levels of CIL collection and the number of developments that are expected to be implemented a review of the CIL administration and management processes by a specialist CIL management consultancy is proposed to be carried out in the Autumn.

Other work

- 5.26 In January 2018, the Government announced proposed amendments to the National Planning Policy Framework (NPPF) and to developer contributions (CIL & S106). The policy team led on drafting the Council's response to these changes, which were submitted in May. The revised NPPF was subsequently published in July and, while some of the Council's concerns were addressed – such as removal of social housing from the definition of affordable housing – the majority have remained in the adopted policy. This includes penalising local authorities where the development industry fails to deliver enough housing to meet local targets and the loading of viability considerations on the plan-making process. Both have significant implications for planning in Haringey, especially in light of the potential increase in the Borough's strategic housing requirement proposed in the new London Plan.

- 5.27 Significant effort has been put in to improving the Council's monitoring processes, ensuring the right data is gathered to monitor the effectiveness of the Local Plan policies and our development management decisions. The team have sought to put in place processes that allow in-year and early end of year reporting of key AMR indicators. This year's AMR, covering the period April 2017 to March 2018 is being reported to Cabinet in November and is on the Regulatory Committee agenda.

- 5.28 The work programme for the Policy Team over the next six months includes:

- Bring 'in-house' the hosting and management of Haringey's Self-build Register, introducing a local connection test.
- Progressing the final draft of the Wood Green AAP for consultation and submission to the Secretary of State for independent examination.
- Seeking regulatory approvals to consult on the revised draft of North London Waste Plan.
- Further written representations and attendance at the Examination in Public of the new London Plan, in particular, conveying the implications for the Borough of the further increase in Haringey's strategic housing requirement from 1,502 to 1,958 units p.a., the challenging small sites target of over 600 units p.a, and ensuring the new policies to do not undermine our ability to make decisions in the best interests of Haringey.
- Continuing to review and update our current suite of Supplementary Planning Documents (SPDs), ensuring these remain valid.
- Engaging and collaborating with our neighbouring authorities over their emerging strategies and plans, especially on cross boundary issue of importance to Haringey.

- Continuing to input into other corporate documents and strategies including the Borough Plan.
- Actively engaging the development community to better understand why some sites have not come forward for development and why permissions are slow to be built out.
- Restarting the evidence base for revision of Haringey's CIL rates in early 2019.
- Hold training sessions with members on CIL and S106.
- Continuing to keep abreast of further proposed planning and housing reforms emerging from central government, such as the proposal to introduce permitted development rights for the upward extension of buildings.

Conservation

- 5.29 Following the adoption of 6 conservation area appraisals and management plans for the Tottenham High Road Historic Corridor, this year has seen work commence on a further 4 appraisals: Tower Gardens; Peabody Cottages; Bruce Castle; and Tottenham Cemetery. The draft appraisals and management plans for these conservation areas will be reported to Regulatory Committee in November for review and endorsement for public consultation.
- 5.30 Alongside, the above, work has been undertaken with local CAAC's to update Haringey's Local List (i.e. the list of buildings and features across the Borough that, while not making the grade of statutory listing, are still important to local heritage and worthy of identification and recognition). The updated Local List is also to be reported to Regulatory Committee and Cabinet for approval for formal consultation in November.
- 5.31 The team continues to make a major contribution to supporting planning officers in dealing with planning applications affected the Borough's heritage as well as providing input at the pre-application stage.

Transportation Planning

- 5.32 The team's priority continues to be the delivery of the new Haringey Transport Strategy which was adopted in March 2018. The new strategy outlines the overarching transport policy for the borough over the next 10 years. The strategy supports the council's planning service, the delivery of regeneration and will help secure vital investment to improve Haringey's transport system, in particular to enable more people to walk and cycle.
- 5.33 A significant source of funding for transport infrastructure is the Local implementation plan (LIP) Fund given by the Mayor of London to the boroughs. This fund, which has been substantially static over the last two years, needs to be bidded for. The team is currently preparing its latest LIP submission which will cover the next three years. The LIP will continue to fund transport projects in Haringey to help the borough become more cycling and walking friendly, as well as fund essential road safety and maintenance works. The allocation is expected to be around £1.9m per year. Haringey's LIP will need to be submitted to TFL for approval in February 2019.

- 5.34 Sustainable Transport is at the heart of the new transport strategy and the team is leading on a range of measures to mitigate the impact of motor traffic and reduce the reliance on the private car. These measures include: setting up a car club contract, managing car sharing initiatives and point to point car hire; supporting the use of electric vehicles, installing electric charging infrastructure and working with Transport for London (TFL) to develop a rapid electric charging network within the borough; and introducing a future dockless bike sharing scheme in the borough.
- 5.35 Crossrail 2, if approved, will transform access and capacity across much of the Borough and the team continues to work with all parties to promote its introduction. In addition the team is working to secure improvements to a number of rail routes including: the Barking Gospel Oak line and the West Anglia main line through Tottenham Hale and Northumberland Park which will include an additional track between Tottenham Hale and Angel Road to allow a 4 trains per hour service to be introduced serving a redeveloped station at Northumberland Park.
- 5.36 Equally important to Haringey's sustainable transport system is its bus network. The team will be prioritising a review of buses in, and through, Haringey to ensure residents are taken from and to their desired locations and is consistent with the council's regeneration and growth priorities. The team will also work with the bus providers and TFL to support the electrification of their fleets and to ensure the bus network meets the needs of residents.
- 5.37 The team continues to closely work with the Smarter Travel team to deliver behavioural change programmes in schools and communities; cycle promotion and cycle training initiative; and road safety projects. Both teams will shortly be commencing a new staff travel plan.
- 5.38 Following a successful bid in October 2017, the transport planning team secured £5.8m to deliver a Liveable Neighbourhood in Crouch End Town Centre. The project is now underway, having appointed consultants to assist the council. The visibility of the scheme for residents and businesses through public consultation and engagement will take place later this year. The scheme will encourage more walking, cycling and the use of public transport. The aim is to encourage more active travel in the area, tackle congestion and improve air quality and residents' well-being. The project is funded over four years and the team will assist the council's Sustainable Transport and Highways team to commence and further develop the bid this year.
- 5.39 The focus going forward will be preparing the next LIP, the cycling and walking action plan and a bus review. The team will continue to work closely with the Sustainable Transport and Highways team and Smarter Travel team; community groups and stakeholders; and TFL and transport providers, to deliver the priorities and outcomes set out in the adopted Transport Strategy.

BUILDING CONTROL

BUILDING CONTROL

- Fee earning Applications received 2018/19 (Apr - Sept) - 515
- Fee earning Applications received 2017/18 (Apr – Sept) – 250
- Fee income from applications 2018/19 (Apr - Sept) – £508K
- Fee income from applications 2017/18 (Apr – Sept) – £420K
- Site inspections 2018/19 (Apr - Sept) - 3229
- Site inspections 2018/19 (Apr - Sept) - 2700

5.35 Fee earning applications over the half year are higher compared to the corresponding period last year, in addition fee income is also higher. Site inspections, a critical element of our work and how we ascertain compliance, were also up by 20% in the same period. Building Control continue to be asked to check applications outside of our Borough (a sign that we are considered contactable, approachable and reliable), although we have to be careful in not taking on more applications than we can service, especially as the work on the major sites in the Borough are becoming more surveyor intensive, requiring more and more inspections. Fee income continues to look positive, partly due to larger projects, such as Hampden Lane and THFC being on site and works are starting on further large schemes within the Borough. Work on the THFC stadium still continues apace (and will have a major impact on workload over the next 6 months as this will include the issue of the safety certificate) and the last 18 months has been difficult balancing the building works whilst covering other elements of Building Control. Building Control will be issuing the Safety Certificate (although it is likely to be a temporary certificate for the first matches, which again will impact workload) and monitor compliance on a match by match basis.

5.36 Dangerous Structures have as always been ever prevalent, both within normal office hours and outside office hours with the team being “called upon” over 92 times in the six months.

5.37 BC consult continues to grow in stature providing affordable expert advice to other Council services. This advice ranges from party wall agreements to feasibility studies to structural surveys to structural repairs to bridge inspections and strengthening to highways related works and so on. The consultancy work continues to grow and is widely used by colleagues in Homes for Haringey and continues to be respected throughout the Council. This growth has also been reflected in the fee income for this service, with the gross income for this area of work targeted at around £400K.

5.38 We have continued our restructure process and have managed to recruit to three vacancies (agency to permanent), but at the moment we are struggling trying to appoint Building Control Surveyors. The first part of the year has continued to be a challenge for the Building Control sector in general, with Building Control remaining in the news, thanks to the final Hackitt report along with various Government consultations. Even now, it is still too early to judge exactly what direction the Government will take and whether it will implement Hackitt report partially, in full or go over and above the recommendations. Further working groups and consultations are being set up, that we are participating in. Haringey Building Control along with colleagues across London have already developed an action plan that we are beginning to action that will put us in a very good position, whatever direction the Government finally takes – this includes implementing ISO Standards that have been

developed on our behalf by Local Authority Building Control (LABC), signing up to the LABC fire safety validation process, holding meetings with both the London Fire Brigade (LFB) and the Health and Safety Executive (HSE) and discussing schemes (from a fire safety point of view) with colleagues in Planning at a very early stage in the planning process.

MEMBERS

5.43 Members attended the annual planning committee training session and a session on the NPPF 2018. The Members training programme is still under development and it is proposed to rerun the viability training and that training on heritage and conservation in the Autumn. Members should let the Planning Service know of any other training needs.

6. Contribution to strategic outcomes

The Planning Service contributes to outcomes in Priority 4 and 5.

7. Local Government (Access to Information) Act 1985

Planning Applications are on the Planning Register on the Council's website and the Local Plan Documents are also on the Council's website.

APPENDIX ONE

Definitions of Categories of Development

Major Development

- 10+ dwellings / over half a hectare / building(s) exceeds 1000m²
- Office / light industrial - 1000+ m² / 1+ hectare
- General industrial - 1000+ m² / 1+ hectare
- Retail - 1000+ m²/ 1+ hectare
- Gypsy/traveller site - 10+ pitches
- Site area exceeds 1 hectare

Minor Development

- 1-9 dwellings (unless floorspace exceeds 1000m² / under half a hectare)
- Office / light industrial - up to 999 m²/ under 1 hectare
- General industrial - up to 999 m²/ under 1 Hectare
- Retail - up to 999 m²/ under 1 hectare
- Gypsy/traveller site - 0-9 pitches

Other Development

- Householder applications
- Change of use (no operational development)
- Adverts
- Listed building extensions / alterations
- Listed building demolition
- Application for relevant demolition of an unlisted building within a Conservation Area
- Certificates of Lawfulness (191 and 192)
- Notifications
- Permissions in Principle (PiP) and Technical Detail Consent (TDC)

PS0

Approval of details, discharge of conditions, non-material amendments