

Report for: **Regulatory Committee 2 July 2020**

Title: Planning Services 2019 – 2020 Annual Update & 2020/21 (1st April – 17th June) update

Report authorised by : **Emma Williamson, Assistant Director, Planning, Building Standards & Sustainability**

Lead Officer: **Dean Hermitage, Rob Krzyszowski, 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 during 1st 2020 – 17th June 2020 as well as figures for the application performance in the financial year 2019/20.
- 2. Recommendations**
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. 2019 – 2020 & 2020/21 (1st April 20– 17th June 20) work report**

Development Management (1st April 2019 – 31st March 2020)

- Applications during 2019/20: **3,094** (Applications in same period 2018/19: **3,542**)
- Number of cases on-hand end of May 2020: **513**
- Appeals decided during 2019/20: **96**
- Appeals dismissed (won) during 2019/20: **73**
- Cumulative performance (applications in time) 2019/20:
 - Majors : **100%**
 - Minors : **96%**
 - Others : **99%**
 - PSO : **89%**
 - Validation: **10 working days**

Development Management (1st April 2020 -17th June 2020)

- Applications during 2020/21 (1st April – 17th June): **569**
- Applications in same period 2019/20: **699**
- Number of cases on-hand end of May 2020: **513**
- Appeals decided during 2020/21 (1st April – 17th June): **7**
- Appeals dismissed (won) during 2020/21 (1st April – 17th June): **6**
- Cumulative performance (applications in time) 2020/21 (1st April – 17th June):
 - Majors : **100%**
 - Minors : **95%**
 - Others : **97%**
 - PSO : **88%**
 - Validation: **18 working days**

As requested previously at 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 remained in the top quartile in London at 95%. 'Other' applications are also maintained at top quartile in London at 97%. Performance has continued to improve and we expect to continue to be top quartile in all categories.

5.2 During the 2019/20 municipal year (April-March) we have decided a total of 19 'Major' applications compared to 28 decided during the same period in 2018/19. The average time of decision has decreased from 248 to 209 days between these time periods, and all of these have been subject to planning performance agreements / extensions of time which are mutually agreed with applicants and encouraged in national guidance. The level of major applications submitted in the latter part of this year has reduced over previous years.

The Government has three measures of performance which the Council must remain within thresholds for. If we breach these thresholds we will be designated as a poorly performing planning authority and developers will then have the option of applying directly to the Planning Inspectorate for Planning permission. This would mean that we don't get the fee income for that application but we are still required to undertake the consultation. In addition we lose the democratic right to determine the application. The first of these measure is our performance on a two year rolling period for determination of major applications. We are at 100% for this measure (the threshold is 50%).

During Q1 2020/21 (1st April – 17th June) we have decided a total of 2 'Major' applications compared to 4 decided during the same period in 2019/20. The average time of decision has decreased from 132 to 125 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. The level of major applications submitted in the latter part of this year has reduced over previous years.

5.3 During 2019/20 we decided 436 'Minor' applications compared to the 519 'Minor' applications decided during the same period in 2018/19. The average decision

dayslightly increased from 76 to 77. During 2019/20 we decided 1,083 'Other' applications compared to the 1,201 'Other' applications decided during the same period in 2018/19. The cumulative average decision timeslightly increased from 60 days to 63 days.

During 2020/21 (1st April – 17th June) we decided 80 'Minor' applications compared to the 92 'Minor' applications decided during the same period in 2019/20. The average decision day has increased from 69 to 78 (a result of lockdown preventing public consultation, and this slowing the process, throughout April).

During 2020/21 (1st April – 17th June) we have decided 213 'Other' applications compared to the 281 'Other' applications decided during the same period in 2019/20. The cumulative average decision time has increased from 59 days to 67 days (again due to lockdown). The second of the government thresholds relates to performance on minor and other applications over a two year period. We are at 97% on this measure (the threshold is 70%). The third of the government thresholds relates to overturns of refusals of applications on appeal and relates to minor and other applications. We are at 2% on this measure (the threshold is to remain below 5%).

- 5.4 The length of time taken to validate an application is at an average of 18 days, however this is a product of the Systems thinking approach where there is a delay before validation rather than before decision.
- 5.5 The end to end times and the overall numbers of applications received, approved, and refused over previous years is set out below. Reducing the end to end times further will continue to be a focus for the coming year:

	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021 (1 st April – 17 th June)
Received	2951	3479	3907	4019	3399	3574	3094	569
Approved	2372	2807	2935	3255	2659	2963	2576	452
Refused	338	470	709	506	385	356	314	68
Average day	73	76	69	61	54	62	63	70

- 5.6 Officer caseloads have remained at around 40 throughout the 2019/20 financial year. The number of on hand applications is slightly lower than at 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. As of the end of May 2020, there are currently 513 on hand applications. The number of applications over 26 weeks is now at around 91. These cases are all complex or awaiting section 106 sign off.

Pre-application advice

- 5.7 During 2019/20 there were 139 pre-application meetings generating a total of £374,276 of income compared to £241,267 generated from 167 pre-application

meetings in the previous year within the same period. In 2019/20 there were 105 householder pre-application meetings generating £36,334 of income compared to £36,863 generated from 115 in the previous year.

During 2020/21 (1st April – 17th June) there have been 25 pre-application meetings generating a total of £34,600 of income compared to £68,632 generated from 29 pre-application meetings last year within the same period. During 2020/21 (1st April – 17th June) there have been 10 householder pre-application meetings generating £3,200 of income compared to £5,448 generated from 17 last year within the same period.

- 5.8 The use of Planning Performance agreements (PPA's) has decreased over previous years and during 2019/20 the service received £370,500 in income from these agreements.

The use of Planning Performance agreements (PPA's) has decreased further and during this Q1 period 2020/21 (1st April – 17th June) the service has received £73,909 in income from these agreements.

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

Planning Decisions

- 5.10 The Planning Committee met 9 times in 2019/20 and resolved to grant planning permission for 494 residential units in full and 528 at reserved matters stage and approximately 5,000 sq.m. of commercial floorspace and a hotel. It resolved to refuse against officer recommendation 1 residential unit.

In Q1 this year, the Committee has met once, in its first 'virtual' meeting. It resolved to grant planning permission for 10 residential units (all social rent) and 8 industrial units.

- 5.11 The final government threshold relates to overturns of refusals (officer and committee) on major applications on appeal. We are currently at 5.36% on this measure (the threshold is to remain below 10%). It should be noted that because the number of major applications that we determine is relatively low it does not need many appeals to be lost to bring us close to this threshold. Currently it would require 3 more to take us over the threshold. We have 2 major appeals pending.
- 5.12 The measure to be used to measure quality of planning decisions is the percentage of the total number of decisions made by the authority on applications that are then subsequently overturned at appeal, once nine months have elapsed following the end of the assessment period.
- 5.13 The nine months specified in the measure enables appeals to pass through the system and be decided for the majority of decisions on planning applications made during the assessment period. The assessment period for this measure is the two years up to and including the most recent quarter for which data on planning application decisions are available at the time of designation, once the nine months to be allowed for beyond the end of the assessment period is taken into account. For example, a two year assessment period ending March 2019 will

be used for designation decisions in Q1 2020, this allows for applications to be decided between April 2017 and March 2019 and a 9 month lag to December 2018 for appeals to be decided. The average percentage figure for the assessment period as a whole is used. As such for a designation decision in Q1 2021 the period of decisions to be taken into account will be April 2018 to March 2020.

5.14 The threshold for designation on applications for both major and non-major development, above which a local planning authority is eligible for designation, is 10% of an authority's total number of decisions on applications made during the assessment period being overturned at appeal.

5.15 Haringey's performance at present is as follows:

Type of application	Number of apps	Number of appeals	Number of overturns	% (Threshold 10%)
Majors	54	5	3	5.36

5.16 The Service has been successful in defending major appeals. We have 1 live appeal on major applications Westbury Court. It is possible our decision may be overturned. Bearing in mind a fall in the number of applications being submitted, losing a major appeal becomes significant.

5.17 Likely performance figures in January 2021 taking account of the appeals:

Type of application	Likely Number of apps	Number of appeals	Likely Number of overturns	% (Threshold 10%)
Majors	50	6	4	8.0%

5.18 Obviously the Service is doing all it can to defend these appeals and the service is likely to avoid designation. If we were to lose the pending appeal and then one more within the next 6 months, we would very possibly be at the 10% threshold.

5.19 Before any designation is confirmed, local planning authorities whose performance is below one of the thresholds will be given an opportunity to provide clear evidence to justify corrections to any data errors and to set out any exceptional circumstances (supported by evidence) which, in their opinion, would make a designation unreasonable. A period of at least two weeks (as specified by the department) will be allowed for this, and all such arguments will be taken into account before final decisions are made. Requests that exceptional circumstances should be considered are judged against two general tests:

- a. whether the issue affects the reasonableness of the conclusions that can be drawn from the recorded data for the authority, over the assessment period; or
- b. whether the issue had a significant impact on the authority's performance, for reasons that were beyond its control.

- 5.20 If we do breach the threshold we will construct a case against designation with potential mitigating factors.
- 5.21 The Secretary of State will decide once each year whether any designations should be lifted, at around the same time as deciding whether any new designations are to be made. Exceptionally de-designations may be made at other times.
- 5.22 In assessing whether a designation should be lifted, consideration is given to:
- (a) the potential capability of the designated local planning authority to deal effectively with applications for major or non-major development, as appropriate, in the future; and
 - (b) the effectiveness of the designated local planning authority in dealing with the relevant category of applications during the period of its designation.
- 5.23 Soon after a designation is made the local planning authority is expected to prepare an action plan addressing areas of weakness that it identifies as having contributed to its under-performance. In doing so the authority should draw upon sector support, particularly any support that is available through programmes funded by the Ministry of Housing, Communities and Local Government. The authority will need to agree the action plan with the Department.
- 5.24 A designation will be revoked if the Secretary of State is satisfied that:
- (a) the designated local planning authority has provided adequate evidence of sufficient improvement against areas of weakness identified in an initial assessment of its performance; and provided that the designated local planning authority,
 - (b) would not, at the time that decisions about de-designation are made, remain eligible for designation on the basis of the data available at the time;
 - (c) has completed, within the timescale specified, any administrative tasks required of the authority in association with applications made directly to the Secretary of State in the area, in at least 80 per cent of cases during the designation period; and
 - (d) has not, in the view of the Secretary of State, caused unreasonable delay in progressing and signing any section 106 agreements associated with applications submitted directly to him during the designation period.
- 5.25 If, having considered these criteria, the Secretary of State concludes that the designation should remain in place, the local planning authority will be given at least two weeks to set out any exceptional circumstances (supported by evidence) which, in its opinion, would make a continued designation unreasonable.

Planning Enforcement

- Enforcement complaints received during 2019/20):757
 - Enforcement notices served during 2019/20 : 68

 - Enforcement complaints received during 2020/21 (1st April – 17th June):178
 - Enforcement notices served during 2020/21 (1st April – 17th June): 8
- 5.26 86% of the complaints were acknowledged within one working day of receipt. This is a slight decrease from **92%** last year.
- 5.27 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. There are a number of prosecutions which are still going through the courts. A key case was the conviction of a landlord who had converted two of his properties into 16 flats in total. The same landlord had previously been prosecuted for a similar offence. The Council is pursuing confiscation proceedings against the landlord, that could amount to a six-figure sum, which hopefully will serve as a deterrent.
- 5.28 Planning Enforcement successfully challenged the Secretary of State's decision in the High Court to allow an appeal against an enforcement notice based on the legal definition of a building. The decision has been remitted to the Secretary of State for re-determination.
- 5.29 Furthermore, Planning Enforcement have completed the review into whether the Wards Corner s106 agreement has been breached and any attendant issues that arose out of that. The report into their findings has been published on the Council's website.

PLANNING POLICY AND INFRASTRUCTURE

Planning Policy

- 5.30 The further progress of the Wood Green Area Action Plan (AAP) is dependent on the final confirmation of the proposals for the Council's own sites following a Cabinet decision on Council Owned Sites in Wood Green in July 2019 with further Cabinet decisions expected later in 2020. In the interim, the Planning Policy Team continues to work with Regeneration colleagues to strengthen the evidence base relating to the Transport Study, Character Study, Design Manual, and support the emerging Wood Green Corner / Station Road design process.
- 5.31 The North London Waste Plan (NLWP) examination hearings took place on 20-21 November 2019. The NLWP team has subsequently drafted 'post-hearing' proposed modifications to the Plan, which, subject to agreement and approval by the Council and the other North London boroughs, will be consulted on in Autumn 2020. These include some points of clarification relating to the Pinkham Way area

regarding flood risk. Following that consultation, the independent inspector's report will be expected in early 2021 with adoption later in 2021.

- 5.32 The Inspector's Panel report on the Draft London Plan was published on 21 October 2019. The Mayor published his responses to the Panel report and his 'Intend to Publish' version of the London Plan on 17 December 2019. The Mayor accepted the recommendation from the Panel that the housing target for Haringey (which is currently 1,502 homes per year) proposed in the original draft London Plan of 1,958 is reduced to 1,592 homes per year. This is as a result of representations from Haringey and other London Boroughs which had similar concerns about the unrealistic draft target. The Mayor has also accepted a recommendation to do a London-wide Gypsy and Traveller accommodation needs assessment and to support boroughs in making provision.
- 5.33 In line with a legal requirement to do so, the Mayor sent his Intend to Publish London Plan to the Secretary of State for his consideration. On 13 March 2020 the Secretary of State responded to the Mayor raising a number of concerns about the Plan particularly around future housing delivery and directing that a series of modifications be made before it is published, including to its employment policies. On 24 April 2020 the Mayor wrote back to the Secretary of State advising that some amendments would be required to his proposed modifications in order to remove policy ambiguities and achieve the necessary outcomes and committing to work positively and constructively to find an acceptable form of wording for all parties. Engagement is still ongoing in this regard and it is expected that final wording will be agreed later in 2020. The Plan will then go before the London Assembly before being 'published' as part of the statutory development plan.
- 5.34 Other elements of the work programme for the Planning Policy Team also include:
- The Authority Monitoring Report (AMR) 2018-19 was published in January 2020 and was subsequently reported to Regulatory Committee for information. The Planning Policy Team will shortly start preparing the AMR 2019-20 which will be published in December 2020.
 - A draft Highgate School Supplementary Planning Document (SPD) was agreed for consultation by Cabinet in March 2020. Consultation has been delayed until the Autumn due to the Covid-19 crisis.
 - An [Article 4 Direction](#) to prevent changes of use from office to residential without planning permission was agreed by Cabinet in March 2020 and legally 'made' on 16 April 2020. Consultation on the Direction commenced in late June following a delay due to the Covid-19 crisis, meaning that the Direction could take effect in June 2021.
 - A new Housing Delivery Test Action Plan to replace last year's is on track to be approved by Cabinet in July 2020. In March 2020 the Government published a 'Planning for the future' policy paper setting out its plans for housing and planning following the announcements in the 2020 budget. A follow up 'Planning White Paper' is expected to be published later this year. It is expected that this will propose changes to planning application fees, and further set out the Government's ambition to allow homes to be built

above existing properties or in place of demolished commercial buildings without the need for formal planning permission.

- Consultancy ORS has been appointed to undertake a new Strategic Housing Market Assessment (SHMA) and Gypsy & Traveller Accommodation Assessment (GTAA) for the New Local Plan and for the Council's new Housing Strategy, jointly with the Housing service.
- Consultancy Oxford Archaeology has been appointed to carry out a comprehensive review of Archaeological Priority Areas for the borough in support of the New Local Plan. The work was commissioned with the London Office of Historic England which will manage the commission on behalf of the Council.

Local Plan

5.35 The Local Development Scheme (LDS) is a document which sets out the timetable for Local Plan documents. The LDS was approved at Cabinet on 12 November 2019. The timescales for the new Local Plan in the LDS are:

- March-May 2020 – Local Plan Issues and Options consultation
- October-December 2020 – Draft Local Plan consultation (Regulation 18)
- April-June 2021 – Proposed Submission Local Plan consultation (Regulation 19)
- July-December 2021 – Submission to Secretary of State and Examination, consultation on modifications, and Examiner's Report (Regulations 22-25)
- February 2022 – Adoption (Regulation 26)

5.36 As a result of a delay in getting a full Planning Policy Team in place and also Covid-19 the timetable has been slightly delayed. It is therefore anticipated that Local Plan 'Issues and Options' consultation will take place in Autumn 2020 (rather than March to May 2020 as initially timetabled). This will have knock on effects for the timings of the subsequent stages.

5.37 The Local Plan 'Issues and Options' consultation document to be called 'New Local Plan: First Steps' will allow residents and businesses to shape the new Local Plan right from the beginning. It will ask open questions, allow people to identify the key planning issues Haringey faces, and express preferences for various possible options. The consultation will be wide-ranging and far-reaching and a Consultation and Engagement Plan is currently being developed to ensure that opportunities for residents, businesses and groups (such as schools / young people, disability and access groups etc) are maximised, having especial regard to the possibility that social distancing measures related to Covid-19 could continue for some time and preclude the Council employing some of its usual consultation and engagement methods.

5.38 The New Local Plan: First Steps document and subsequent draft Local Plan will be structured around the Borough Plan priorities of Housing, People, Place and Economy and also align with the London Plan chapters and policies on Spatial Development Patterns / Opportunity Areas, Design (inclusivity, accessibility, tall buildings), Housing (targets, affordability, tenure, viability, size mix), Social Infrastructure (health, education, play, sport), Economy (offices, workspace, industry, retail), Heritage and Culture (conservation areas, creative industries,

night time economy), Green Infrastructure and Natural Environment (open space, urban greening, biodiversity), Sustainable Infrastructure (air quality, greenhouse gas emissions, digital, waste, flooding) and Transport (healthy streets, cycling, car parking)

- 5.39 The New Local Plan: First Steps document will explore and consult on how the new Local Plan should supersede existing Local Plan documents including the Strategic Policies, Development Management Policies, Site Allocations and the Tottenham Area Action Plan (AAP). The Wood Green AAP will continue on a separate timetable as it is already at an advanced stage.
- 5.40 Work has commenced on an Integrated Impact Assessment (IIA) for the Local Plan which makes sure that emerging policies in the Local Plan have an overall positive impact on sustainability, equalities, health and habitats. This covers the requirements for Strategic Environmental Assessment (SEA) / Sustainability Appraisal (SA), Equalities Impact Assessment (EqIA), Health Impact Assessment (HIA) and Habitats Regulations Assessment (HRA).
- 5.41 A Member Working Group comprising members of Regulatory Committee has been set up to act as a 'sounding board' as the New Local Plan is prepared and Local Plan documents are drafted. The first meeting of the Member Working Group took place on 30 June 2020 and further meetings are scheduled during July and August 2020.

Neighbourhood Community Infrastructure Levy (NCIL)

- 5.42 15% of Community Infrastructure Levy (CIL) money collected from new development must be spent on projects to address demands that development places on the area in consultation with communities (25% where there is an adopted Neighbourhood Plan, as in Highgate). This is known as Neighbourhood CIL (NCIL).
- 5.43 The Council received around 600 responses to an initial online 'Round 1' NCIL consultation which ran from October to November 2018.
- 5.44 From February to March 2020 the Council consulted on changing the CIL Governance document to allow the Council to spend NCIL in a different area to where it was collected. In total, 86 responses were received to the consultation. 27 responses (31%) supported the proposed amendments, 50 responses (58%) opposed the proposed arrangements and 9 responses (11%) did not indicate a clear for or against position. Having regard to the responses received to the consultation, the Council decided to amend the CIL Governance document and allocate NCIL across the borough via a fairer approach.
- 5.45 The Council also approved a list of 'Round 1' projects for NCIL spend. These projects were based on the Round 1 consultation in 2018 and were selected for delivery in accordance with the CIL Regulations 2010, the criteria in the Council's CIL Governance document and the Borough Plan priorities. Further details of this are available at the Council's dedicated NCIL webpage at www.haringey.gov.uk/ncil.

CIL Partial Review: Draft Charging Schedule (DCS)

- 5.46 An eight week consultation from 18 December 2019 to 11 February 2020 on the CIL Partial Review: Draft Charging Schedule (DCS) proposed increasing the CIL rate for residential development in the eastern zone of the borough from £15 per square metre to £50. The DCS also proposed an increase in the CIL rate for student accommodation from £15 to £85 and to introduce CIL charges for two new specialist housing uses which are Build to Rent at a rate of £100 and warehouse living at £130.
- 5.47 The next stage is for the DCS to be submitted for independent examination and, subject to that examination being successful, will require final approval by the Council to take effect in 2021. A key issue that will be scrutinised as part of the examination will be the financial viability of the increased charges, particularly in the context of the Covid-19 crisis and the consequential economic impact and uncertainty.

BUILDING CONTROL

- Fee earning Applications received 2019/20 (Apr – Mar) – 1352
 - Fee earning Applications received 2018/19 (Apr – Mar) – 960
 - Fee income from applications 2019/20 (Apr – Mar) – £600K
 - Fee income from applications 2018/19 (Apr – Mar) – £604K
 - Site inspections 2019/20 (Apr – Mar) – 6,154
 - Site inspections 2018/19 (Apr – Mar) – 6,785
- 5.48 Fee earning applications over the year show an increase, but this is largely due to a significant number of reroofing schemes from Homes for Haringey, although the fee income is slightly lower (indicative of the low fee earning applications). 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 is becoming more surveyor intensive, requiring more and more inspections. Fee income continues to look positive, partly due to larger projects, such as Clarendon Road and THFC being on site as well as works starting on further large schemes within the Borough. The New THFC Stadium has now hosted 7 events (including the NFL matches), work continues at the Stadium and it is hoped that the permanent Safety Certificate will be issued for the new football season. Discussions took place regarding the proposed Summer events and the next phases of work, however due to Covid-19 these were cancelled or put on hold. At present Building Control continue to inspect every event at the Stadium in order to ensure that the Club are complying with the requirements of the Safety Certificate and will continue issuing the interim Safety Certificate until the Stadium is formally completed.
- 5.49 Dangerous Structures have as always been ever prevalent, both within normal office hours and outside office hours with the team being “called upon” over 242 times so far since 1st April.

- 5.50 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 continuing to be around £400K.
- 5.51 Our restructure process has now bedded in and whilst we are struggling trying to appoint permanent Building Control Surveyors, we have successfully appointed an agency surveyor who has fitted well into the team. We had aimed to carry out a further mini restructure in order to appoint a Building Control Surveyor and try to appoint an apprentice (subject to HR being flexible). The year has continued to be a challenge for the Building Control sector in general, with Building Control remaining in the news, due to the final Hackitt report along with continuing Government consultations. Haringey Building Control provided a full robust response to the Government's consultation in the summer and Government finally published its response to the consultation in April, indicating new legislation and changes to existing legislation. Haringey Building Control along with colleagues across London have already developed an action plan that we are beginning to action that has put us in a very good position to be able to respond to the proposed challenges, 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. Building Control has successfully achieved the ISO accreditation and all the surveyors in Building Control have over the last 5 months passed the Level 6A fire safety competency exams, which makes Haringey Building Control one of the most competent Building Control offices in the Country, being ideally positioned for the challenges ahead. This has also created other problems, in that all our surveyors are highly sought after and unless we can pay them competitive rates, we run the real risk of losing them to other Building Control providers. Problems with private building control bodies continue, with several of them failing to renew/obtain the insurance that they require to operate. This has led to them cancelling their applications with us and reverting to Haringey Building Control – this has had several positives along with a number of negatives and has had a major impact on our workload over the period.
- 5.52 The last three months has been challenging for everyone, due to Covid 19. Building Control moved to working from home immediately with all 16 staff members managing to satisfactorily work home. Some staff had initial problems with lack of broadband but managed to increase their mobile data allowances that enabled them to connect to the systems. The Surveyors have continued to visit sites and inspect when requested subject to a Covid 19 protocol that we put in place. Clearly applications, site visits and fees were down in this period, but are slowly starting to recover

- Fee earning Applications received 2020/21 (Apr – Jun) – 118

- Fee earning Applications received 2019/20 (Apr – Jun) – 211
 - Fee income from applications 2020/21 (Apr – Jun) – £119K
 - Fee income from applications 2019/20 (Apr – Jun) – £195K*
 - Site inspections 2020/21 (Apr – Jun) – 903
 - Site inspections 2019/20 (Apr – Jun) – 1435
- * Full month of June

5.53 Procedures and processes have had to be revised and amended in order to facilitate the service working remotely and this has exposed weaknesses in our main database that need to be resolved going forward, with our database that we share with colleagues in Development Management (i-Lap) being replaced.

MEMBERS

5.53 The last Member visit, to the Thamesmead estate, took place in October 2019 and a daylight/sunlight training session took place in January 2020. Further training sessions are being planned following the next Full Council meeting (inc. a refresher / legislation update and viability), but a site visit is unlikely to take place this year. We welcome member's feedback

CHANGES TO SERVICE POST-COVID19

5.54 Since the country was placed into lockdown on March 23rd 2020, the Service has made a number of changes to how it operates. These include:

Development Management

- Moving the pre-application meeting and advice service to virtual meetings.
- Posting all consultation mail using an off-site postage tool (some 38,000 letters / year) after a 5 week period of not sending letters.
- All officers working predominantly from home.
- Arranging 'virtual' site visits and site tours.
- Putting in place measures for Virtual Planning sub-Committee meetings.
- Setting up new processes for extended working hours requests on construction sites.
- Reviewing all new legislation and guidance to assist service users.
- We have received 545 applications and determined 542 applications in lockdown so far and have held 33 pre-applications virtually. In terms of applications submitted we are at around 50% less than pre-covid levels but this is rising.

Enforcement

- Carrying out Enforcement Visits where safe to do so (external non-internal visits resumed on 15/6/2020). Category 1 Visits (concerning damage to TPOs and Listed Buildings) did not stop. Internal visits are yet to resume. Enforcement cases have increased since lockdown.

Planning Policy & Infrastructure

- Continued to process and collect CIL payments by phone / email.

- Consultation was put on hold but is set to resume shortly. On-line tools are being explored going forward.

Building Control

- Continued to inspect sites using Public Health England guidance.
- Assessing deposited plans from home
- Moving the pre-application meeting and advice service to virtual meetings.
- 24 hour 365 day a year dangerous structure service did not stop.

6. Contribution to strategic outcomes

The Planning Service contributes to outcomes in Priority 1, 2, 3 and 4 of the Borough Plan.

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