

MINUTES OF MEETING REGULATORY COMMITTEE HELD ON MONDAY, 2ND MARCH, 2020, 7.00 - 8.10 PM

PRESENT:

Councillors: Vincent Carroll (Chair), Gina Adamou (Vice-Chair), Dhiren Basu, Peter Mitchell, Reg Rice, Viv Ross and Yvonne Say

92. FILMING AT MEETINGS

The meeting was not filmed or recorded.

93. APOLOGIES FOR ABSENCE

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

94. URGENT BUSINESS

None.

95. DECLARATIONS OF INTEREST

None.

96. MINUTES

The minutes of the meeting were deferred to the next Regulatory Committee.

97. DRAFT HIGHGATE SCHOOL SUPPLEMENTARY PLANNING DOCUMENT (SPD)

Emma Williamson, Assistant Director for Planning, Building Standards and Sustainability, and Rob Krzyszowski, Head of Planning Policy, Transport and Infrastructure, introduced the report as set out. The need and desirability for the Supplementary Planning Document (SPD) was set out in the Site Allocations Development Plan Document adopted by the Council in 2017. Highgate School had a large estate in Highgate, and it was felt that it would be useful to create an SPD to set out the whole context of the plans for the school, rather than to provide a number of separate planning applications. There were proposals for step free access on parts of the site; enhanced sports facilities; demolition and rebuild of buildings. The SPD would set out the guidance and framework parameters for these plans – it would not replace planning policy.

Ms Williamson and Mr Krzyszowski responded to questions from the Committee:

- A benefit of creating an SPD was to give context of all applications when the Planning Committee were considering individual applications. It would also allow

for public consultation on the masterplan before individual applications were submitted.

- There would be more than one planning applications submitted, and these would likely be brought forward by the School on varying timescales but sometimes in parallel.
- Whilst an SPD would not bind the Planning Committee into approving any applications, the document would be a material planning consideration and the Planning Committee would need to consider any applications in the normal way.
- The parade ground would be greened, as well as roofs and walls of the buildings.

RESOLVED that the draft Highgate School SPD be referred for approval by Cabinet for public consultation in accordance with the Haringey Statement of Community Involvement.

98. MAKING NON-IMMEDIATE ARTICLE 4 DIRECTION FOR OFFICE (B1A) TO RESIDENTIAL (C3) CHANGES OF USE

Rob Krzyszowski, Head of Planning Policy, Transport and Infrastructure, introduced the report as set out. Existing national legislation allowed for permitted development rights for the change of use from office to residential use without a full planning application. However, Local Authorities had the power to invoke Article 4 powers which would require full planning applications to be submitted for a change of use. The plan was for the powers to take full effect following a one-year grace period. It was important to note that these powers would not cover the whole borough, but key growth and defined centre areas.

It was not envisaged that a large number of applications would be received in the intervening year although it is not possible to know for sure, and the implementation of these powers would not mean that applications would be refused in the future – applicants would just be required to submit a planning application. The year-long grace period and consultation would begin after approval by Cabinet

RESOLVED that

- i. The regulatory requirements for the making of a new Article 4 Direction, as prescribed by The Town and Country Planning (General Permitted Development) (England) Order 2015 be noted;**
- ii. Cabinet be recommended to adopt the justification herein provided to support the making of an Article 4 Direction to remove Office (B1a) to Residential (C3) Permitted Development Rights within Growth Areas, and Metropolitan and district Centres; and**
- iii. Cabinet be recommended to approve the making of a non-immediate Article 4 Direction removing permitted development rights for Office (B1a) to Residential (c3) changes of use within Growth Areas, and Metropolitan and District Centres as identified on the Haringey adopted Policies Map as set out in Appendices A and B.**

99. NEIGHBOURHOOD COMMUNITY INFRASTRUCTURE LEVY (NCIL) - REDISTRIBUTION CONSULTATION/ CHANGES TO CIL GOVERNANCE DOCUMENT

Rob Krzyszowski, Head of Planning Policy, Transport and Infrastructure, introduced the report as set out. Community Infrastructure Levy (CIL) was a charge on developers based on new floor space, and the Council could spend the money on infrastructure and other projects. Scrutiny had looked at governance arrangements, and following their recommendations, the 2017 CIL Governance document was adopted. This document created neighbourhood areas where CIL money could be spent. A consultation had been carried out in 2018 to get ideas on areas where the public would like to see the money spent.

A key issue with the current governance was the disparity of the Neighbourhood CIL (NCIL) funds between NCIL areas. This was due to the different rates charged in different areas. This report sought to remove the principle that NCIL had to be spent in the area where it was collected. This would enable the Council to distribute the funds more equally, and based on where there was development and infrastructure need.

Mr Krzyszowski responded to questions from the Committee:

- The CIL charging rates were automatically indexed for inflation over time.
- The Committee had previously recommended an increase in the CIL rates to Cabinet. Cabinet had approved the report to consult on an increase, and this consultation had recently concluded. The results and a recommendation would be submitted to an independent examiner, who would provide a view. Once these steps had completed, a report would be taken at Full Council to implement the increased rates, with implementation likely in 2021. CIL rates must be set based on the financial viability of development.
- CIL funds had taken some years to build up, CIL was paid upon commencement of a development on site, so there was a time lag between developments being CIL liable and then paying.
- CIL should be seen in the context of other contributions from developers such as Section 106 (S106) planning obligations and affordable housing
- The decision to spend CIL funds would be made taking into consideration where development happened, and the need for development in particular areas.
- NCIL boundaries would be reconsidered when the boundary changes had been completed.

RESOLVED that

- i. The draft changes to the CIL Governance Document as set out in Section 6 and Appendix B be noted;**
- ii. The Leader be recommended to approve the draft changes to the CIL Governance Document as set out in Section 6 and Appendix B, having regard to the ongoing consultation.**

100. NEW HARINGEY LOCAL PLAN

Rob Krzyszowski, Head of Planning Policy, Transport and Infrastructure, introduced the report as set out. The Haringey Local Plan was the main document used to determine planning applications. The Haringey Local Plan was relatively up to date, however, the Council's ambitions had changed since 2017, and it was important that the plan reflected current priorities. The new London Plan was at its final stage, and would set some helpful parameters. It was expected that the Haringey Local Plan would use London Plan policies where appropriate, and local policies for local issues. The process to implement a new plan was long – there would be three public consultations and an independent examination. It was stated that a member working group would be set up comprising the Regulatory Committee members.

RESOLVED that the report be noted.

101. NEW ITEMS OF URGENT BUSINESS

None.

102. DATES OF FUTURE MEETINGS

To be confirmed.

CHAIR: Councillor Vincent Carroll

Signed by Chair

Date