

Overview and Scrutiny Committee 14th March 2011

Q 'N' A: Item 7 – Cabinet Member for Planning and Regeneration – Councillor Toni Mallett

No	Page/ Point	Question/Observation	Answer (Where applicable)
		<u>Questions from Cllr David Winskill</u>	
1	Strategic Sites: GLS	Please outline the differences between the original s106 and the revised agreement, and tell me the difference in value between the two agreements.	<p>The original s106 provided for cash funding to the Council of £7.77m. (index-linked) covering various infrastructure improvements. The triggers for these payments ranged from specific dates, identified stages of construction and occupation of specific numbers of open market dwellings. While the developer has not been able to pay most of the obligations that have already been triggered, the triggers for some future payments would not have been reached as a result of a changed tenure mix in the scheme due to the housing market downturn.</p> <p>The revised agreement, approved unanimously by the Planning Committee on 24 January 2011, provides for a major part of what is owed to be paid (£3.1m.) linked to the signing of the new agreement. Further payments will then be made linked to future plot sales and to overage receipts following residential flat sales.</p> <p>The revisions provide for the same payments to be made as in the original agreement but change the triggers for payment. The total potential payments are the same as the original agreement and continue to be index-linked.</p> <p>The revised agreement provides a way forward that secures an appropriate balance between enabling the development to continue (providing new homes and jobs) in the face of a very challenging housing market while also providing funding towards important infrastructure improvements in Tottenham Hale.</p>



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2	Economic development	<p>Please give full details of the plan to share the ED service with Waltham Forest.</p> <ul style="list-style-type: none"> • Where will the service be based? • How will priorities be agreed? • What level of savings will accrue to Haringey and Waltham forest? 	<p>The move to a shared service would be a phased process with officers “hot desking” in both Boroughs:</p> <p>Phase 1 - Development of full business case following Compatibility Analysis and Implementation and Engagement process by April/May 2011.</p> <p>Phase 2 – Shared joint economic development service with joint Head of Economic Development overseeing the service and strategic commissioning with commissioning leads for each borough and a soft split between commissioning and operational delivery in 2011</p> <p>Phase 3 – Single strategic commissioning economic development service with operational delivery outsourced into a social enterprise established 2011/12.</p> <p>The locations for the service will be determined and agreed during Phase 2 – as will agreement on shared strategy and high level outcomes and KPIs</p> <p>Initial work indicates that savings from the shared service could total £198,842 across both boroughs. These savings are additional to savings achieved by the respective restructures in each borough of £174,000 in Haringey and £450,000 in Waltham Forest resulting in total savings of £822,842</p>
3	Town centre business Partnerships (TCBP)	<p>What is the future of these partnerships in the coming financial year?</p>	<p>The Town Centre Business Partnerships will continue. There will be ongoing liaison and advice and guidance from the Planning and Regeneration Service and Single Front line. It was confirmed at a recent Haringey Business Board on which TCBPs are represented that vacancy rates in Haringey town centres were normal and have been so for a number of years.</p>
4	Strategic Sites: St Ann's	<p>What discussions have there been with the PCT/BEHMHT about the disposal and future of the St Ann's site?</p>	<p>There is a general target to develop a planning brief for the site by the end of 2011-12. Meetings to date have covered what the Council would like to see on the site as set out in the 2006 UDP and discussions about the development of an overall Haringey Health Strategy that shows how the possible development of St Anne’s would support and compliment an overall plan for the Borough.</p>
5	Hornsey Train depot	<p>Please give details of how the consultation on the Hornsey train depot redevelopment will be conducted, including the timetable for</p>	<p>Once the planning application is received March/April consultation letters will be sent to local residents (Statutory time limit is 21 days for reply however the Council will take replies up until the point of decision at the Planning committee). A Development Management Forum will be held early in the life of the planning application. The matter</p>



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		<p>consultation, the literature that will be used, any website presence, the catchment area of addresses that will be consulted, how the consultation returns will be evaluated and who is conducting the exercise.</p> <p>I understand that the initial consultation list passed to Network Rail was both incomplete and out of date: how was this list generated and has this now been resolved?</p>	<p>is likely to be reported to the Planning Committee in June/Sept for decision. The application will be available to view on the Councils website. The consultation area will include at least Hornsey Park Road, New River Village and surrounding commercial and industrial buildings. The consultation responses will be evaluated by the Planning Service who is carrying out the consultation and will be reported to the Planning Committee by the Planning officer's report which will be shown in full on the Committee agenda.</p> <p>Consultation lists are always out of date from the moment they are created. The Planning Service is happy to receive updates. The pre application consultation and the measures set out above, including consultation with all councillors usually ensures full consultation coverage.</p>
6	Wards Corner	<p>Following the High Court quashing of the Wards Corner site planning permission and the uncertainty over the THFC development will Cllr Mallet take the opportunity to fully engage , with the local residential and commercial community over the future of this gateway to the borough?</p>	<p>The improvement and regeneration of the site is identified in the 2006 UDP which - like the planning brief and pre consultation for the planning application carried out 2006-08 - was subject to both informal and formal public consultation. There is now further consultation being carried out on the scheme application since its decision was quashed and all are urged to submit their views before the Planning Committee make a final decision sometime after March 2011.</p> <p>The proposed scheme is a redevelopment scheme for homes, retail shops, (including independent shops), a market and new public square and improved access to Seven Sisters Tube station. These elements in principle meet the agreed and consulted on planning policies of the Council. This scheme, like all schemes will be re assessed in the light of existing and any new planning policies put in place since 2008-09. The assessment will review again issues of policy and design and take into account planning objections and support from the consultation process. The Council is also commissioning an independent assessment of the Equality and Viability issues/impacts which will be in the public domain.</p>



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7	Tottenham Hotspur FC	<p>Please provide an update on the negotiations to keep the Club in the Borough. Have there been any discussions with Enfield council on this matter?</p> <p>Please tell why you feel the club has decided to abandon its N17 home and what strategy Haringey has developed to keep them in the borough.</p>	<p>There has been no discussion with Enfield. The Council is waiting for the THFC to sign the s106/278 Agreements on their North Tottenham scheme, this will allow us to give them the formal planning permission. The Club has gone on record (Guardian 9/3) that they are still examining the Stratford decision. The Club has gone on record and said that the NDP scheme is expensive and they would like to find ways of reducing costs. The Council is in regular contact with the Club about the details of developing the NDP proposal.</p>
		<u>Questions from Cllr Karen Alexander</u>	
8	A – Plans, Design and Heritage	<p><u>North London Waste Plan 2011-26</u></p> <p>If the Edmonton Incinerator is decommissioned in 2020 what will take its place and what level of financial commitment would the council have towards any replacement scheme?</p> <p>Can we have some more detail on this</p>	<p>The draft North London Waste Plan jointly produced by the seven North London boroughs, which sets out sites for the management of North London's waste and policies for determining planning applications for waste facilities, proposes to safeguard North London's existing waste management and waste transfer sites, including the Edmonton site, for future waste management use.</p> <p>North London Waste Authority (NLWA) is currently procuring a new long term waste disposal and treatment contract to replace their current contract with London Waste Ltd which ends in 2014. London Waste Ltd operate the energy from waste (EfW) plant (incinerator) and a number of other waste processing operations on the Edmonton EcoPark site. Under the new contractual arrangements, it is proposed that new waste treatment facilities will be built at</p>



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		please?	<p>NLWA sites, including the Edmonton Ecopark site to provide capacity for the sustainable management of all of North London's municipal waste. This will mean that new facilities will be built alongside the EfW plant, help replace NLWA's current reliance on the Edmonton incinerator and landfill and ensure that landfill reduction obligations and national, regional and local strategy objectives for waste management are met.</p> <p>In this context, no fixed date has been set for decommissioning of the EfW plant in Edmonton site. The future of the current EfW plant, which occupies approximately a quarter of the Edmonton EcoPark site will be defined by the NLWA procurement process. Any new waste management proposal will also be subject to planning decision –making process.</p> <p>In terms of the cost to Haringey of the new disposal/treatment arrangements being procured, NLWA submitted an Outline Business Case (OBC) to Government for PFI credits in October 2008, as the minimum cost option for council taxpayers. This required each NLWA Constituent Borough, including Haringey, to sign a letter accepting and acknowledging their share of the NLWA's future waste management costs (an affordability envelope). This was agreed by Cabinet in October 2008 and subsequently revised and approved in January 2010. The total cost of the project for NLWA and the Boroughs was estimated to be £7.109 billion to £7.443 billion. These figures are based on NLWA modelling of both disposal and collection costs over the 30 year contract period. For Haringey, this would mean a range of costs between £1.018 billion and £1.069 billion, based on current levying arrangements. These projected costs have been incorporated into the Council's financial forward plan.</p>
9	B – Strategic Sites	Can you give an update on the Hornsey Depot redevelopment please?	Pre application discussions are soon to begin on this site. It is envisaged that the pre application process will take 6-12 months and involve community consultation before a formal planning application is submitted. Timescale for the start of this should be March – June.
10		With the Pinkham Way application be an additional Reuse, Recycle Depot and if not what is the future for the Tottenham and Hornsey Recycling Depots?	No planning application has been submitted for the Pinkham Way former sewage treatment site. However, the information currently publicly available on the emerging Pinkham Way project from the North London Waste Authority (NLWA) and LB Barnet, as the applicant authorities (LB Barnet owns a part of the site), does not include a new Reuse & Recycling Centre (i.e. a centre to which residents are able to bring their recycling and waste). NLWA



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			<p>intend the site to be used for waste treatment facilities, as part of the sustainable waste management solution they are currently procuring. LB Barnet intend to develop a depot at the site to house some of their refuse/recycling collection and passenger transport fleet.</p> <p>In terms of the Council's two Reuse & Recycling Centres, currently located at Park View Road, Tottenham and Hornsey High Street, these centres will not close unless there are alternative sites identified and secured within the vicinity of the existing sites, in line with the draft North London Waste Plan. Other sites in employment areas are being considered on an ongoing basis, for example Marsh Lane.</p>
11		Can you give any more details on the improvement plan for Alexandra Palace and Park at this stage? How is the council going to overcome all the existing obstacles to a long term plan for regeneration of the Palace?	The Council and the Palace Trust have let a contract to look at how a regeneration process to rejuvenate the site could be developed through community consultation and which respects Council planning policy. This study should report during 2011
12		There is no mention of the St Ann's Hospital site in the section relating to Strategic Sites. Please outline the council's approach to the redevelopment of the site and how the council will engage with residents on plans for its future.	See Answer to Q Nos 4
13	C – Economic Development	What is the future of the Haringey Apprentice Programme?	The Council remains committed to help tackling youth unemployment in the Borough despite the loss of funding for initiatives such as the Future Jobs Fund, which created 22 apprenticeships for young people aged 18-24. This must also be considered against the overall funding cuts that the Council is having to deal with across the board, the loss of Education Maintenance Allowances and the increase in Higher Education study costs. Notwithstanding this, the Council and its main contractors are currently employing 47 apprentices against an original target of 60 for 2010-11. In 2009-10 we met our target and created 62.



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			<p>Planning to support youth unemployment has also been made more difficult because Central Government changed recently responsibilities. Originally 14-19 responsibility and funding were to come to Local Authorities, but now a National Young Persons Learning Agency has been set up for funding initiatives for 16-19 year olds, and the Council must liaise and bid to this organisation.</p> <p>With Waltham Forest and other local authorities, the Council is making a match funding bid (including Skills Funding Agency and European Social Fund resources) for 3 interventions – general 14-19 year old support; pre apprenticeship funding and 16-18 apprenticeship funding. We should know about this funding in April 2011. This work is being led by the CYPS 14-19 Team.</p> <p>In addition the Haringey Guarantee is included in four tenders to deliver the Work Programme, the Government’s new mainstream employment support programme, in West London, (London is split in to West and East). This programme will have a specific focus on young people aged 18-24. The Invitation to Tender for the Work Programme includes a requirement for prime contractors and sub-contractors to “take all reasonable steps to ensure that 5% of their employees are on a formal apprenticeship programme.”</p> <p>The Council will also continue to work with key partners such as the College of Haringey, Enfield and North East London and its apprenticeships company, Apprenticeships First, where we have had success in creating apprenticeships with Council contractors such as Mulalley and Lovell.</p>
		<p><u>Questions from Cllr Martin Newton</u></p>	
<p>14</p>	<p>Design and Heritage</p>	<p>When are the Conservation Area Appraisals due to take place for Muswell Hill and Fortis Green?</p>	<p>Muswell Hill Conservation Area Appraisal was adopted in February 2008. Fortis Green draft assessment is currently on hold. Once the new Planning and Regeneration structure is in place, May-Sept 2011 a review of priority work will be undertaken. In the meantime the AD Planning</p>



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		What are the timescales for Conservation Area Appraisals? Will there be sufficient staff to take these forward?	and Regeneration has met all the representatives of the Conservation Area Advisory Cttees to look at their concerns and priorities. These also are being assessed. These meetings are likely to happen at least twice a year.
15	Strategic Sites Coronation Sidings	In consideration of the Planning Application and any Section 106 agreements will the Council be looking at providing proper access from Heartlands High School to the green space of Alexandra Park - such as a pedestrian bridge?	Should the scheme be recommended the likely headings for the S106 agreement would include environmental improvements, supporting employment, improving access between Wood Green and Hornsey/Alexandra Palace and supporting the overall delivery of the Heartlands Regeneration plan.
16	Strategic Sites Wards Corner	Will Cllr Mallet assure us that the planning application proposed by the Community will be properly heard by the Planning Committee as well as the Grainger proposal?	If a scheme is a valid planning application it will be dealt with in the usual way such applications are processed
17	4 Strategic Sites Tottenham Hotspur FC	Will the Council be taking up the reported offer by the Mayor for London to assist in the planning process for the North Tottenham site and look again at whether there can be more houses and a bigger hotel?	There has been no discussion with Haringey about changing the North Tottenham scheme either with THFC or the Mayor and the Council is regular contact with both. Any changes will need Haringey Planning Cttee approval.
18	Strategic Sites Pinkham Way	What are the likely traffic implications for roads through Haringey of this proposal? Will a full traffic impact study be included with the planning application?	Details of the traffic implications are still to be submitted. A Traffic Impact Study will be included in any submission of a planning application the contents of which will be studied by the Council's Transportation Team prior to any planning recommendation to Planning Committee.
19	Economic Development	What is the likely support to our town centres in 2011/12 given	Please see answer to Q Nos 3



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	Town Centre Business Partnerships support	the importance of our shopping centres to a vibrant local economy?	
20	Economic Development Business support for 18-25 year olds	What sort of business support was provided to the 70 young people and what are the future plans?	The programme was delivered by the Princes Trust and supported 32 young people towards business start up. Support included a series of workshops focused on setting up a business and accessing finance. Participants also received one to one mentoring and support and signposting to access employment opportunities where appropriate. The programme was completed in December 2010. All participants remain involved in activity through the Prince's Trust.
	3 c) Economic Development	<u>Questions from Cllr Lyn Weber</u>	
21		What planning mechanisms are available and what consideration has Haringey given to the mechanisms to protect the diversity of our Town Centres and to encourage Independent businesses to thrive and not be swallowed up by chains or same type businesses?	<p>The Council's planning policies and the national regime of use classes provide the mechanism to protect a diversity of retail offers. The vast majority of retail premises in the Borough are independents.</p> <p>As concerns arise on such areas of concern the Council usually sets up a scrutiny process and or carries out a policy review. This has been done recently on "betting shops and take aways" . Most recently the number of estate agents in Highgate village has been brought to the attention of the AD Planning. Once the issue is raised resources and priorities are looked at and appropriate action is taken. Please also see answer to Q 3.</p>
		<u>From Roy Jose Wards Corner Community Coalition</u>	
22		Given the nature of the Wards Corner site with its very high proportion of BME businesses and residents, any	Please see answer to Q 6.



	<p>Equalities Impact Assessment, is very likely to be challengeable at law; and any Planning Consent based upon that assessment likely to be quashed. That considerable cost would be borne by Haringey Council's Ratepayers.</p> <p>Would it not, therefore, be prudent for the Council and Developer to set aside present proposals for the site, and, instead, work with the local community on a different, part-restoration and part new-build scheme for the site, which would save all local businesses, covered market, and heritage buildings, whilst affording opportunities for the Developer to create much-needed housing And for Transport for London to remodel Seven Sisters Station?</p> <p>Apart from the active participation and co-operation of the Planning Department, such a scheme need cost the Council nothing. It would even save the Council's Ratepayers from throwing away another £200,000 or so in legal fees.</p>	
23	<p><u>Question from Cllr Gideon Bull</u></p>	
	<p>what is Haringey doing to respond to illegal conversions and other planning</p>	<p>The Planning Enforcement Team investigate all unauthorised conversions which are brought to their attention together with all other breaches of planning permission</p>



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		breaches	including the service of Enforcement Notices to seek the cessation of unauthorised uses where it is expedient to do so.
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