



Haringey Council

Report for:	Cabinet Meeting 10 th July 2012	Item Number:	
Title:	Draft "Myddleton Road Local Shopping Centre – Planning Policy Guidance Note"		
Report Authorised by:	Lyn Garner, Director of Place & Sustainability		
Lead Officer:	Marc Dorfman, Assistant Director of Planning, Regeneration & Economy		
Ward(s) affected: Bounds Green	Report for Key/Non Key Decisions: Non Key Decision		

1 Describe the issue under consideration

- 1.1 The report seeks Cabinet approval to go out to public consultation on the draft "Myddleton Road Local Shopping Centre – Planning Policy Guidance Note".

2 Cabinet Member introduction

- 2.1 The proposed Policy Guidance Note will set out the relevant planning policies in relation to Myddleton Road and provide further clarification on how the Council will be applying these policies for planning applications coming forward.
- 2.2 The document will provide guidance on design standards for the conversion of retail to residential use in order to ensure there is good design quality that is sensitive to the character of Bowes Park Conservation Area.

3 Recommendations

- 3.1 That Cabinet approve the draft "Myddleton Road Local Shopping Centre – Planning Policy Guidance Note" set out in Appendix 1 for public consultation.
- 3.2 That Cabinet approve the utilisation of the draft Planning Policy Guidance Note as an interim guide for planning and regeneration decision on all planning applications prior to its full adoption.



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4 Other options considered

- 4.1 A consultation workshop was held on 13 March 2012 through the Myddleton Road Strategy Group to provide an opportunity for stakeholders to consider different planning approaches and to seek views on the most suitable way forward as part of the improvement strategy for Myddleton Road.
- 4.2 Feedback was sought and a subsequent meeting held on 1 May 2012. It was agreed by stakeholders to develop a Planning Policy Guidance Note to provide further clarification on how to apply the Council's relevant planning policies in relation to land use and design in Myddleton Road's local shopping centre.

5 Background information

- 5.1 Myddleton Road is a Victorian shopping parade that is designated as a local shopping centre within Haringey's Unitary Development Plan, 2006. It is situated within the Bounds Green ward, adjacent to Bowes Park mainline railway station, and in close proximity to Bounds Green underground station. The local shopping centre falls within Bowes Park conservation area.
- 5.2 The Council recognises the challenging economic characteristics of Myddleton Road and seeks to support the changing nature of the local shopping centre. However, there is an increasing recognition by the Council and the local community that Myddleton Road is underperforming as a local shopping centre. Vacancy rates are high and the current evidence is that these are increasing. In addition to this, it has been recognised by the Council that there is increasing pressure for the conversion of retail units along Myddleton Road to residential dwellings.
- 5.3 If the draft Policy Guidance Note for consultation is approved by Cabinet, it is anticipated that the formal public consultation will take place over July-September 2012 for a minimum of 6 weeks (excluding the month of August for summer holiday). In the meantime, the document in its draft form will carry some weight in the planning decision making process.
- 5.4 A summary report will be produced outlining any representations received during the formal consultation period and the Council's responses. Any necessary amendments will be made based on the responses from the public consultation and the final document will go back to Cabinet for adoption.
- 5.5 Once adopted, the Planning Policy Guidance Note will be taken into account in the determination of planning applications in Myddleton Road. When consulted on and once adopted it will carry substantial weight.

6 Comments of the Chief Finance Officer and financial implications

- 6.1 The cost of preparing this report have been met from within existing resources and it is not expected that there will be additional costs to the Council as a result of implementation of the recommendations.



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7 Head of Legal Services and legal implications

- 7.1 The proposed policy guidance note cannot set new planning policy nor change the current land use designations of Myddleton Road, but can only provide clarification on the application of the Council's relevant planning policies.
- 7.2 The process for the adoption of this planning guidance note is set out in the procedure for the adoption of supplementary planning documents at Appendix 6 of the Statement of Community Involvement 2011.
- 7.3 Once the note has been through the appropriate consultation procedures and has been adopted it will have weight as a material consideration in the determination of future planning applications.

8 Equalities and Community Cohesion Comments

- 8.1 The proposed public consultation will be undertaken having regard to the Council's adopted Equalities policies and the adopted Statement of Community Involvement, Feb 2011.

9 Head of Procurement Comments

- 9.1 Not required.

10 Policy Implication

- 10.1 The draft Policy Guidance Note has been written in accordance with the existing policies contained in the Mayor of London's London Plan 2011, the Council Unitary Development Plan 2006 and the emerging Local Plan.
- 10.2 This Policy Guidance Note is a Supplementary Planning Document (SPD) and does not set new planning policy or change the current land use designations of Myddleton Road. It provides further clarification on how to apply the Council's relevant planning policies.
- 10.3 It is intended to adopt this Planning Guidance Note. The Council will follow the process for the adoption of a Supplementary Planning Document as outlined within Appendix 6: Supplementary Planning Document Stages of the Statement of Community Involvement (SCI) 2011. Once adopted, this Note will have weight as a material consideration in the determination of planning applications.

11 Use of Appendices

- Appendix 1: Draft Myddleton Road Local Shopping Centre – Planning Policy Guidance Note, May 2012



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12 Local Government (Access to Information) Act 1985

- Haringey Council – Unitary Development Plan, 2006
- Haringey Council – Core Strategy Submission Draft, 2010
- London Plan, 2011
- Haringey’s Statement of Community Involvement, adopted May 2007, (updated Feb 2011)
- Butler Hegarty Architects – Myddleton Road: Regeneration & Conservation Feasibility Study and Options Appraisal, Feb 2011 (study commission by Haringey Council in partnership with English Heritage under Partnership Schemes in Conservation Areas funding)