

Report for: Regulatory Committee

Item number:

Title: Planning Services 2016/17 update

Report authorised by : Emma Williamson

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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 2016/17 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. **2016/17 work report**

Development Management

- Applications to end August **2016/17: 1872**
- Applications in same period **2015/2016: 1649**
- Number of cases on-hand end **August 2016/17: 695**
- Appeals decided **2016/17: 57**
- Appeals dismissed **2016/17: 34**
- Cumulative performance to end August **2016/17:**
 - Majors : **100%**
 - Minors : **82%**
 - Others : **87%**
 - PSO : **85%**
 - Validation: **9 working days**

Performance overview

- 5.1 Performance has been maintained and is top quartile in London for Majors and Others. Minors is just below top quartile and this is largely because we have

determined a large amount of our backlog and a large number of these were out of time. Now that we have implemented the systems thinking approach in the East of the Borough the focus is however shifting to end to end times. The workloads of officers have also reduced. Performance on validation has dropped significantly and this is now a focus for the team.

Pre-application advice

- 5.2 So far in 2016/17 so far there have been 108 pre-application meetings generating a total of £109,060 of income compared to £85,171 last year within the same period. In 2016/17 so far there have been 115 householder pre-application meetings generating £18,788 of income compared to £11,392 last year within the same period.
- 5.3 The use of Planning Performance agreements (PPA's) has continued to increase and so far this year the service has received in excess of £203,629 in income from these agreements and we currently 11 live schemes that have PPA's, with a further 3 in negotiation.
- 5.4 Meeting the deadline following pre-application meetings for providing responses has continued to prove challenging.

Systems Thinking (Planning Solutions Team)

- 5.5 The Planning Solutions team was established in December 2015 with 2 members of staff and a team leader. This has now been expanded to 9 members of staff and a team leader. The initial team were covering 6 wards (Woodside, Noel Park, St Ann's, Harringay, Bounds Green and West Green wards), and this has now been extended to incorporate (White Hart Lane, Northumberland Park, Bruce Grove, Tottenham Green, Tottenham Hale and Seven Sisters). This means the Planning Solutions Team is now covering a total of 12 wards, and the entirety of the East Area. It was initially reported that this system would roll out across the borough by December 2016, however the 'roll in' and borough wide coverage is now expected to be complete in April 2017. This is due to the management of existing workloads, and ensuring that the determination of older (non-systems) applications are given equal priority during the transition.
- 5.6 A presentation on the progress of the team will be given at the Regulatory Committee meeting.
- 5.7 The PST team has received 573 applications of which 475 have been decided. In May the average day to decision was 47, and this has risen to 62 in August. These end to end times are significantly lower than those in the rest of service. However we had hoped to reduce end to end times to 30 days, and this is one of the challenges going forward. Performance has been influenced by a number of factors including the inability to stop sending consultation letters because of a delay in adopting the amended Statement of Community Involvement (SCI) that would allow for this due to a Judicial Review which was unsuccessful, IT and data management issues, the inclusion of some cases with section 106 agreements that have increased decision times and expanding the geographical scope of the team too quickly as well as a bulge in submitted applications. The

Corporate Delivery Unit are assisting the service in reviewing the roll-out so far and putting in place measures to assist in managing performance going forward. To date, this has resulted in the creation of an 'action plan' which will be touched upon in the presentation at the committee meeting.

Planning Quality Framework

5.8 Haringey is taking part in the Planning Quality Framework which is coordinated by Planning Advisory Service (PAS). This provides us with an opportunity for us to compare our performance data with other similar local authorities and also for us to gather customer satisfaction data. Unfortunately due to changes at PAS we have not received any up to date data to enable us to report here.

Planning Decisions

5.9 The planning Committee met 6 times in 2016/17 and has considered a total of 13 applications and 7 pre-applications. It has approved 11 and refused 2. The committee has resolved to grant in excess of 500 units, together with 50 units of temporary accommodation and resolved to grant a reserved matters application for 1056 units.

Planning Enforcement

- Complaints received so far in 2016/17: **442**
- Enforcement notices served so far in 2016/17: **44**

5.10 Improvement of the planning enforcement team is ongoing and performance has improved significantly over the year with notifications of decisions within 8 weeks as follows: 2016/2017 so far: **97% (388/401)**.

5.11 Later this year the consultation on and subsequent adoption of, a new Enforcement Plan which sets the priorities for the Borough with regards to enforcement action is a priority.

5.12 The last Regulatory Committee asked for an update on prosecutions and this is set out below:

Address	Reason for Prosecution	Outcome
232 West Green Road	Non compliance with an enforcement notice	Fined £5000.00 plus £1833.00 costs at Magistrates Court. Appeal dismissed at Crown Court and further costs of £1833.00 Further action planned.
471 Green Lanes	Non compliance with an enforcement notice	Notice complied with. Caution signed and the Council's costs of £1070.00 paid
165 Tower Gardens	Non compliance with an	Notice complied with.

	enforcement notice	Caution signed and the Council's costs of £1090.00 paid
1 and 3 Clifton Gardens	Non compliance with an enforcement notice	Trial scheduled for Crown Court on November 2016
106 Wargrave Avenue	Non compliance with an enforcement notice	Guilty. Re-prosecution scheduled
130 Fairview	Non compliance with an enforcement notice	Prosecution halted. Notice complied with. Owner to yet to sign the caution and pay the Council's costs of £1710.00
10 Woodstock Rd	Non compliance with an enforcement notice	Fined £20300.00 Notice complied with.
23 Westbury Rd	Non compliance with an enforcement notice	Notice complied with. Caution signed. Council costs of £865.00 paid
24 Baronet Rd	Non compliance with an enforcement notice	Warrant issued for non attendance
4 Ferndale	Non compliance with an enforcement notice	Prosecution on hold pending compliance
20 Tenterden Rd	Non compliance with an enforcement notice	Prosecution halted following compliance
638 High Rd	Non compliance with a S225A notice	Fined and costs of £1272.00
41 Stanhope Gardens	Non compliance with a S215 notice	Complied with. Fined £300.00

The prosecution rates are dependent in the main on the availability of dates from the courts.

PLANNING POLICY

Haringey Local Plan

- 5.13 The beginning of 2016 saw consultation take place on the final iterations (the 'pre-submission' stage) of the four Local Plan documents – the alterations to the Strategic Polices DPD, the Development Management Polices DPD, the Site Allocation DPD, and Tottenham Area Action Plan.
- 5.14 The pre-submission consultation elicited 931 representations, with the majority these (444) being made to the Site Allocation DPD and therein the proposed allocations for Broadwater Farm, Highgate Bowl, Finsbury Park Bowling Alley and Park Road/Lynton Road.
- 5.15 Following consideration of all the representations received, the Council submitted the Local Plan documents and supporting evidence to the Secretary of State on 24th May for Examination in Public (EiP). An independent planning inspector, Christine Thorby MRTPI IHBC, was appointed to conduct the EiP, which assesses whether the plans have been prepared in accordance with the relevant legislative requirements and whether they are 'sound' - namely that each is:
- Positively prepared – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
 - Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
 - Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
 - Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.
- 5.16 The Inspector, having reviewed all the submitted material, issued a list of matters/questions that she wished to receive further information on. Both the Council and respondents were offered the opportunity to respond to the questions which then formed the basis of the public hearing sessions which took place from 23rd August to 8th September in the Council Chamber at the Civic Centre.
- 5.17 The hearings were attended by a range of interested parties, all of whom were given the opportunity to raise their concerns on each of the document with the Inspector. Where the Inspector considered that such concerns went to the 'soundness' of the documents, the Council sought to agree changes to wording of the policies that the Inspector and the relevant parties could also agree.
- 5.18 The next steps in the process towards adoption of the plans are:

- The Council is to publish a set of further modifications (changes) to each plan for a six week period of consultation (likely to run from October – November). The modifications are those requested by the Planning Inspector as well as those agreed by the Council in response to the representations received. The consultation is required to ensure that the changes can then be legally made to each plan before being formally adopted;
- The Council will then review any further comments received to the modifications, respond to these if necessary, and then send these to the Planning Inspector for consideration (November);
- The Planning Inspector will then issue her report to the Council confirming the changes needed to make the documents ‘sound’ (likely to be in January or February 2017); and
- The four Local Plans are reported to Cabinet and Full Council for formal adoption (March 2017).

5.19 In addition to the above documents, work is also continuing on the preparation of the Wood Green Area Action Plan (AAP). The purpose of the AAP is to recognise the development potential within the Wood Green area, which includes significant Council landholdings, and the opportunities therein to strengthen the status of the Wood Green Metropolitan town centre. Four broad development options were promoted for consultation in February – March 2016 based around different levels of intervention, including a single more centrally located Crossrail 2 station to serve the area.

5.20 Initial analysis of the comments received suggest significant support for the options promoting higher levels of intervention with many respondents recognising the need to rejuvenate the town centre and stem the tide of major retailers leaving. Delivery of these higher intervention options will be contingent on the findings of further evidence gathering, which is underway, and decisions on Crossrail 2 serving the area. With respect to the latter, the Council is engaging with TfL in supporting the case for Crossrail 2 provision through Wood Green and is waiting on further announcements and consultation due in October 2016, at which point we hope to be able to consult on the next version of the AAP – the Preferred Option stage.

5.21 The service also continues to support the preparation of the Joint North London Waste Local Plan, which under went preferred option consultation in July 2015 and which is due to come forward for pre-submission consultation in 2016.

Neighbourhood Planning

5.22 The policy team have also supported the Highgate Neighbourhood Forum in the progression of the Highgate Neighbourhood plan which was formally submitted to the Council in August 2016. Public consultation is now programmed to take place on the draft plan from 23rd September to 4th November 2016, after which the plan will be subject to independent examination, likely to take place in early 2017.

5.23 The Crouch End Neighbourhood Forum had their Forum Status and Neighbourhood Area boundary agreed by the Council earlier in the year. As the

neighbourhood forum progress toward preparation of a draft plan, officers from the planning team will continue to offer their support and attendance at forum meetings.

S106/CIL

5.24 The service took part in the 'Scrutiny in a day' on Community Infrastructure Levy (CIL) and these findings of this were reported to Cabinet in May 2016. One of the recommendations was that the CIL rates be reviewed in 2016. Work is currently underway in preparing the evidence necessary to support the review, the finding of which will be reported to Regulatory Committee and Cabinet in November 2016. This work will also involve establishing appropriate internal and external governance arrangement for the spending of CIL receipts on both community-led projects and strategic infrastructure programmes.

Viability

5.25 The Service recently took part in the 'Scrutiny in day' on Housing Viability and is currently in the process of reviewing the outcomes and findings of this review. Where appropriate, we will seek to take any appropriate actions forward within the service's future work programme.

Other work

5.26 An Article 4 Direction restricting rights to convert warehouses to residential was consulted upon in July and will be formally brought into effect next year.

5.27 The Policy Team is in the process of finalising the revised Statement of Community Involvement (SCI), which has been updated to take account of reforms to the planning system and to recognise the growth in the use of social media as a tool for notifying residents of community consultations, with the latter also offering significant opportunities to reduce service costs. The revised SCI is to be reported to Regulatory Committee and Cabinet in October 2016 for adoption and implementation.

5.28 In the remainder of the year the focus of the Policy Team will be on:

- Improving our monitoring processes, ensuring the right data is gathered to effectively monitor the effectiveness of the new Local Plan policies and our development management decisions. This work will culminate in the publication of Authorities Monitoring Report, which will be reported to Cabinet in December 2016;
- Reviewing our current suite of Supplementary Planning Documents (SPDs), ensuring these remain valid and reflect the new policies of the Local Plan. We will also be bringing forward new SPDs where we have signal an intention to do so in the new Local Plans, including for Tall Buildings and for masterplans for estate renewal proposals.
- Preparing further evidence base studies on open space and Gypsies and traveller needs.
- Additionally input from Planning Policy will be required into other corporate documents, notably: the Housing Strategy, Affordable Housing Enabling,

Housing Infill/Small Sites, Estate Renewal and Development Vehicle, Upper Lee Valley DIFS, Upper Lee Valley OAPF Update, Cultural Strategy, Economic Development Strategy, and the Masterplans/Delivery Vehicles for Tottenham Hale, High Rd West, and Northumberland Park.

- It is also anticipated that there will be work undertaken to support the production of the next version of the London Plan. This includes in 2016 updating of the Strategic Housing Land Availability Assessment, and Town Centre Healthchecks.
- The service will also keep abreast of publication of draft regulations to give effect to the Housing and Planning Act 2016, in particular proposals for the implementation of planning and housing reforms, including the proposals for 'Starter Homes'.

Conservation

5.29 A brief update is provided below:

Noel Park

- Recently adopted the new appraisal and management plan and amended CA boundary
- Will now seek to extend the relevant Article 4 direction to cover the whole estate

Conservation Area Appraisal and Management Plans for the Tottenham High Road Historic Corridor

- 6 conservation areas: North Tottenham, Scotland Green, Bruce Grove, Tottenham Green, Seven Sisters/Page Green, and South Tottenham
- Cabinet to approve public consultation on all 6 in September 2016
- Work being carried out by our consultants

Complete Review of Local List

- Working in Conjunction with the CAACs
- Currently in the early stages of project

Transportation Planning

5.30 The team has made major contribution to supporting planning officers in dealing with their very high number of planning applications as well as providing input at the pre-application stage.

5.31 The team has supported the delivery of regeneration in Tottenham and Wood Green through the provision of transport planning advice and participation in a range of delivery groups. It has led on the Council's input to Crossrail 2 which, if approved, would transform access and capacity across much of the Borough. In addition the team has worked to secure improvements to the Barking Gospel Oak line and to support enhancements to the West Anglia main line through Tottenham Hale and Northumberland Park including the additional track between Tottenham Hale and Angel Road to allow a 4 trains per hour service to be introduced serving the redeveloped station at Northumberland Park in 2018.

- 5.32 The team has worked with the Smarter Travel team to develop a new staff travel plan. The team is leading on measures to mitigate the impact of motor traffic such as setting up a car club contract, supporting the use of electric vehicles through BluePoint London and point to point car hire through Drive Now. We are working with TfL to develop a rapid charging network within the borough.
- 5.33 Following a successful bid in October 2015 TfL has allocated £2.3m LIP funding for transport projects in December for delivery in 2016/17. Transportation planning has led on planning of cycle routes, provided input to bus service planning and commenced work on developing a Transport Strategy. The team is also working closely with regeneration and highway engineers on the implementation of a LIPfunded major project around White Hart Lane station.

BUILDING CONTROL

- Fee earning Applications received 2017 (Apr to date) - 626
 - Fee earning Applications received 2016 (Apr – Mar) - 1252
 - Fee income from applications 2017 (Apr to date) – £400k
 - Fee income from applications 2016 (Apr – Mar) – £637k
- 5.34 Haringey Building Control Service continues to provide valued customer services that customers (in their various guises) both appreciate and value. Applications over the year to date are similar in number to last year. Building Control are consistently being asked to check applications outside of our Borough, 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 St Lukes, Hornsey Depot and THFC being on site. Work on the THFC stadium continues apace and the coming 12 months will be very difficult balancing the new building works whilst maintaining the safety at the existing stadium. Building Control continue to issue the Safety Certificate and monitor compliance on a match by match basis.
- 5.35 Dangerous Structures have as always been ever prevalent, both within normal office hours and outside office hours with the team has been “called upon” over 80 times to date (in what is normally a quiet period).
- 5.36 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. To date this year, significant projects include all the party wall awards on the Council infil projects and project managing the replacement of the Wightman Road bridge over the main line railways.

5.37 The coming challenge for Building Control during the second half of the year, is to complete the restructure (phase 2 of the Planning Service restructure). This has become even more important as we have recently lost a valued member of staff and need to recruit in order to be able satisfy clients/customers who are paying for our service. The restructure is critical in order to be able to recruit in a very challenging market place.

MEMBERS

5.38 There are a number of training opportunities for members.

Revised scheme of delegation

5.39 A revision to the scheme of delegation was agreed by full Council in July. This is in respect of applications made by the Council. The Scheme of Delegation was amended in 2014 to add a requirement that all applications where the Council is the applicant be required to be taken to committee for determination. An amendment is proposed such that the Chair can agree that a delegated decision can be taken on applications made by the Council. Council applications where delegated decisions are proposed will be recorded on a form for discussion with the Chair at regular liaison meetings. The decision will be made by the Chair and the decision recorded on the form and the form will be saved to the case file This change is proposed in order to ensure that the committee has enough space on its agenda for major and contentious applications.

STAFFING

5.40 Advertisements for 17 posts across the service were placed in Jobs Go Public and Haymarket on 12 April 2016 as well as on the Haringey Website on 8 April. The closing date for applications was 1 May 2016. 117 applications were received and 2 strategic applications planners, 6 development management planners (including 3 transfers from agency), 1 principal policy planner and 3 assistant planners (including 3 transfers from agency) have been appointed.

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.