

MINUTES OF THE MEETING OF THE CABINET MEMBER SIGNING HELD ON TUESDAY, 1ST NOVEMBER, 2016, 11:00

PRESENT:

Councillor Alan Strickland, Cabinet Member for Housing, Regeneration and Planning.

1. FILMING AT MEETINGS

The Cabinet Member referred those present to agenda Item 1 as shown on the agenda in respect of filming at this meeting and asked that those present reviewed and noted the information contained therein.

2. URGENT BUSINESS

None

3. DECLARATIONS OF INTEREST

No Declarations of Interest were received.

4. AGREEMENT TO CONSULT ON UPDATED VALIDATION REQUIREMENTS FOR PLANNING APPLICATIONS

Cabinet Member approval was sought to agree a consultation on a checklist of local information requirements to be submitted with planning applications. The list set out the requirements for supporting information that should be submitted with different types of applications and must be updated every 2 years.

RESOLVED

- I. That the validation list be updated, as set out in appendix 1 of the report, to bring it in line with current Local and London Plan Policies.
- II. That that consultation should take place from 21 November 2016 -16 January 2017.
- III. That following the consultation, the comments will be summarised and analysed. Officers to consider all comments and where relevant and appropriate, make amendments to the validation checklist to reflect these comments. A summary of responses and any changes will be presented to the Cabinet Member for final sign off.

Reasons for decision

Updating the validation list is essential to ensure that all the necessary information is submitted with planning applications so that the LPA can consider applications in an efficient and consistent way while ensuring policy compliant developments.

Alternative options considered

No other options were considered because there is an obligation to have up to date validation list.

5. DRAFT CONSERVATION AREA APPRAISALS AND MANAGEMENT PLANS FOR NORTH TOTTENHAM, SCOTLAND GREEN, BRUCE GROVE, TOTTENHAM GREEN, SEVEN SISTERS/PAGE GREEN AND SOUTH TOTTENHAM

Cabinet Member approval was sought for a six week public consultation around six draft conservation area appraisal and management plan documents. The documents relate to the six conservation areas that make up the Tottenham High Road Historic Corridor – North Tottenham, Scotland Green, Bruce Grove, Tottenham Green, Seven Sisters/Page Green and South Tottenham.

Following the conclusion of the consultation period, the final amended documents would be referred back to Cabinet for adoption by the Council in early 2017.

RESOLVED

- I. To approve the Conservation Area Appraisal and Management Plan documents, attached at Appendices 2 – 7 of the report, for a six-week public consultation.

Reasons for decision

The Council has a statutory duty to ensure that conservation areas are preserved or enhanced and publish policies for the implementation of the same.

The current appraisal for the area has not been updated since 2009. Up-to-date Appraisal and Management Plan Documents will provide a sound basis for development management decisions which is defensible on appeal. The documents will also serve as a useful guide for property owners and those putting forward heritage projects and development proposals as to how best to preserve and enhance the area's character.

The Conservation Areas fall within the area covered by the emerging Tottenham Area Action Plan which is likely to impact upon the conservation areas. It is therefore important that the Council publishes these appraisals along with the management plans in order to support the Council's local plan policies and ensure that the significance of the area is preserved and enhanced.

The appraisals include recommendations for revisions to the Conservation Area boundaries. It is important that the Council publish these recommendations with a

view to revising the boundaries after consultation. There is a statutory duty to review conservation area designations from time to time (Planning, (Listed Buildings and Conservation Areas) Act 1990, 69) and the Council must ensure that designated conservation areas are of sufficient special architectural or historic interest, in line with the National Planning Policy Framework (paragraph 127) and Historic England guidelines.

Alternative options considered

The existing conservation area appraisal for the Tottenham High Road Historic Corridor was updated in 2009. However, continuing to use this document is not considered advisable. The area has undergone significant change since the document was written and it is therefore inaccurate. The emerging Tottenham Area Action Plan (Policy AAP5: Conservation and Heritage) indicates the need for review of such documents.

The document includes recommendations for alterations to the boundaries of the conservation area. The option of leaving the boundaries as they currently are is considered but this course is not recommended. Some areas have been altered to such an extent that they have entirely lost their special character. The National Planning Policy Framework (Paragraph 127) states that “When considering the designation of conservation areas, local planning authorities should ensure that the area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest”. In cases where there is no discernible special character, the designation is unhelpful.

6. NEW ITEMS OF URGENT BUSINESS

N/A

CHAIR:

Signed by Chair

Date

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