

**Report for:** Regulatory Committee

**Title:** Planning Services update July 2017

**Report authorised by:** Emma Williamson

**Lead Officer:** Emma Williamson, 5507

**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 first quarter of 2017/18
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. **2017/18 first quarter work report**

#### **Development Management**

Performance data to be tabled so that it covers whole of quarter 1.

#### **Planning Decisions**

- 5.12 The Planning Committee has met four times in Q1 2017/18 and has considered a total of six applications. It has approved six and refused none of the applications and deferred none. The committee has resolved to grant 322 residential units in this period.

#### **Planning Enforcement**

- 5.13 Officers have procured the services of a specialist financial investigator to assist with the Council's first planning enforcement case under the Proceeds of Crime Act 2002 (POCA). Previously we did this work through the Home Office and they can no longer provide this service and this new way of working is more cost effective. This will enable the Council to seek to recover profits generated from those who make financial gains from unauthorised development.
- 5.14 It is considered that making full use of the Act will not only deter rogue developers but will generate funds and thus contribute to making the Planning

Enforcement Team self-financing. The first POCA case in this arrangement will be heard in court in September.

## **PLANNING POLICY**

### Haringey Local Plan

- 5.15 Following the public hearing sessions held between 23<sup>rd</sup> August and 8<sup>th</sup> September 2016, the Council received the Planning Inspector's Report into the examination in public on 28<sup>th</sup> April 2017. The Inspector's Report confirmed that all four Local Plan documents (the Alterations to Strategic Policies; the Development Management DPD; the Site Allocations DPD; and Tottenham Area Action Plan) were 'sound', and subject to a number of recommended changes being made.
- 5.16 The recommendations of the Planning Inspector were reported to Cabinet at its meeting of 20<sup>th</sup> June 2017. Cabinet agreed the recommended changes and have referred the four documents (incorporating the recommended changes) to Full Council (24<sup>th</sup> July 2017) for formal adoption and implementation in determining planning applications.
- 5.17 In addition to the above documents, work is also continuing on the preparation of the Wood Green Area Action Plan (AAP). Consultation took place on the 'Preferred Option' draft of the AAP over February – April 2017. The 'Preferred Option' was drawn up following consultation in 2016 that saw residents and landowners express a clear preference for options that promoted significant change and positive intervention by the Council to make change happen. The 15-year plan set out development sites with capacity to deliver 4,000 new jobs and 7,700 homes through enlargement of the Metropolitan Town Centre westward at the site of The Mall, providing more retail, leisure and office space. The AAP build on the areas strengthens (its excellent transport connections and diverse array of culture, shops and businesses) and seeks to address its weaknesses (poor permeability and east-west pedestrian routes, traffic heavy High Street, decline in shopping quality), and opportunities, including a significant number of strategic sites with developer/landowner interest in redevelopment (Clarendon Road, the Iceland supermarket site, the Chocolate Factory site).
- 5.18 There was a significant response to the consultation, which saw officers hold 11 exhibitions, 10 workshops and 16 stakeholder meetings. Hundreds of 1:1 conversations were held with residents, workers and visitors to Wood Green, all interested in the ambitious plans for the area, with thousands of people also visiting the website. The vast majority of responses were supportive of the need for comprehensive regeneration and rejuvenation of the High Street. However, concerns were also raised about the loss of properties on Caxton and Mayes roads, and the impact on residents in the estates above The Mall (Sky City and Page High estates)
- 5.19 Officers are now reviewing and analysing the comments received. We are also continuing to work on the evidence base needed to support the AAP, including improving our understanding of the types of employment space that should be

provided and the infrastructure requirements. With respect to the latter, we are awaiting announcements on the funding of Crossrail 2 to provide the certainty needed to advance a high intervention, high density strategy. Delays in confirming the position on Crossrail 2 are likely to delay next iteration of the AAP.

### Neighbourhood Planning

- 5.20 The Highgate Neighbourhood Plan was subject to public consultation and independent examination between September 2016 and February 2017. Both Haringey and Camden Councils made representations to the Plan to ensure the final policies were consistent with our respective emerging Local Plans and were workable. These comments were generally taken into account by the Forum through amendments to the final draft plan.
- 5.21 The Examiners Report was received by the Forum and council's on 28<sup>th</sup> February 2017 and was reported to Cabinet at its meeting of 11 April 2017. Cabinet agreed to hold a referendum on the Plan, which was initially planned for 29<sup>th</sup> June 2017. Post this decision, however, the Government called a general election for June, and therefore the referendum on the Neighbourhood Plan was deferred until 6<sup>th</sup> July 2017.
- 5.22 With respect to the Crouch End Neighbourhood Plan, the Forum are still gathering the views of local residents and businesses about the matters that their Plan should seek to address. There is currently no firm date for consultation on a draft of the Crouch End Plan.

### S106/CIL

- 5.23 Consultation on the Preliminary Draft Charging Schedule (PDCS) was held from 10<sup>th</sup> March to 21<sup>st</sup> May 2017. This contained an update to the Council's adopted (2014) CIL rate in the south-eastern charging zone from £15m<sup>2</sup> to £130m<sup>2</sup> for residential development, excluding Mayoral CIL. The rest of the Charging Schedule is proposed to remain unchanged.
- 5.24 The consultation also invited comments on a revised Regulation 123 List (i.e. the list of infrastructure types the Council intends to spend its CIL on), and the Council's proposed governance arrangements for spending both the neighbourhood and strategic portions of CIL.
- 5.25 In total, 15 written representations were received to the consultation. These were predominantly from the development industry and statutory agencies.
- 5.26 A significant issue that has arisen, that was not fully considered through the Scrutiny Panel review that initiated the CIL review, is the fact that, for outline applications that the Council has already granted, or for phased development schemes, any new CIL rate will be applicable to the reserved matters applications. In these circumstances, the Planning Authority has determined these application based upon a balance of obligations and viability predicated on a CIL liability rate of £15m<sup>2</sup>. The imposition of a change in CIL rate to

£130m<sup>2</sup> would be to have a significant detrimental impact on delivering these schemes.

- 5.27 Officers are therefore considering the options available to address or mitigate this issue before advancing to the next consultation phase on the Charging Schedule.
- 5.28 In the interim, work will continue on finalising the governance arrangement for the spending of both the neighbourhood and strategic portions of CIL; revisions to the Regulation 123 List in response to comments received; and to revise the Planning Obligations SPD to ensure both mechanisms for securing the provision of infrastructure are aligned and avoid any potential for 'double counting'.
- 5.29 The revised draft of Planning Obligations SPD will be reported to Regulatory Committee and Cabinet in September 2017 and will then be subject to public consultation.

#### Other work

- 5.30 A non-immediate Article 4 Direction restricting rights to convert warehouses to residential use was consulted upon in July 2016 and will be formally brought into effect on 3<sup>rd</sup> July 2017. There is a further permitted development right being introduced by the Government to come into effect on 30 September 2017 that will provide for the conversion of light industrial (Use Class B1c) floorspace to residential. The Council's prior approval will still be required, and the Government has broadened the scope of council's consideration to include whether the introduction of a residential use would jeopardise the primary industrial function if the proposal is in an area of industrial importance. Officer's will monitor the uptake of prior approvals for this new permitted change, and will report back to Regulatory Committee and Cabinet on its impact through the Authority's Monitoring Report (AMR).
- 5.31 Going forward the focus of the Policy Team will be on:
- Improving our monitoring processes, ensuring the right data is gathered to monitor the effectiveness of the new Local Plan policies and our development management decisions. The team are working on putting in place processes to allow for quarterly monitoring of key AMR indicators to allow for reporting through the year against targets and is aiming to have a draft 2016/17 AMR in June 2017.
  - 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 signalled an intention to do so in the new Local Plans, including for Tall Buildings and for masterplans for estate renewal proposals. We will also prepare guidance for undertaking Basement Impact Assessments, ensuring these follow good practice being developed elsewhere across the Capital.
  - Preparing further evidence base studies on open space and Gypsies and traveller needs.

- Publish a 'Brownfield Register' for Haringey that includes sites across the borough that benefit from unimplemented planning permissions or are suitable and available for redevelopment.
- Additionally, input from Planning Policy will be required into other corporate documents and strategies, notably: implementation of the Housing Strategy, Housing Infill/Small Sites, Estate Renewal and Development Vehicle, Upper Lee Valley OAPF Update and supporting evidence, Cultural 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 updating of the Strategic Housing Land Availability Assessment, Employment Land Review, and Town Centre Health-checks.
- The service will also keep abreast of publication of draft regulations to give effect to the Housing and Planning Act 2016 and the Planning White Paper, in particular proposals for further planning and housing reforms.

## Conservation

5.32 A brief update on the quarter is provided below-

### Noel Park Conservation Area

- The Council adopted the new appraisal and management plan of the area and amended the boundary. Following the recent survey by Historic England, it has been now removed from the 'At Risk' register.
- The team will now seek to extend the relevant Article 4 direction to cover the whole estate as per the recommendations by the Management Plan.

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

- Review of conservation area appraisals for 6 conservation areas (North Tottenham, Scotland Green, Bruce Grove, Tottenham Green, Seven Sisters/Page Green, and South Tottenham) was undertaken and completed with a management plan and guidance to preserve and enhance these areas were completed successfully.
- Public consultation on amendments were carried out in November 2016.
- Following consideration of representations these appraisals were adopted at the 20<sup>th</sup> June Cabinet. Amendments have been made in response to comments including the reinstatement of parts of Wakefield Road and St Francis De Salles Church in their respective conservation areas. Notable changes to the Tottenham Conservation Areas are the removal of the area of the Spurs Stadium site and the opposite terrace from the Conservation Area and the de-designation of the South Tottenham Conservation Area.

### Future Conservation Area Appraisal and Management Plans

- Contractors have been procured for an additional 9 conservation area appraisals and management plans and initial survey work has already

commenced on these areas. This will include at least two conservation areas from the West of the borough.

#### Complete Review of Local List

- Work has been progressed with the local CAAC's and the team is in the process of reviewing the nominations received along with reviewing the existing entries against the draft criteria proposed for the review.

#### Securing urgent works and required funding for other buildings 'at risk' and those under Council ownership

- Continuous liaison with Regeneration and Corporate Property Service officers to secure works to buildings included in the 'At Risk' register such as Bruce Grove Toilets, Hornsey Town Hall, Alexandra Palace, Palace Cathedral as well as to other council owned buildings such as Bruce Castle.
- Partial sum of money has been secured towards the restoration of grade II listed Wood Green Fountain under Council ownership from Heritage of London Trust, Regeneration and Corporate Property Services. The team will continue its efforts to raise the balance sum of money through other resources.

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.

### **Transportation Planning**

- 5.33 Member workshops will be held on the revised Haringey Transport Strategy in late summer with public consultation on the Strategy programmed for Autumn. Once the final Strategy is adopted, later in the year, work can begin on the series of supporting plans, such as the Cycling and Walking Plan and Parking Strategy.
- 5.34 Alongside this, the team will also be preparing a further interim LIP to cover the 2018/19 year, pending the adoption of the new Mayor's Transport Strategy (MTS), following consultation. This will follow the same LIP funding arrangement as presented in the current 2017/18 interim LIP, with respect to the levels of funding available by programme.
- 5.35 In addition, the team will also be advancing work on the Green Lanes Transport Study, the installation of further Electric Charging Stations across the Borough, the Wood Green Transport Study and Low Emissions Bus Zone, and confirming the Definitive Maps for Rights of Ways in the east of the borough.

### **BUILDING CONTROL**

- BC performance stats and work programme update to be tabled



## **MEMBERS**

- 5.36 Annual member training was held in June 2017 and attended by fourteen members. A visit to the completed St Luke's development is scheduled for 30 June and a programme for further visits is under preparation. Viability training is programmed for the Autumn.

## **Planning Protocol**

- 5.40 The Planning Protocol was adopted in 2014 and amended in 2016. Further changes are proposed in tracked changes in the version in Appendix One. These changes include update references to legislation that has been amended, clarify that the nature of interests that members declare needs to be stated and that members declaring an interest should leave the room for the relevant item, clarifies that the amount of time that is allocated for supporters of an application including the applicant is 6 minutes total and that if there are no objectors there is no right for any supporters to speak. Members are asked to agree these changes to the Protocol which will then go forward for annexing to the Council's Constitution following consideration by Standards Committee and full Council.

## **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.