

**MINUTES OF THE MEETING OF THE LOCAL PLAN CABINET SUB-COMMITTEE
HELD ON MONDAY, 14 DECEMBER 2015**

COUNCILLORS

PRESENT Ayfer Orhan, Alan Sitkin and Daniel Anderson

ABSENT Ahmet Oykenner

OFFICERS: Ian Davis (Director Regeneration & Environment), Joanne Woodward (Head of Strategic Planning and Design), Gerry Ansell (Planning Policy Team Leader), Neeru Kareer (Principal Planning Officer), Isha Ahmed (Principal Planning Officer), Koulla Panaretou (Committee Secretary)

ALSO

ATTENDING: Councillor Vicki Pite – (Associate Cabinet Member)

1

WELCOME AND APOLOGIES FOR ABSENCE

The Chair welcomed everyone to the meeting and apologies for absence were received from Cllr Ahmet Oykenner (Cabinet Member for Housing and Housing Regeneration), Cllr Bambos Charalambous (Associate Cabinet Member), Cllr George Savva (Associate Cabinet Member).

2

DECLARATIONS OF INTEREST

There were no declarations of interest registered in respect of any items on the agenda.

3

URGENT ITEMS

NOTED that the reports listed on the agenda had been circulated in accordance with the requirements of the Council's Constitution and the Local Authorities (Executive Arrangements) (Access to Information and Meetings) (England) Regulations 2012. These requirements state that agendas and reports should be circulated at least five clear days in advance of meetings.

4

MINUTES OF THE MEETING HELD ON 5TH NOVEMBER 2015

AGREED, that the minutes of the Local Plan Cabinet Sub-Committee held on the 5th November 2015 be approved.

5

DRAFT SECTION 106 SUPPLEMENTARY PLANNING DOCUMENT

RECEIVED the report of the Director of Regeneration and Environment (Report No. 148) requesting agreement to approve the Revised Draft S106 Supplementary Planning Document (detailed in Appendix 2) for public consultation.

NOTED that

1. The report seeks agreement to consult on a further revision of the draft S106 Supplementary Planning Document (SPD). At its meeting on the 15th January 2015, the Local Plan Cabinet Sub Committee approved a draft revised S106 SPD for public consultation.
2. The consultation period lasted for six weeks and ended on the 23rd April 2015. A total of 9 responses were received and these are summarised in Appendix 1 together with how they have been taken into account in redrafting the document.
3. The S106 SPD sets out the Council's approach for securing planning contributions from new developments that require planning permission. The draft S106 SPD has been redrafted to take account of representations received and other changes; including changes to the government's affordable housing policy, and matters raised by the CIL Inspector (relating to education contributions) at the recent CIL examination held on the 4th November. A copy is attached in Appendix 2 of the agenda pack.

IN RESPONSE the following comments were received:

1. Concern was raised that historically S106 funding has been used to help finance school expansions; this will not be available at current levels going forward due to government restrictions regarding the pooling of S106 receipts and the intended introduction of the Community Infrastructure Levy. The Council will need to borrow more to make up the difference.
2. The cost of this consultation was questioned with only 9 responses received to the previous consultation. It was confirmed that mostly officer time was accountable for the completion of the consultation.

Alternative Options Considered:

None. It is necessary to make further revisions to the S106 SPD to coincide with the adoption of CIL.

DECISION: The Local Plan Cabinet Sub Committee agreed to approve the Revised Draft S106 SPD detailed in Appendix 2 for public consultation.

Reason:

Further consultation is required on the Revised Draft S106 SPD to take account of the recent policy changes following the High Court challenge outcome and to reflect progress towards adopting Enfield's CIL. The Revised Draft S106 SPD (detailed in Appendix 2) provides clear, transparent and up-to-date guidance on the type of S106 obligations required for new development.

6

ADOPTION OF THE DECENTRALISED ENERGY NETWORK TECHNICAL SPECIFICATION SUPPLEMENTARY PLANNING DOCUMENT KD4219

RECEIVED the report of the Director of Regeneration and Environment (Report No. 126) requesting agreement to the adoption of the Decentralised Energy Network Technical Specification as supplementary guidance for Enfield's Local Plan.

NOTED that

1. Enfield's Local Plan policies support proposals for decentralised energy networks. Specifically, they require all major new developments to connect to, or contribute towards, existing or planned networks supplied by low or zero carbon energy.
2. Supplementary guidance has been prepared to support the implementation of these policies. This guidance aims to set out the technical design specification that commercial and residential developments need to meet in order to connect to, or contribute towards, decentralised networks.
3. A draft Decentralised Energy Network Technical Specification Supplementary Planning Document (SPD), was published for public consultation this summer. The consultation responses have been considered and minor changes have been made to the SPD. This report now seeks approval to formally adopt the Decentralised Energy network Technical Specification Supplementary Planning Document (SPD) (Appendix 1).

IN RESPONSE the following comments were received:

1. Verification of the technical information contained in the Decentralised Energy Network Technical Specification Supplementary Planning Document was requested to confirm its accuracy.
2. In response the LVHN specialist consultancy team were used to complete this and they are very experienced in this field. It lies within the parameters of the planning process and is an acceptable planning document.

LOCAL PLAN CABINET SUB-COMMITTEE - 14.12.2015

3. It was noted that the SPD provides further guidance to the adopted Development Management Document which contains planning policies requiring the provision of decentralised heat networks in the borough.
4. It was noted that the Technical Guidance is correct at the time of completion but this will need to be kept under review as technical advances are made in the industry.

Alternative Options Considered:

The alternative option is to not have a Supplementary Planning Document. This option would not help deliver decentralised energy networks which are high quality, efficient, have longevity, deliver the intended carbon emission reductions, and reduce the costs of energy to the consumer.

DECISION: The Local Plan Cabinet Sub Committee agreed to adopt the Decentralised Energy Technical Specification as supplementary guidance for Enfield's Local Plan.

Reason:

Enfield's Local Plan specifies that all major new developments should connect to or contribute towards existing or planned networks supplied by low or zero carbon energy. The Supplementary Planning Document will provide more detailed information for developers related to this policy requirement.

7

DRAFT RITZ PARADE DEVELOPMENT BRIEF FOR PUBLICATION CONSULTATION - KD4072

RECEIVED a report from the Director of Regeneration and Environment (report number 127) requesting the approval of the Draft Ritz Parade Development Brief (Appendix 1) for public consultation.

NOTED that

1. The report sought the agreement of the Draft Ritz Parade Development Brief, so that it could be published for public consultation.
2. Ritz Parade is an opportunity site identified as Site 12: Ritz Parade in the Adopted North Circular Area Action Plan (NCAAP). Bringing forward a Development Brief for Ritz Parade was a commitment in the NCAAP, NC Policy 23.
3. The objective of the development brief is to provide planning, design and development advice for the Ritz Parade site to help guide future redevelopment proposals as they come forward.

LOCAL PLAN CABINET SUB-COMMITTEE - 14.12.2015

4. The Brief will be published with a Foreword by Cllr Sitkin to confirm that the Council will set the parameters by which development proposals will be considered.
5. Concern was raised with regard to the under-usage of community halls, with particular concern about the Assembly Hall's future usage.
6. It was noted that that the current occupiers of the Assembly Hall have a favourable long term lease with the freeholder and this consultation will provide the opportunity to engage with both freehold and leasehold interests to understand their relationship for the future.
7. Within the consultation document there is no mention of Health Centres. There is concern that GP's now have an average of 4,000 patients each on their book, increased from 1,900. These increases are largely due to an increase in people moving into the Borough.
8. In response, the consultation draft establishes the principle to both retain the existing 2,000 sq.m community space or the provision of new community spaces as part of a more comprehensive option. The consultation process is intended to draw out the needs of people.
9. There are different options regarding whether or not the Assembly Hall should be retained, It is not a listed building. Moreover, its retention would have cost implications likely to affect in turn the project scale that developers would demand. On the other hand, some residents might feel that the Hall has at least some local historical value. There is currently a borough-wide local heritage review being undertaken of local structures of local interest. The Assembly Hall is being considered as part of this process to be considered as suitable for inclusion on the Local List of heritage assets. The review is still on-going and will be completed in Spring 2016.
10. Other social infrastructures such as education provision have already been addressed through the adopted North Circular Area Action Plan, which takes account of the residential capacity potential of Ritz Parade. Ritz Parade is designated a Large Local Centre, and therefore it is a highly appropriate site to promote both community and retail uses.

Alternative Options Considered:

The requirement to bring forward a development brief for Ritz Parade is a commitment as set out in the Council's adopted North Circular Area Action Plan and once adopted, it will form part of Enfield's Local Plan as supplementary guidance. Several development scenarios have been considered upon arriving at the two preferred options, all other options have been discounted on account of development viability.

DECISION: The Local Plan Cabinet Sub Committee approved the Draft Ritz Parade Development Brief (Appendix 1) for public consultation.

Reason:

The production of a detailed development brief for this site is a commitment set out under NC Policy 23: Ritz Parade in the North Circular Area Action Plan; it will serve to aid the delivery and implementation of this key site in consultation with the wider community.

8

DATES OF FUTURE MEETINGS

NOTED the following future meeting dates:

Tuesday 9th February 2016 – Room 3, 7pm to be re-arranged. Alternative dates to be circulated under separate cover.

Wednesday 20th April 2016 – Room 3, 7pm

Please note: Briefing Sessions for all the above meetings will be held at 6:30pm in the Democratic Services Meeting Room, A Block, 1st Floor, Cellular Office.