

**MINUTES OF THE MEETING OF THE LOCAL PLAN CABINET SUB-COMMITTEE
HELD ON TUESDAY, 18 SEPTEMBER 2018**

COUNCILLORS

PRESENT Mary Maguire, Dino Lemonides and Ahmet Oykenen

ABSENT Nesil Caliskan (Leader of the Council)

OFFICERS: Neeru Kareer (Head of Strategic Planning and Design - Interim), Stephanie Brewer (Area Based Plans Manager - Interim), Isha Ahmed (Principal Planner) and Sarah Cary (Executive Director Place), Penelope Williams (Secretary)

**ALSO
ATTENDING:** Councillor Ahmet Hasan (Associate Cabinet Member)
Councillor Dinah Barry (Associate Cabinet Member)

**1
APPOINTMENT OF CHAIR**

Councillor Mary Maguire proposed and Councillor Dino Lemonides seconded the nomination of Councillor Ahmet Oykenen as chair of the committee.

This was agreed unanimously.

**2
APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Nesil Caliskan.

**3
DECLARATION OF INTEREST**

There were no declarations of interest.

**4
URGENT ITEMS**

There were no urgent items.

5

NORTH LONDON WASTE PLAN

The Sub Committee received a report and presentation from Stephanie Brewer (Area Based Plans Manager) on the North London Waste Plan. (Report No: 72)

Copies of the presentation slides are available on the website and from the committee administrator.

The following points were highlighted during the presentation:

- The ward councillors from Edmonton Green, Upper and Lower Edmonton had been offered a briefing on the proposals. Some members had attended.
- Officers had been working on the plan over a number of years.
- The agreement had been negotiated so that it was now acceptable to all seven local authorities involved.
- The proposals will cover the period to 2035 and have been developed taking account of predicted population changes and waste projections.
- Members were being asked to endorse this plan as the final pre-consultation draft before seeking the approval of Cabinet and Council.
- Once adopted, it will protect boroughs from unsuitable waste proposals by providing policies against which future applications will be assessed. It is also a statutory requirement. A waste plan has to be progressed in order to proceed with of the Local Plan. Approval of the plan for public consultation is the next step in a timetable which will lead to adoption in May 2020.
- One purpose was to reduce the overall reliance on Enfield's land. Currently Enfield has about 70% of the total waste site areas in the seven boroughs. If the plan is adopted any further development could be guided towards suitable areas and assessed in line with policies which acknowledge the existing high concentrations of sites in Enfield, as well as Enfield regeneration aspirations.
- Existing sites cannot be closed, through this plan as they are protected through the London Plan and their capacity is required, but new, better and more efficient facilities could be encouraged for the future.
- If adopted by the Council, the plans will give the Council greater control when assessing future planning applications.
- All boroughs involved in the plan had had to put forward suitable industrial land towards a pool of potentially suitable sites to address future waste capacity requirements.
- Officers had managed to negotiate down the amount of land that Enfield needed to put forward. This was an important achievement. They had also managed to ensure that possible sites for Cross Rail 2, including stations, not included as suitable for waste developments and that the major regeneration aspiration sites and key infrastructure plans of the Council were taken account of.

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- The plan is in line with the London Plan and National Planning Policy. The plan proposes a fairer spatial distribution of facilities which benefits Enfield.
- Adoption of the plan would give the Council much more control over waste developments.

NOTED

1. Concern was expressed that the waste plan (which is a strategic planning policy document prepared by 7 north London boroughs including Enfield) could be confused with the separate proposals for the Edmonton Eco Park (which are a planning application matter brought forward by the NLWA).
2. The suggestion that members of informal Cabinet and the political group should be briefed before any decision is taken on the plan.
3. It must be emphasised that the Council would have more control once the plan is adopted.
4. The Council has a statutory duty to produce a plan and cannot refuse to do so. It would also endanger the success of extensive work, years of careful negotiation and relationship building and could significantly increase the risk of unsuitable waste development in the borough.
5. Enfield has more and cheaper industrial land than the other boroughs.
6. If Enfield pulled out of the joint plan it would result in more costs and would not protect Enfield from other borough's proposals to assist in covering their waste processing needs through the duty to cooperate. .
7. The suggestion that a short briefing paper be prepared for all members with the main points spelt out including the risks of not adopting the plan.

Alternative Options Considered: Noted the following alternative options which had been considered as set out in section 4 of the report:

1. If Enfield does not approve the new Waste Plan it cannot go ahead and all seven boroughs including Enfield will continue to operate without a Plan. Due to its statutory obligation to produce a waste plan, the council would then have to proceed with evidencing, writing and adopting Enfield's own waste plan. Progress on this would be required to enable the council to proceed with a sound new Local Plan. This requirement could therefore significantly delay or endanger the adoption of Enfield's new Local Plan.
2. If Enfield refuses to identify sufficient land for addressing a share (now 26 hectares) of the projected capacity gap, then in light of the fact that 44% of total Industrial Land in the NLWP area is located in Enfield which under guidance is suitable for waste facilities, there would be a significant risk that an Inspector could revert back to the previous drafts that identified 200 ha land in Enfield (as per the evidence base of previous versions).

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3. Not progressing with a joint Waste Plan would also lead to reputational risks not only with adjoining authorities but also the GLA.
4. If the NLWP tried to propose a significant move away from self-sufficiency and return to greater exports to outside London as result of Enfield not putting suitable future areas forward, this is also likely to be challenged and fail at Examination. The Mayor's new Environment Strategy and Draft London Plan both aim for 100% net waste self-sufficiency in London by 2026.

DECISION The Local Plan Cabinet Sub Committee agreed:

1. To recommend to Cabinet and to Council that they approve the Draft Regulation 19 North London Waste Plan (set out in Annex 1) for public consultation, publication and subsequent submission to the government.
2. To agree that the Executive Director of Place, in consultation with the Cabinet Member for Property and Assets, and in conjunction with the other North London boroughs be authorised to submit appropriate changes to the Waste Plan in the run up to, and during, the public examination into the document.
3. To refer this report to the meeting of Cabinet on 14 November 2018 and the meeting of full Council on 21 November 2018 for consideration and approval.

Reasons for recommendations:

1. After 11 years of negotiating and preparing this Plan, officers are confident in recommending that this is a positive outcome for Enfield, while also ensuring the NLWP is likely to found sound at Examination.
2. Officers of the seven councils as well as consultants employed by them are now take the new draft NLWP through formal ratification processes in all boroughs involved. At Enfield this includes:
 - Local Plan Sub Committee and EMT in September 2018; and
 - Cabinet and Full Council in November 2018.
3. Being able to show progress towards adoption of a NLWP would greatly aid Enfield's local plan process, which will be published for consultation in autumn 2018 and submitted for Examination in 2019.
4. Once the NLWP is adopted, any future planning applications would be subject to assessment under policies it includes (e.g. on taking into account cumulative impact of high concentration of waste facilities; on promoting a greater geographic spread of future facilities; on taking into account local regeneration and transport initiatives such as Meridian Water and Crossrail 2; and on promoting future opportunities for mixed use development which integrates waste sites). Therefore, under the

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new NLWP, it is much less likely that future waste operations will be permitted in Enfield unless they are in a suitable location and of high quality.

5. Without the Waste Plan, Enfield remains vulnerable to the risks as set out below in Section 7 on Key Risks. The most significant risk would be that without an adopted Waste plan or Local Plan, the council would have little basis to refuse any future applications for inappropriate, uncoordinated or poor quality waste development.

(Key Decision reference number KD: 4709)

6 ENDORSEMENT OF COMMUNITY INFRASTRUCTURE LEVY MONITORING REPORT

The Committee received a report from Isha Ahmed and Neeru Kareer seeking Local Plan Cabinet Sub Committee approval of Enfield's Community Infrastructure Levy (CIL) Monitoring Report 2017/18. (Report No: 71)

The following issues were highlighted from the report:

- The CIL is a planning charge which is levied on development in specific circumstances, at the variable rate from of £nil per square metre to £120 per square metre depending on the geographic location in Enfield. It has been in place since 1 April 2016. Charges are non-negotiable.
- It is paid in addition to the Mayor of London's CIL which has been in place since April 2012 at a rate of £20 per square metre. The Mayor is currently proposing to increase the Mayor's CIL, to help fund the Cross Rail 2 project, and for Enfield could rise to £60 per square metre. This would be a significant increase and would have an impact in Enfield.
- CIL monies received by the council must be spent on critical infrastructure projects. There is an approved project list. The Regulation 123 List currently comprises of rail improvements (Meridian Water Station) and the Causeway also in Meridian Water. To date CIL monies received have contributed to Meridian Water station which is currently under construction.
- Section 106 agreements in contrast are negotiable and are legally tied to the development. These agreements can be time limited.
- The current CIL balance is approximately £6m but it goes up and down. There is no time limit.
- It is regulatory requirement that the income and expenditure from the CIL is published by 31 December each year.
- In 2017/18 receipts totalled £502,858.51. Full details of the developments where payments were received are set out in Table 1 in Appendix 1. Income and expenditure is set out in Table 2.

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- 5% of the money was retained for admin expenses, 15% (£75,429.24) for neighbourhood projects.
- There are currently no governance arrangements to allocate the neighbourhood monies but proposals are being developed to allocate it on a parliamentary constituency basis, rather than by ward. The arrangement needs to be fair and equitable. Proposals will be brought back to a later meeting.
- The CIL is determined at the point when planning permission is granted and is collected when building begins. Planning permission lasts 3 years so the amount of money collected will increase as time goes on.

NOTED

1. So far this year (2018/19) in quarter 1 £349,677.73 has been collected. This will increase.
2. Most of the funds raised this year will go to the Meridian Water Station which is on the infrastructure list. The list enables funding to be allocated to specific projects, according to the Council's targets and was agreed and adopted by Cabinet.
3. The funds can be Enfield focussed and cuts down on public sector borrowing.
4. The levy will be next reviewed as part of the new Local Plan.

Alternative options considered: Alternative options are not a consideration as the preparation of a Community Infrastructure Levy Monitoring Report is a requirement of Regulation 62 of the CIL Regulations (as amended).

DECISION The Local Plan Sub Committee agreed to endorse the Enfield Community Infrastructure Levy (CIL) Annual Monitoring Report 2017/18 (Appendix 1) for publication on the Council's website, in accordance with Regulation 62 of the CIL regulations.

Reason: Preparation of Enfield's Community Infrastructure Levy Monitoring Report 2017/18 is a requirement of Regulation 62 of the CIL Regulations. A Report must be published on the charging authority website no later than the 31st December following the end of the reported year.

7

MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on 1 March 2018 were agreed as a correct record.

8

DATES OF FUTURE MEETINGS

NOTED the dates agreed for future meetings of the committee:

Wednesday 24 October 2018

Thursday 24 January 2019

Tuesday 26 March 2019