

Notice of Non-key Executive Decision

Subject Heading:	Planning reform: supporting the high street and increasing the delivery of new homes - Consultation response
Cabinet Member:	Councillor Joshua Chapman Cabinet Member for Housing
SLT Lead:	Caroline Bruce Interim Director of Neighbourhoods
Report Author and contact details:	Suzanne Lansley Interim Planning Policy Team Leader Tel: 432931 E-mail: Suzanne.Lansley@havering.gov.uk
Policy context:	National Planning Policy Framework (2012) London Plan (2015 - Consolidated with alterations) Havering Local Development Framework (2008)
Financial summary:	There are no financial implications as this ED relates to a consultation response.
Relevant OSC:	Towns and Communities.
Is this decision exempt from being called-in?	Yes

The subject matter of this report deals with the following Council Objectives

- ✓ Communities making Havering
- ✓ Places making Havering
- ✓ Opportunities making Havering

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- ✓ Connections making
Havering

Part A – Report seeking decision

DETAIL OF THE DECISION REQUESTED AND RECOMMENDED ACTION

In November 2018 the Government launched a consultation on planning reform: supporting the high street and increasing the delivery of new homes.

The consultation document seeks responses to a number of proposals relating to plans to extend permitted development rights to allow upward extensions on buildings in the High Street, changes to the class use system and ending permitted development rights for ~~or~~ public call boxes (telephone kiosks.)

This report seeks approval to submit the consultation response on behalf of Havering.

Recommendation

1. Submit a consultation response.

AUTHORITY UNDER WHICH DECISION IS MADE

Part 3 – Responsibility for Functions

3.3 Powers of Members of the Senior Leadership Team

Members of the Senior Leadership Team (SLT) have delegated authority to act as follows within the assigned service service/portfolio of responsibilities, subject to the general provisions and limitations set out in section 3.1 above.

General powers

- (a) To take any steps necessary for proper management and administration of allocated portfolios.

(b) To exercise all the powers delegated to them personally and those powers delegated to Second Tier Managers and other staff members in their directorate where circumstances require and so far as legally permissible. Exercise of such powers should be recorded where appropriate. Where possible, a SLT member should give notice to a relevant staff member that he or she intends to exercise a specified power that is delegated to that staff member.

3.8.1 DIRECTOR OF NEIGHBOURHOODS

Responsible for services that shape the physical nature of the borough:

- (a) Travel and building planning

STATEMENT OF THE REASONS FOR THE DECISION

Background

The Ministry of Housing, Communities and Local Government launched a consultation in October 2018 relating to Planning Reform: Supporting the high street and increasing the delivery of new homes.

The consultation seeks proposals on:

Part 1: Permitted development rights and use classes

Views are sought on new permitted development rights to allow greater flexibility for change of use; use the airspace above existing buildings for additional new homes and extensions; remove the right to install new public call boxes and the associated advertising consent; and increase the height threshold for the installation of off-street electric vehicle charging points as well as making permanent other existing time-limited rights, and to make an update to the Use Classes Order.

Part 2: Disposal of local authority land –

There are well established consent procedures in place where local authorities seek to dispose of surplus land at less than best consideration. There is a proposal to extend local authorities' freedoms to do so without seeking consent from the Secretary of State, thereby providing greater flexibility to dispose of surplus land in support of local development objectives.

Part 3: Canal & River Trust: Draft listed building consent order

The proposal is to make the first listed building consent order which will allow minor, routine works to the Canal & River Trust's listed waterway structures without the need for individual listed building consent applications. This will remove unnecessary applications from the system while ensuring that appropriate protection for listed buildings and their settings is maintained.

Part 4: New town development corporations: Draft compulsory purchase guidance

Finally, views are sought on draft guidance on the compulsory purchase powers of new town development corporations. It sets out, amongst other things, the factors which Ministers will take into account when deciding whether or not to confirm new town compulsory purchase orders. This is intended to provide additional clarity to those with an interest in proposed new settlements, including promoters, investors, infrastructure providers, landowners and local communities

Havinger Response

A detailed response has been prepared for Havering for part 1 and 3.

Part 1

Havering does not agree with the proposals and the main thrust of the consultation which is to allow a new permitted development right to support housing delivery by extending buildings upwards to create additional new homes. The proposed use of permitted development rights to extend High Street properties upwards is likely to lead to unsustainable development which would be contrary to the National Planning Policy Framework (NPPF).

Havering does support the proposal ~~to~~ that the permitted development right for public call boxes (telephone kiosks) should be removed. High streets are already cluttered

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with telephone boxes which are essentially just advertising billboards.

Part 3

Havering supports this proposal as Canal and River Trust are a reputable body who seek to ensure they protect and conserve sites and buildings of historic interest so will ensure that there is regard to preserving listed buildings. They are also working closely with Historic England.

OTHER OPTIONS CONSIDERED AND REJECTED

The option of not submitting a consultation response was rejected because :

- If the proposals outlined in the consultation document in relation to changing permitted development rights were to be introduced it could have a negative impact on High Streets in Havering.

PRE-DECISION CONSULTATION

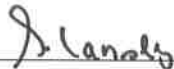
None

NAME AND JOB TITLE OF STAFF MEMBER ADVISING THE DECISION-MAKER

Name: Suzanne Lansley

Designation: Interim Planning Policy Team Leader

Signature:



Date:

15/1/19

Part B - Assessment of implications and risks

LEGAL IMPLICATIONS AND RISKS

There are no legal implications as this ED relates to a consultation response.

FINANCIAL IMPLICATIONS AND RISKS

The recommendations stated within this report have no direct financial implications as this ED relates to a consultation response.

HUMAN RESOURCES IMPLICATIONS AND RISKS (AND ACCOMMODATION IMPLICATIONS WHERE RELEVANT)

There are no HR implications as this ED relates to a consultation response.

EQUALITIES AND SOCIAL INCLUSION IMPLICATIONS AND RISKS

There are no equalities and social inclusion implications as this ED relates to a consultation response.

BACKGROUND PAPERS

None

Part C – Record of decision

I have made this executive decision in accordance with authority delegated to me by the Leader of the Council and in compliance with the requirements of the Constitution.

Decision

Proposal agreed

Details of decision maker

Signed 

Name: CAROLEE BRUCE

Title: Interim Director of Neighbourhoods

Date: 17/6/19

Lodging this notice

The signed decision notice must be delivered to the proper officer, Debra Marlow, Principal Democratic Services Officer in Democratic Services, in the Town Hall.

For use by Committee Administration

This notice was lodged with me on 17/6/19

Signed A. M. M.