

The Development Management Forum is an aid to reaching decisions on large or difficult planning applications. The council believes that local people have a key role to play in shaping the quality of their environment and is committed to involving the community in planning decisions.

This leaflet:

- Explains in what circumstances planning applications will be subject to discussions at the Development Management Forum
- Explains how the Development Management Forum will operate

The council has established a Development Management Forum to facilitate the discussion of large-scale or contentious planning applications. The forum does not reach a decision about an application.

Its purpose is to allow participants to raise issues of concern and obtain answers to questions about the particular application. The aim is to allow early discussion by Councillors and members of the public on planning issues related to these planning applications and to explore the scope for agreement between all parties in a positive and constructive way prior to the later decision being made at the Planning Committee.

Forum meetings occur once the application has been made and before the Planning Committee meetings. They do not remove the opportunity for objectors, supporters and applicants to address the Planning Committee when an application is to be determined or the holding of exhibitions and or public meetings where these are considered appropriate.

What applications does the forum consider?

A forum meeting will be held when either:

1. The Assistant Director of Planning and Regeneration, in consultation with the Chair of the Planning Committee, considers that a forum would be beneficial in resolving issues on a particular planning application; in these circumstances consultees on the planning application will be advised in the letter they receive seeking views on the planning application.

OR

2. When a petition requesting that the application be considered by a forum and signed by a least 25 signatories is submitted in response to consultation on large scale or contentious planning applications.

Petitions should be received no later than the 21 day consultation period on planning applications for a forum to be established and they must be signed by Haringey residents/businesses and include the addresses of those signing. They should be sent to the Assistant Director of Planning & Regeneration at the address overleaf.

Applications that may be considered by the forum include major applications and those of significant local interest. It is not possible to prescribe the exact type of proposals but they may include the following:

- Applications which involve more than 10 residential units or over 1,000 sq m of floor space;
- Those applications that involve a major departure from the council's planning policy as set out in the unitary development plan;
- Those applications that involve high buildings i.e. over 5 storeys.

Applications that will not be considered by the forum include:

- Minor planning applications to alter or extend houses;
- Applications to confirm whether a use of land or buildings needs planning permission (a 'lawful development certificate');
- Applications to put up advertisements; petitions received outside the timescales set out above;
- Amendments to applications or those which have already been the subject of a forum discussions;
- Applications where there will be a recommendation for refusal.

Where a petition is received but the application is not considered at a Development Management Forum, the petition will be reported directly to the Planning Committee and taken into account by Councillors in coming to a decision on the application.

Who can attend?

Meetings are open to all Members of the Planning Committee, to Ward Councillors, local businesses and residents. Notification is either through the initial consultation letter inviting comments on the planning applications or, if it results from a petition, a further letter is sent out giving details of the forum meeting.

Time and Location

Forum meetings occur before the Planning Committee meetings and are normally scheduled in the evening either at the Civic Centre or in suitable venues elsewhere in the borough.

Format of the meeting

Normally one application is considered at each forum to allow for effective discussion. To assist the running of the meeting an agenda is prepared and a short briefing note on the application is available.

The format of the meeting is as follows:

- A senior planning officer chairs the forum. They ensure that all planning issues arising from the application are raised but that there is no discussion on the merits of the application.
- The applicant is invited to make a presentation of the application for a maximum of 15 minutes.
- Local residents and organisations have an opportunity to present their views either for or against the application.
- Planning officers provide information on the progress of the application.
- The applicant responds to questions from members of the Planning Committee, ward councillors and local businesses and residents.

An attendance record is kept and a note of the meeting is made which is reported to the Planning Committee, together with the planning application, when it is submitted for decision.

How to contact the Planning & Regeneration Service

You can contact the Planning Service for advice or information in any of the following ways:

Post: Planning & Regeneration Service, 639 High Road, Tottenham, London N17 8BD.

Phone: 020 8489 1000

E-mail: planningcustomer@haringey.gov.uk

On the website: www.haringey.gov.uk/planning