London Borough of Islington Planning Sub Committee B

25 November 2013

Minutes of the meeting of the Planning Sub Committee B held at the Town Hall, Upper Street, Islington, N1 2UD on 25 November 2013 at 7.30pm.

Present: Councillors: Jilani Chowdhury, Robert Khan, Martin Klute, Kaya Makarau Schwartz.,

Ursula Woolley

Councillor Martin Klute in the Chair

323 INTRODUCTIONS (Item A1)

Councillor Klute welcomed everyone to the meeting. Members of the Committee and officers introduced themselves. The Chair explained that the Committee would deal with the determination of planning applications and outlined the procedures for the meeting.

324 APOLOGIES FOR ABSENCE (Item A2)

There were no apologies for absence.

325 <u>DECLARATIONS OF SUBSTITUTE MEMBERS</u> (Item A3)

There were no substitute members.

326 DECLARATIONS OF INTEREST (Item A4)

There were no declarations of interest.

327 ORDER OF BUSINESS (Item A5)

The order of business would be as the agenda.

328 <u>CONFIRMATION OF THE MINUTES OF THE PLANNING SUB-COMMITTEE B HELD ON 24 OCTOBER 2013</u> (Item A6)

RESOLVED:

That the minutes of the meeting held on 24 October 2013 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

329 LAND ADJACENT TO 16 ARUNDEL SQUARE, N7 (Item B1)

Erection of a four storey 4 bedroom house on currently vacant plot.

(Planning application number: P122380)

In the discussion the following points were considered:

- The daylight and sunlight issue was considered. Officers advised that the daylight and sunlight report was prepared by a qualified professional and indicated that there was no impact from the scheme upon the day/sunlight levels within no. 16 and the proposal therefore met the BRE quidelines.
- It was noted that the Council had limited control of overshadowing to gardens and the BRE guidelines did not apply to external spaces.
- The lack of symmetry in the design of the new property in comparison to the rest of the terrace
 and the consideration that site constraints prevented an exact duplication. Following extensive
 revisions to accommodate concerns, the scheme was considered acceptable in terms of design
 by the conservation officer.

RESOLVED:

That consideration of the planning application be granted, subject to the conditions and informatives set out in the report and conditional upon the prior completion of a Deed of Planning Obligation made under Section 106 of the Town and Country Planning Act 1990 securing the heads of terms as set out in Appendix 1 of the report.

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330 2 NEWINGTON GREEN PRIMARY SCHOOL, 105 MATTHIAS ROAD, N16 8NP (Item B2)

Change of use of school playground (D1 use class) to weekly Sunday market (Sui Generis use class). (Planning application number: P2013/3174/FUL)

Noted that the parking restrictions referred to in paragraph 10.14 of the report were on match days only.

In the discussion the following points were considered:

- The applicant informed the Sub-Committee that 1 ½ hours would be required for the set up time and the hours for the market could be amended to 11:00 hours to 03:00 if considered appropriate.
- Officers reported that the proposal was for a weekly Sunday market and hours could be amended by condition.

Councillor Klute proposed a motion to amend conditions 3 and 4 regarding the hours of operation and commencement of set up which was seconded by Councillor Khan and carried.

RESOLVED:

That planning permission be granted, subject to the conditions and informative in the report and the amendment of conditions 3 and 4 being delegated to officers.

331 ONGENTINON EXEMIT I MATTERS (Item D)	331	URGENT NON EXEMPT MATTERS	(Item D)
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There were no urgent non-exempt items.

The meeting ended at 8:15 pm

CHAIR:

Please note all committee agendas, reports and minutes are available on the council's website www.islington.gov.uk/democracy

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WORDING DELEGATED TO OFFICERS

This wording has been provided by officers following the meeting and is included here for completeness.

MINUTE 330

NEWINGTON GREEN PRIMARY SCHOOL, 105 MATTHIAS ROAD, N16 8NP (Item B2)

AMENDED CONDITION 3: Hours of Operation: The Sunday Market hereby approved shall only operate between the hours of 11:00 and 15:00 hours on Sunday and not at all on any other day.

REASON: In the interest of protecting neighbouring residential amenity.

AMENDED CONDITION 4: Commencement of Set up. Stall Holders shall not enter the site or commence setting up stalls before 09:30 hours.

REASON: In the interest of protecting neighbouring residential amenity.