

London Borough of Islington
DRAFT
Planning Sub Committee B
4 June 2013

Minutes of the meeting of the Planning Sub Committee B held at the Town Hall, Upper Street, Islington, N1 2UD on 4 June 2013 at 7.30pm.

Present: Councillors: Rhiannon Davis, Robert Khan, Martin Klute and Kaya Makarau Schwartz.

Also Present: Councillors: Tracy Ismail, Julie Horten, John Gilbert.

Councillor Martin Klute in the Chair

277 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.

278 APOLOGIES FOR ABSENCE (Item A2)

Apologies were received from Councillor Jilani Chowdhury.

279 DECLARATIONS OF SUBSTITUTE MEMBERS (Item A3)

Councillor Rhiannon Davis substituted for Councillor Jilani Chowdhury.

280 DECLARATIONS OF INTEREST (Item A4)

There were no declarations of interest.

281 ORDER OF BUSINESS (Item A5)

The order of business would be B2, B3, B1 and B4.

282 CONFIRMATION OF THE MINUTES OF THE PLANNING SUB-COMMITTEE B HELD ON 16 APRIL 2013 (Item A6)

RESOLVED:

That the minutes of the meeting held on 16 April 2013 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

283 15 TABLEY ROAD, ISLINGTON, N7 0NA (Item B1)

Conversion and extension of an existing single dwelling house into three flats, including rear dormer, front and rear rooflights, bin storage, part two storey and one storey rear extension plus associated works and alterations. (Planning application number P2013/0360/FUL)

Members noted that the revised plans were not on the Council website.

Councillor Martin Klute proposed a motion that was seconded by Councillor Robert Khan and carried.

RESOLVED:

That the application be deferred to ensure that objectors have the opportunity to see the revised plans.

284 58 Highbury Grove, Islington, N5 2AG (Item B2)

Conversion of the existing 263 sqm floorspace in B1(a) (office) use class within the front coach house to from two no. two bed flats and the demolition of the existing buildings at the rear of the site and construction of six no. three bedroom/three storey townhouses and a three storey building comprising 683sqm floorspace in B1(a) (office) and B1 (c) (Light industrial) use classes, two off-street car parking spaces (wheelchair users), loading bays, hardstanding and landscaping. (Planning application number:P121884)

An addendum report was circulated in response to information received following circulation of the report,

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a copy of which would be interleaved with the agenda.

During the discussion of the application the following key issues were considered:

- Officers advised that the Traffic Impact Assessment submitted on the 31 May 2013 was considered not to add any new issues in relation to previously submitted objections.
- Comments by the Planning and Transport officer that the new development was expected to reduce the vehicle impact since it was noted that the development was to be car free.
- The legal advice that, to consider an alternative scheme, members would need to be persuaded that there was a very strong likelihood that a better scheme would come forward, which was not the case in this instance.
- That the conservation and design officer welcomed the retention of the coach house and considered that it made a positive contribution to the scheme
- The non-residential element of the application was for B1 use, which was classed as office and light industrial use and would attract only light traffic. Storage facilities, which might attract heavier traffic, would be considered B8 use, which was not proposed as part of this application.
- That parking conditions would apply regardless of ownership and the Heads of Terms (S106 agreement) would require that the parking strategy was enforceable and did not become unenforceable as a result in changes of ownership and/or later subdivisions or sales of individual plots within the development.
- The central importance of the parking management scheme for the development to avoid a negative impact on amenity and that final issuing of permission would not happen until the Council had agreed the parking management scheme prior to the engrossment of the S106 agreement.

Councillor Martin Klute proposed a motion that was seconded by Councillor Robert Khan and carried.

RESOLVED:

- a) That planning permission be granted, subject to a section 106 agreement securing the heads of terms as set out in Appendix 1 of the report as amended by the addendum report, the conditions and informatives in the report and as amended by the addendum report and the reasons for granting – being recommendations A - C within Appendix one of the report.
- b) That the parking management scheme, referenced in the draft S106 agreement, be approved in consultation with the ward councillors and the Chair of Planning Sub-Committee B.

285 58 Highbury Grove, Islington, N5 2AG (Item B3)

Conservation area consent in connection with the demolition of the existing buildings at the rear of the site. (Planning application number:P121885)

RESOLVED:

That conservation area consent be granted, subject to the conditions and informative in the report and the reasons for granting – being recommendations A - B within Appendix one of the report.

286 122 Canonbury Road, Islington, N5 1XB (Item B4)

Erection of a three storey building incorporating 3 residential units (one x 1-bedroom flat and two x 2 bedroom flats) with external cycle and refuse storage, landscaping, front boundary wall with railings and associated alterations.

(Planning application number:P2013/0482/FUL)

During the discussion of the application the following key issues were considered:

- The officer representing the applicants, stated that the development was intended to be all intermediate houses targeting key workers but was unable to explain what strategy was proposed to achieve this outcome.
- Members considered that social rent housing for this development could be investigated.

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Councillor Martin Klute proposed a motion which was seconded by Councillor Robert Khan and carried.

RESOLVED:

That the application be deferred in order that a fully qualified report back on the options for affordable housing be provided.

287 URGENT NON EXEMPT MATTERS (Item D)

There were no urgent non-exempt items.

The meeting ended at 9:15 pm

CHAIR:

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