



ISLINGTON

PLANNING COMMITTEE

17 June 2014

SECOND DESPATCH

Please find enclosed the following items:

Item 6	Minutes of Previous Meeting	1 - 2
Item 7	Appointment of Planning Sub-Committees	3 - 10

Enquiries to : Zoe Crane
Tel : 020 7527 3044
Email : democracy@islington.gov.uk



This page is intentionally left blank

Public Document Pack

London Borough of Islington

Planning Committee - 5 June 2014

Minutes of the meeting of the Planning Committee held at Council Chamber, Town Hall, Upper Street, N1 2UD on 5 June 2014 at 7.30 pm.

Present: **Councillors:** Khan (Chair), R Perry (Vice-Chair), Chowdhury and Webbe

Councillor Robert Khan in the Chair

542 **INTRODUCTIONS (Item 1)**

Councillor Khan 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.

543 **APOLOGIES FOR ABSENCE (Item 2)**

Apologies were received from Councillors Klute and Makarau Schwartz.

544 **DECLARATIONS OF SUBSTITUTE MEMBERS (Item 3)**

There were no declarations of substitute members.

545 **DECLARATIONS OF INTEREST (Item 4)**

There were no declarations of interest.

546 **ORDER OF BUSINESS (Item 5)**

The order of business would be as per the agenda.

547 **MINUTES OF PREVIOUS MEETING (Item 6)**

RESOLVED:

That the minutes of the meeting held on 3 April 2014 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

The Committee thanked Councillors Phil Kelly and George Allan for their service on the Committee.

548 **JOHN BARNES LIBRARY AND LAND TO THE REAR, 275 CAMDEN ROAD, LONDON, N7 0JN (Item 7)**

Demolition of existing John Barnes Library building and redevelopment of the site to re-provide a library and provide residential dwellings through the erection of two buildings on the site. Building A is a L shaped building fronting onto Camden Road which is part 6, 5 and 4 storeys in height. Building B is a freestanding part 4 and 3 storey building at the rear of the site in the vicinity of the location of the recently demolished Bramber House. The proposal comprises of 34 residential units and includes the provision of a central amenity space on the site and other landscaping works.

(Planning application number: P2013/4758/FUL)

In the discussion the following points were made:

- The officer reported that the reference to 68% affordable housing in paragraph 10.115 should be replaced by 80%.

Planning Committee - 5 June 2014

- The proposal would provide 80% affordable housing rather than the 100% affordable housing as sought by policy CS12 however the library would be reprovided.
- The Library Service had been consulted on the design of the library.

RESOLVED:

That planning permission be granted subject to a Director agreement between Housing and Adult Social Services and Environment and Regeneration or Planning and Development in order to secure the planning obligations outlined in Recommendation A of the case officer's report with the inclusion of a clause to require the temporary re-provision of the library prior to the closure of the existing library and subject to the conditions and informatives in Recommendation B of the case officer's report.

549

LOWER GROUND FLOOR CAR PARK, MARYLAND WALK, LONDON, N1 8QZ (Item 8)

Change of use of lower ground floor of lower Maryland Walk from ancillary residential car parking to Class B8 self-storage for Metro Storage Ltd.

(Planning application number: P2014/0991/FUL)

The planning officer reported that Metro Ltd in Condition 8 should read Metroangel Ltd and that Recommendation A should include the Section 106 obligations detailed on Pages 92 and 93 (paragraph 9.41) of the report.

RESOLVED:

That planning permission be granted subject to conditions and informatives in Recommendation B of the report plus the prior completion of a Deed of Planning Obligation made under Section 106 of the Town and Country Planning Act 1990 between the Council and all persons with an interest in the land (including mortgagees) in order to secure the planning obligations set out in the report to the satisfaction of the Head of Law and Public Services and the Service Director, Planning and Development/Head of Service – Development Management or, in their absence, the Deputy Head of Service. A Directors Service Level Agreement to be completed to ensure that the planning obligations continue in the event that the council disposes of its interest in the land.

The meeting ended at 8.15 pm

CHAIR



Report of: **Director of Corporate Resources**

Meeting of	Date	Ward(s)
Planning Committee	17 June 2014	All

Delete as appropriate		Non-exempt
-----------------------	--	------------

SUBJECT: APPOINTMENT OF PLANNING SUB-COMMITTEES

1. Synopsis

1.1 The purpose of this report is to appoint the Planning Sub-Committees and note their terms of reference.

2. Recommendations

2.1. To confirm the size of the sub-committees and note their terms of reference in Appendix B.

2.2. To determine the allocation of seats on the sub-committees in accordance with the advice set out in this report.

2.3. To appoint members and substitute members of the Planning Committee to serve on each of the Planning Sub-Committees until their successors are appointed.

2.4. To appoint members and substitute members of the Planning Committee as substitute members of the Planning Sub-Committees to which they have not been appointed.

2.5. To appoint members of the Planning Committee as chairs of the Planning Sub-Committees until their successors are appointed.

2.6. To appoint members of the Planning Committee as vice chairs of the Planning Sub-Committees until their successors are appointed.

3. Background

- 3.1 The Council is required to allocate committee places to political groups according to the “political balance rules” under the Local Government and Housing Act 1989. These are designed to ensure that that the political composition of the Council’s decision making and deliberative committees as far as possible replicates the political composition of the full Council.
- 3.2 The current membership of the authority is 47 Labour Group members and 1 independent Green member and the Council therefore only comprises of one political group, so the “political balance rules” do not apply.
- 3.3 The Planning Committee is required to make arrangements for the determination of planning applications under the terms of the constitution of the London Borough of Islington and is asked to appoint two Planning Sub-Committees. It is recommended that the remaining members and substitute members of the Planning Committee as substitute members on the Planning Sub-Committees. The quorum of the Planning Sub-Committees is three Councillors.
- 3.4 The terms of reference for the Sub-Committee are set out in Appendix B. The terms of reference of this Committee are set out in Appendix A.

4 Implications

4.1 Financial implications

The Corporate Director of Finance and Resources confirms that costs associated with the Planning Sub-Committees have been budgeted for in the 2014/15 budget.

4.2 Legal Implications

These are set out in the body of the report.

4.3. Resident Impact Assessment

Meetings are held at the Town Hall which is fully accessible. Other access needs are addressed as they arise. Meetings are held in public and members of the public are able to speak on application which enables participation across all the equality strands.

4.4 Environmental Implications

The environmental impacts have been considered and it was identified that the proposals in this report would have no adverse impacts on the following:

- Energy use and carbon emissions
- Use of natural resources
- Travel and transportation
- Waste and recycling
- Climate change adaptation
- Biodiversity
- Pollution.

Papers are circulated electronically where possible and consideration is given to how many copies of the agenda might be required on a meeting by meeting basis with a view to minimising numbers. Any agenda not used at the meeting are recycled.

5 Conclusion and reasons for recommendations

The Committee should approve this report in order for the Planning Sub-Committees to be properly constituted.

Background papers:

The council's constitution

Final Report Clearance

Signed by

.....
Assistant Chief Executive (Governance & HR)

.....
Date

Received by

.....
Head of Democratic Services

.....
Date

Report author: Zoe Crane

Tel: 020 7527 3044

E-mail: zoe.crane@islington.gov.uk

PLANNING COMMITTEE

Quorum

The quorum shall be three members.

Terms of Reference

1. To determine any application for planning permission, consent or approval recommended for approval in respect of all major* developments other than an application under section 73 of the Town and Country Planning Act 1990 covered by paragraph 6.
2. To determine any other applications for planning permission, consent or approval falling within the terms of reference of the Planning Sub-Committees which the Planning Committee has specifically indicated it wishes to consider itself.
3. To determine any other application for planning permission, consent or approval referred to it by a planning sub-committee or the Service Director, Development and Planning/Head of Service, Development Management.
4. To determine any other application for planning permission, consent or approval recommended for approval (including any falling within the terms of reference of the Planning Sub-Committees), which the Chair or at least two members of the Council have requested by notice to the Service Director, Development and Planning/Head of Service, Development Management (setting out reasonable planning grounds for the request) be considered by a Planning Committee.
5. To make traffic management and stopping-up orders which are consequent upon the grant of planning permission by the committee.
6. A Section 73 application need not be referred to the committee where the Service Director Development and Planning/Head of Service Development Management, following consultation with the Chair (or in the Chair's absence, the Vice-Chair) considers:
 - i) a condition can be imposed, varied or removed in respect of the permission as a result of which it would not be fundamentally different from or a substantial alteration to the permission which has been previously approved by the Council in relation to the same site;
 - ii) the application relates to minor material amendment(s) and the amended permission will not be substantially different from the

permission which has been previously approved by the Council in relation to the same site.

*As defined in the Town and Country Planning (Development Management Procedure) (England) Order 2010 namely development involving any one or more of the following—

- (a) the winning and working of minerals or the use of land for mineral-working deposits;
- (b) waste development;
- (c) the provision of dwelling houses where:
 - (i) the number of dwelling houses to be provided is 10 or more; or
 - (ii) the development is to be carried out on a site having an area of 0.5 hectare or more and it is not known whether the development falls within paragraph (c)(i);
- (d) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or
- (e) development carried out on a site having an area of 1 hectare or more

PLANNING SUB-COMMITTEES

Quorum

The quorum shall be three members.

Terms of Reference

To determine the following matters, unless they are made under section 73 of the Town and Country Planning Act 1990 (and paragraph 14 applies) or are in respect of major developments as defined in the terms of reference of the Planning Committee and are not covered by paragraph 12:

1. Applications recommended for approval which involve the creation of 5 - 9 residential units or 250 - 999sq.m of new office floor space, where relevant planning objections have been received by the proper officer;
2. Applications which are recommended for approval but which do not conform to the Local Development Framework;
3. Applications which involve a legal agreement unless:
 - (i) The heads of terms relate only to securing affordable housing and/or affordable workspace and/or CO2 off-setting in line with planning policy and/or securing highway works in relation to the application site; or
 - (ii) The terms of the agreement are not materially different from any previous agreement approved by the sub-committee in relation to the same site;
4. Alterations: to Grade I or Grade II* listed buildings, (except matters which in the opinion of the Service Director, Development and Planning/Head of Service, Development Management are minor); which involve substantial demolition of a Grade II listed building; where the Council has a difference of opinion with English Heritage;
5. Applications where the Council has an interest (except for matters which in the opinion of the Service Director, Development and Planning/Head of Service, Development Management are minor);
6. Applications submitted by or on behalf of a Member of the Council (or their spouse or partner), or any Council employee (or their spouse or

partner);

7. Decisions which are likely to result in a claim for compensation or the service of a purchase notice;
8. Applications which, in the opinion of the Service Director, Development and Planning /Head of Service, Development Management, should be considered by the appropriate sub-committee;
9. Applications which are recommended for approval where an objection to the current proposal has been received which is based on planning grounds (other than those applications where, in the opinion of the Service Director, Development and Planning/Head of Service, Development Management (in consultation with the Chair of the Planning Committee), the objection can be overcome by imposition of an appropriate condition, or where the application clearly complies with the relevant planning policies in which case the decision may be taken by officers) unless the objection relates to an application made under the procedure for prior approval under part 24 of the General Permitted Development Order;
10. The designation or alteration of conservation areas and making of directions under Article 4 of the Town and Country Planning (General Permitted Development) Order 1995;
11. Traffic management and stopping-up orders which are consequent upon the grant of planning permission by the sub-committee;
12. To determine any applications for planning permission, consent or approval falling within the terms of reference of the Planning Committee which the Planning Committee has specifically indicated it wishes a sub-committee to consider;
13. To determine any other application for planning permission, consent or approval, other than in respect of a major development, which the Chair or at least two members of the Council have requested by notice to the Service Director, Development and Planning/Head of Service, Development Management (setting out reasonable planning grounds for the request) be considered by a Planning Sub-Committee;
14. A Section 73 application need not be referred to the committee where:
 - (a) the Service Director Development and Planning/Head of Service Development Management would not recommend it for approval; or
 - (b) the Service Director Development and Planning/Head of Service Development Management, following consultation with the Chair (or in the Chair's absence, the vice-Chair) considers:
 - i) a condition can be imposed, varied or removed in respect of the permission as a result of which it would not be fundamentally different from or a substantial alteration to the permission which has been previously approved by the Council in relation to the same site;
 - ii) the application relates to minor material amendment(s) and the amended permission will not be substantially different from the permission which has been previously approved by the Council in relation to the same site.

This page is intentionally left blank