

## Planning Committee - 6 February 2017

**Present:**               **Councillors:** Robert Khan (Chair), Klute (Vice-Chair), Donovan  
(Vice-Chair), Convery, Poyser and O'Halloran

**Councillor Robert Khan in the Chair**

Councillor Khan welcomed everyone to the meeting. Members of the Committee and officers introduced themselves and the Chair outlined the procedure for the meeting.

Apologies were received from Councillors Nicholls and Picknell.

There were no declarations of substitute members.

There were no declarations of interest.

The order of business would be as the agenda.

That the minutes of the meeting held on 17 January 2017 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

**273      LAND AT TURK'S HEAD YARD, 75A TURNMILL STREET, EC1M 5SY (Item 7)**

Erection of new three storey office (plus basement) building providing 1,083sqm B1(a) floorspace, with associated landscaping, servicing and parking.

(Planning application number: P2016/4298/FUL)

In the discussion the following points were made:

- The legal officer advised that boundary and private rights of access concerns raised by an objector were not relevant to the determination of the planning application. It was advised that concerns relating to the structural integrity of adjacent buildings could be a material consideration; however the existence of other regimes such as building control and the Party Wall Act was also relevant and the Committee were entitled to assume that these regimes would be properly applied.
- The Committee noted that the council's policy favoured car-free development and did not consider that a B1(a) use at this location represented a strong case for car parking. It was commented that dissolution of the car parking spaces would bring amenity to the area.
- The Committee commented that an affordable workspace provision of 54sqm would be an appropriate size for a small enterprise. Whilst the Committee considered an off-site affordable workspace contribution to be acceptable, it was proposed that this should be spent within the same ward as the application site (Clerkenwell Ward).

Councillor Convery proposed a motion to amend Condition 8 to remove the use of car parking on the site. This was seconded by Councillor Donovan and carried.

Councillor Klute proposed a motion to amend Condition 3 to require solid brickwork. This was seconded by Councillor Convery and carried.

Councillor Donovan proposed a motion that the affordable workspace contribution set out in the proposed Planning Obligation specify that the contribution be spent in the Clerkenwell Ward. This was seconded by Councillor Convery and carried.

**RESOLVED:**

That planning permission be granted subject to the conditions and informatives set out in Appendix 1 of the officer report and conditions 3 and 8 as amended above; and subject to 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 officer report and as amended above.

The meeting ended at 8.05 pm

**CHAIR**