

## London Borough of Islington

### LICENSING REGULATORY COMMITTEE – 15 OCTOBER 2012

Minutes of the meeting of the additional Licensing Regulatory Committee held at the Town Hall, Upper Street, London N1 2UD, on 15 October 2012, at 4.00 pm

**Present: Councillors:** Wally Burgess, Barry Edwards, Tracy Ismail and Marian Spall

**Councillor Marian Spall in the Chair**

**024 APOLOGIES FOR ABSENCE (Item A1)**

None.

**025 DECLARATION OF SUBSTITUTE MEMBERS (Item A2)**

None.

**026 DECLARATIONS OF INTEREST (Item A3)**

None.

**027 APPLICATION TO DESIGNATE AN AREA OF THE HIGHWAY OUTSIDE THE FLANKS OF 351 – 352 AND 353 UPPER STREET, 1 – 5 AND 7 – 11 CAMDEN PASSAGE AND 108 – 118 ISLINGTON HIGH STREET FOR STREET TRADING PURPOSES (Item B1)**

The Chair confirmed to all present that members of the Committee had received a number of written representations about the proposals to hold a market on Sundays in Camden Passage, since the agenda and report had been despatched, which they had read and noted. In view of the large number of members of the public who were present and to facilitate the business of the Committee, the Chair invited a representative of the supporters of the application and a representative of persons objecting to the application to represent those views to the Committee.

The Street Trading Services Manager stated that his application would be supported by the Angel Aim Director, Ms Lovett, who had consulted with local businesses and residents on the proposals for a Sunday market in Camden Passage.

The Street Trading Services Manager reported the general background to the application, highlighting the fact that the Council saw this initiative as a way of increasing footfall to the Angel area, the shops in Camden Passage and the surrounding areas, leading to regeneration of the whole. If the application was approved, the Council would appoint an experienced market operator to manage the market, under licence from the Council, The main objections related to the parking of traders' vehicles while the market was operating and the waste and cleansing procedures that would be necessary to ensure that the area was left in a clean and tidy state after the market. To address these concerns, additional parking spaces had been negotiated at the Business Design Centre and a rigorous cleaning schedule identified, should it be necessary.

The Street Trading Manager circulated copies of a spreadsheet to members of the Committee setting out the details of the supporters and objectors to the proposals for a new Sunday market. This indicated 16 persons for, 12 against and 3 neutral respondents to the proposals. He also circulated copies of photos, taken from different perspectives, of the parts of the street to be designated, to assist members' discussion. The photos clearly indicated that there would be no stalls directly outside the premises of "Turn On – Antique Lighting Specialists" at 11 Camden Passage, which had been another objection.

In response to the objections received, the Street Trading Services Manager reported that:

- Although vehicle access and loading/unloading was still an issue, officers would continue to work with the Council's Highways Team to resolve the matter.
- The stalls to be used in the new market would not be gazebo type, but would have clear panels in their sides.
- No traders would be permitted to attach any of their goods to street premises.
- Some of the representations related to excess noise, but traders would be informed that they could not arrive before 8.30am.
- The lack of toilet facilities remained an issue, but there were toilet facilities available in Chapel Market and Islington Green. The long term aim would be to install new toilet facilities at the Angel which could be used by traders.
- A complaint had been made that the proposed market would be too small and congested. The Council would take this on board and would ensure that wheelchairs could pass through the market unheeded.
- There would be no electric generators in the market. Lighting would be battery operated, which would look aesthetically pleasing
- The Council wanted Chapel Market to flourish and did not expect the new market to detract from that.

Ron Granger, representing Chapel Market Stallholders, said that the stallholders in Chapel Market felt threatened because of the proximity of the proposed new market to their own. They wanted assurances that (i) no further licences would be issued for street trading along either side of Islington High Street, or Upper Street, (ii) the future of street trading in Chapel Market would not be put at risk by the granting of further licences for street trading purposes in the Angel area and (iii) future surveys relative to street trading in Islington be sent to all of Islington's street traders.. The Angel Aim Manager confirmed that there would be no further licences issued for traders to trade in the immediate vicinity of the Angel. She added that she would be contacting all businesses in the area about the removal of unauthorised A-boards and other clutter on the street, to avoid obstructions to visitors to the market.

Jenny Hughes, representing supporters of the proposed market, said that shops had been facing competition from online businesses and large shopping centres. She hoped that it would be possible to create a new shopping experience in Camden Passage, with a market selling "high end" products. She felt that a new market was needed to enable Islington traders to survive.

The Committee adjourned to deliberate on their decision.

**RESOLVED:**

That approval be granted to the designation, for street trading purposes, of the area on the highway outside the flanks of 351 – 352 and 353 Upper Street, 1- 5 and 7 – 11 Camden Passage and 108 – 118 Islington High Street, N1, every Sunday, from 08:30 hours to 16:00 hours.

**Reason for decision**

The Committee considered all of the written and oral evidence and noted both the concerns raised by some of the residents and businesses who opposed the designation and those who supported the designation.

The Committee wished to support the regeneration of Camden Passage and the surrounding area and in accordance with the Council's Street Market Strategy.

**Note of the Committee**

The Committee remained concerned about the number of food and food-related commodities which were likely to be sold in the new market and which might affect other businesses in the area.

The Committee noted that there would be a review of the new market and its impact on the area, including Chapel Market, three months after it had started operating.

The Committee expected a report to be prepared for the Committee's scheduled meeting in the spring of 2013, by way of update.

The meeting closed at 6.15pm.

Chair