



AGENDA FOR PLANNING SUB-COMMITTEE A

A meeting of Planning Sub-Committee A will be held at **Islington Town Hall, Upper Street, Islington, N1 2UD 25 October 2012 at 7.30 pm.**

John Lynch: Head of Democratic Services

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Despatched : 16 October 2012

Welcome:

Members of the public are welcome to attend this meeting.

Consideration of Planning Applications – This is a formal agenda where decisions are taken on planning applications submitted to the Council. Public speaking rights on these items are limited to those wishing to comment on specific applications. **If you wish to speak at the meeting please register by calling the Planning Department on 020 7527 6743.**

<u>Committee Membership:</u>	<u>Ward</u>	<u>Substitute Members:</u>	<u>Ward</u>
Councillor Davis (Chair)	St Mary's	Councillor Andrews	Clerkenwell
Councillor Allan	Clerkenwell	Councillor Buchanan	St. Mary's
Councillor Gallagher	Bunhill	Councillor W. Burgess	Canonbury
Councillor Kelly (Vice-Chair)	Finsbury Park	Councillor Caluori	Mildmay
Councillor Khan	Bunhill	Councillor Charalambous	Clerkenwell
		Councillor Groucutt	Mildmay
		Councillor Ismail	St George's
		Councillor Klute	St. Peter's
		Councillor Alice Perry	St Peter's
		Councillor Rupert Perry	Caledonian
		Councillor Poole	St Mary's
		Councillor Whaley	Canonbury
		Councillor Stacy	Highbury East
		Councillor Wilson	St. George's
		Councillor Woolley	Junction

Quorum: 3 councillors

AGENDA

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A Formal Matters	
1 Introductions	
2 Apologies for Absence	
3 Declaration of Substitute Members	
4 Declarations of Interest	
Disclosure of interests reminder to members:	
If you have a Disclosable Pecuniary Interest* in an item of business:	
▪ if it is not yet on the council's register you must declare both the existence and details of it at the start of the meeting or when it becomes apparent;	
▪ you may choose to declare a Disclosable Pecuniary Interest that is already in the register in the interests of openness and transparency.	
In both the above cases you must leave the room without participating in discussion of the item.	
If you have a personal interest in an item of business and you intend to speak on the item you must declare both the existence and details of it at the start of the meeting or when it becomes apparent but you may participate in the discussion and vote on the item.	
*(a) Employment, etc - Any employment, office, trade, profession or vocation carried on for profit or gain.	
(b) Sponsorship - Any payment or other financial benefit in respect of your expenses in carrying out duties as a member, or of your election; including from a trade union.	
(c) Contracts - Any current contract for goods, services or works, between you or your partner (or a body in which one of you has a beneficial interest) and the council.	
(d) Land - Any beneficial interest in land which is within the council's area.	
(e) Licences - Any licence to occupy land in the council's area for a month or longer.	
(f) Corporate tenancies - Any tenancy between the council and a body in which you or your partner have a beneficial interest.	
(g) Securities - Any beneficial interest in securities of a body which has a place of business or land in the council's area, if the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body or of any one class of its issued share capital.	
5 Order of Business	
6 To confirm the minutes of the Planning Sub-Committee A held on 10 September 2012	5
B Consideration of Planning Applications	
1 301 St John Street	9
2 Community Gardens, Arundel Square, Islington, London N7	23
3 252-254 York Way, Islington, London, N7 9QQ	43
4 1-36 Neptune House, King Henry Street, London, N16 8LS	67
5 6-8 Amwell Street, London, EC1R 1UQ	81
6 Land at Bennett Court, Axminster Road	103
7 1-5 Campdale Road (To Follow)	

C Any urgent business

Any non-exempt items which the Chair is of the opinion should be considered as a matter of urgency and to consider whether the special circumstances included in the report as to why it was not included on and circulated with the agenda are acceptable for recording in the minutes.

Date of Next Meeting: Planning Sub-Committee A, 13 December 2012

Please note all Area Committee agendas, reports and minutes are available on the Council's website: www.islington.gov.uk/democracy

PLANNING PROCEDURES FOR PLANNING COMMITTEE

Planning Sub-Committee Membership

Planning Sub-Committee A consists of five locally elected members of the council who will decide on the applications for planning permission.

Order of Agenda

Items are normally taken in the order of the agenda, however, the Chair of the Planning Sub-Committee has discretion to bring forward items, or vary the order of the agenda, where there is a lot of public interest or where a council officer is in attendance for a particular item(s).

Consideration of the Application

After hearing from council officers about the main issues of the proposal and any information additional to the written report, the Chair will invite those objectors who have registered to speak for up to three minutes on any point relevant to the application. If more than one objector is present for any application then the Chair may request that a spokesperson should speak on behalf of all the objectors. The spokesperson should be selected before the meeting begins. The applicant will then be invited to address the meeting also for three minutes. These arrangements may be varied at the Chair's discretion.

Members of the Planning Sub-Committee will then discuss and vote to decide the application. The drawings forming the application are available for inspection by members during the discussion.

Please note that the Planning Sub-Committee will not be in a position to consider any additional material (e.g. further letters, plans, diagrams etc.) presented on that evening. Should you wish to provide any such information, please send this to the Minors Team at Development Control a minimum of 24 hours before the meeting. Conversely, should there have been revisions or clarifications to the application which have met your earlier concerns, please write to inform us as soon as possible.

What Are Relevant Planning Objections?

The Planning Sub-Committee is required to decide on planning applications in accordance with the policies in the Development Plan unless there are compelling other reasons. The officer's report to the Planning Sub-Committee will refer to the relevant policies and evaluate the application against these policies. Loss of light, openness or privacy, disturbance to neighbouring properties from proposed intrusive uses, over development or the impact of proposed development in terms of size, scale, design or character on other buildings in the area, are relevant grounds for objection. Loss of property value, disturbance during building works and competition with existing uses are not. Loss of view is not a relevant ground for objection, however an unacceptable increase in sense of enclosure is.

For further information on how the Planning Sub-Committee operates and how to put your views to the Planning Sub-Committee please call Heather Scowby on 020 7527 3187.