

Planning Sub-Committee A – 13 December 2012

London Borough of Islington

Planning Sub-Committee A 13 December 2012

Minutes of the meeting of Planning Sub-Committee A held at the Town Hall, Upper Street, Islington, N1 2UD on 13 December 2012 at 7.30pm.

Present: **Councillors:** Councillor Robert Khan, Councillor Rhiannon Davis, Councillor George Allan, Councillor Troy Gallagher, Councillor Phil Kelly.

Councillor Rhiannon Davis in the Chair

256 **INTRODUCTIONS (Item A1)**

Councillor Davis welcomed everyone to the meeting. Members of the Sub-Committee and officers introduced themselves. The Chair explained that the Sub-Committee would deal with the determination of planning applications and outlined the procedures for the meeting.

257 **APOLOGIES FOR ABSENCE (Item A2)**

There were no apologies for absence.

258 **DECLARATIONS OF SUBSTITUTE MEMBERS (Item A3)**

There were no declarations of substitute members.

259 **DECLARATIONS OF INTEREST (Item A4)**

There were no declarations of interest.

260 **ORDER OF BUSINESS (Item A5)**

The order of business would be as follows:

B2, B5, B6, B3 and B4. Item B1 had been withdrawn from the agenda.

261 **CONFIRMATION OF THE MINUTES OF THE PLANNING COMMITTEE HELD ON 25 OCTOBER 2012 (Item A6)**

RESOLVED:

That the minutes of the meeting held on 25 October 2012 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

262 **6-8, AMWELL STREET, ISLINGTON, LONDON (Item B1)**

Erection of two storey residential roof extension to provide 1 x1 bedroom flat with associated roof terraces, external alterations to both building facades and replacement of existing windows with crittall replica windows.

(Planning application number: P121172)

This item had withdrawn from the agenda.

263 **MICHAEL SOBELL SPORTS CENTRE, HORNSEY ROAD, ISLINGTON, LONDON, N7 7NY (Item B2)**

The construction of 2x5 aside artificial football pitches, including fencing and floodlighting and associated works.

(Planning application number: P122021)

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

- Good quality fencing was required in order to prevent the noise of the ball hitting the mesh and

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people cutting the wires in order to access the pitches outside of permitted hours.

- Concern was raised about potential noise. Officers advised that if permission were granted then use as football pitches would be permitted however if a statutory nuisance should occur controls would exist.

Councillor Kelly proposed a motion to add a condition requested that samples of the fencing materials be submitted and approved by the Local Planning Authority. This was seconded by Councillor Gallagher and carried.

Councillor Allan proposed a motion to add an informative requesting the operator to take steps to communicate to players and that they were not permitted to exceed reasonable noise levels for football playing and if they repeatedly exceeded noise tolerance levels they could lose their bookings. This was seconded by Councillor Khan and carried.

RESOLVED:

That planning permission be granted, subject to the conditions and informatives in the report, the reasons for granting – being recommendations A and B within Appendix One of the report and an additional condition and informative as outlined above, the exact wording and reasons for which were delegated to officers.

264 141-147, WHITECROSS STREET, ISLINGTON, LONDON, EC1Y 8JL (Item B3)

Works to No. 141 comprising: erection of first floor rear extension; erection of third floor mansard roof extension; creation of second floor roof terrace, replacement of first & second floor front windows; replacement of shopfront; and alterations to ground floor of rear elevation. Works to No. 143 & No. 145 comprising: excavation to create rear basement extension; erection of three storey (ground, first & second floor) rear extension; erection of third floor mansard roof extension; creation of first & second floor rear roof terrace; replacement of first & second floor front windows; and replacement of shopfront. Works to No.147 comprising: excavation to create rear basement extension; erection of three storey roof extension (first, second and third floor mansard); erection of three storey (ground, first & second floor) rear extension; creation of first & second floor rear roof terrace; and replacement of shopfront. Erection of single storey bin stores building and cycle stores enclosure on Warwick Yard with installation of gate to Warwick Yard access. In association with amalgamation of four existing ground floor & basement commercial units (three x A1 and one x A5) to create two larger commercial units (one x A1 unit and one x A1/A2/A3 unit); together with lateral conversion of the upper floors to create seven residential units (comprising one x three-bedroom, two x two-bedroom, and four x one-bedroom flats).

(Planning application number: P120513)

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

- Warwick Yard would be closed and only accessible to residents and contractors removing the bins.
- Concern was raised about the bins and bicycles being stored near each other. The applicant explained that due to space constraints there were limited opens. Residents could put their rubbish out on the street between specified times and it would be collected along with refuse that was collected daily from the street market.
- Soundproofing of the commercial units had been conditioned.

RESOLVED:

That planning permission be granted, subject to the conditions and informatives in the report, the reasons for granting – being recommendations A and B within Appendix One of the report

265 23, 27 AND 29B, NEWINGTON GREEN ROAD, ISLINGTON, LONDON, N1 4QT (Item B4)

Redevelopment of the site including demolition of existing buildings on the site and erection of 5 three-storey family houses to the rear of the site (4x4 bed and 1x3 bed dwellings) and erection of 2 four-storey buildings fronting onto Newington Green Road to create 4 self-contained flats (3x2 bed and 1x1 bed units) and associated landscaping and refuse and bike facilities. (Alterations to recently allowed appeal scheme.)

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(Planning application number: p122372)

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

- Concerns were expressed about overlooking from the balconies, particularly in winter when there were no leaves on the trees.

Councillor Allan proposed a motion to defer the application to enable officers to give more consideration to concerns about the balconies. This was seconded by Councillor Khan and carried.

RESOLVED:

Consideration of the planning application be deferred.

Reason: To enable officers to give more consideration to concerns about the balconies.

266 12 [INCLUDING LAND AT REAR] ARVON ROAD, ISLINGTON, LONDON, N5 1PR (Item B5)

Conversion of the dwelling into 3 self contained flats (1x1 bed, 1x2 bed and 1x3 bed), rear lower ground and ground floor rear extension and associated alterations.

(Planning application number: P122195)

During the discussion of the application the following key issue was considered:

- The covenant on the land was not a planning consideration.

RESOLVED:

That planning permission be granted, subject to the conditions and informatives in the report, the reasons for granting – being recommendations A and B within appendix one of the report.

267 12 [INCLUDING LAND AT REAR] ARVON ROAD, ISLINGTON, LONDON, N5 1PR (Item B6)

Erection of a part two/part three storey eco residential dwelling (3 bedroom) with associated landscaping.

(Planning application number: P122040)

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

- Concerns were raised about the design of the proposed development.
- The scheme was innovative but the site was not considered to be the right place for the development.

RESOLVED:

That planning permission be refused, the reasons for refusal – being recommendation A within Appendix One of the report.

268 URGENT NON EXEMPT MATTERS (Item C)

There were no urgent non-exempt items.

The meeting ended at 9.35 pm

CHAIR:

**Please note all committee agendas, reports and minutes
are available on the council's website
www.islington.gov.uk/democracy**

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WORDING DELEGATED TO OFFICERS

This draft wording has been provided by officers following the meeting and is included here for completeness.

MINUTE 263

MICHAEL SOBELL SPORTS CENTRE, HORNSEY ROAD, ISLINGTON, LONDON, N7 7NY (Item B2)

Additional Condition:

Prior to the commencement of the development hereby approved samples of the proposed green, perimeter fencing shall be submitted to the local planning authority for subsequent written approval.

Reason:

In the interest of securing sustainable development and to ensure a satisfactory appearance in accordance with policies D4, D11 and D24 of the Unitary Development Plan.