



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** on **5 November 2013** at **7.30 pm**.

John Lynch: Head of Democratic Services

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Despatched	:	25 October 2013

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.**

Committee Membership:

Councillor Rupert Perry (Chair)
Councillor Allan
Councillor Kelly (Vice-Chair)
Councillor Webbe
Vacancy

Ward

Caledonian
Clerkenwell
Finsbury Park
Bunhill

Substitute Members:

Councillor Andrews
Councillor Buchanan
Councillor Charalambous
Councillor Chowdhury
Councillor Davis
Councillor Groucutt
Councillor Hamitouche
Councillor Kaseki
Councillor Khan
Councillor Klute
Councillor Makarau
Schwartz
Councillor Alice Perry
Councillor Poole
Councillor Wilson
Councillor Woolley

Ward

Clerkenwell
St. Mary's
Clerkenwell
Barnsbury
St Mary's
Mildmay
Barnsbury
Tollington
Bunhill
St Peter's
Junction
St Peter's
St Mary's
St George's
Junction

Quorum: 3 councillors



A G E N D A

	Page
A Formal Matters	
1 Introductions	
2 Apologies for Absence	
3 Declaration of Substitute Members	
4 Declarations of Interest	

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 or vote 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.

This applies to **all** members present at the meeting.

5 Order of Business	
6 To confirm the minutes of the Planning Sub-Committee A held on 3 October 2013.	

B Consideration of Planning Applications

1 31-41 Pear Tree Street, London, EC1V 3AG	11
2 32 Canonbury Street, London, N1 2TB	33
3 Garages at rear of 4-28, Cardozo Road, Islington, London, N7 (full planning application)	53
4 Garages at rear of 4-28, Cardozo Road, Islington, London, N7 (conservation area consent)	77

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, 10 December 2013

Please note all 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 Zoe Crane/Jackie Tunstall on 020 7527 3044/3068.