

London Borough of Islington

**Planning Committee - 8 January 2019**

Minutes of the meeting of the Planning Committee held at Council Chamber - Town Hall on 8 January 2019 at 7.30 pm.

**Present:**           **Councillors:**    Klute (Chair), Picknell (Vice-Chair), Kay (Vice-Chair), Convery, Graham, Chapman and Woolf  
**Also Present:**       **Councillors:**    Khondoker and Ward

**Councillor Martin Klute in the Chair**

**54        INTRODUCTIONS (Item A1)**

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

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

Apologies were received from Councillor Khondoker.

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

There were no declarations of substitute members.

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

There were no declarations of interest.

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

The order of business would be as per the agenda.

**59        MINUTES OF PREVIOUS MEETING (Item A6)**

**RESOLVED:**

That the minutes of the meeting held on 10 December 2018 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

**60        HARVIST ESTATE, CITIZEN ROAD, HORNSEY ROAD, LONDON, N7 (Item B1)**

The construction of 24 new dwelling units (100% social rent) on Citizen Road with associated amenity space provided in two terraced blocks ranging from 2 to 3 storeys, including provision of refuse storage and bicycle parking spaces, improvements to the public realm and reconfiguration of existing car parking on Citizen Road.

(Planning application number: P2018/2767/FUL)

In the discussion the following points were made:

- The planning officer stated that the standard condition removing permitted development rights should be added to ensure Network Rail had access to the viaduct for maintenance and emergency purposes.
- The access for Network Rail was discussed and the planning officer stated that it was not possible to have an alleyway behind the gardens as it would need to be 2m wide which would shorten the gardens or mean the road would have to be moved forward. It would also encourage anti-social behaviour.
- In response to a member's concern the planning officer stated that the emergency services had been consulted and did not object to the scheme.
- In response to resident's concern that service charges for those currently living on the estate would be increased, the applicant stated that they would be reduced as the total cost would be divided by more units.
- In response to a member's concern about the proposed white render, the applicant stated that a high quality, self-cleaning, water repellent, white render would be used which would be in keeping with render used on many London buildings. The Design Review Panel were satisfied with the proposed render and where it had been used elsewhere it was wearing well.
- In response to a member's question as to how many units would be accessible, the planning officer explained that 10% was the requirement and this had been met. Four units would be wheelchair accessible. The remaining units were all adaptable. Space had been provided to install a lift at a later date if required.
- A member commented that this was a well considered scheme with a low impact on existing accommodation.
- The Construction Management Statement would manage the impacts of construction.
- Members considered that the loss of open space and trees was carefully balanced against the acute housing needs in the borough. Garden and children's play space provision would be improved. The trees that would be lost were getting very large and would be replaced with species that were smaller and required less maintenance. The creation of 24 homes would be life changing for the new residents.
- Members considered that overall amenity would improve. The eastern boundary of the estate would have a clearly defined boundary with the terrace of housing. There was currently a ragged boundary and the car parking spaces were misused. The loss of parking was consistent with policy to encourage other means of travel and there were good transport links.

**RESOLVED:**

That following consideration of the case officer's report (the assessment and recommendations therein), the presentation to Committee, submitted representations and objections provided verbally at this meeting, planning permission be granted subject to the conditions and informatives set out in Appendix 1 of the officer report with the additional condition outlined above and

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subject to the prior completion of a Directors' Agreement securing the heads of terms as set out in Appendix 1 of the officer report and subject to an agreement being reached with Network Rail in relation to access to the railway viaduct for maintenance and emergency purposes.

The meeting ended at 8.10 pm

**CHAIR**