

**Planning Sub Committee A - 19 January 2021**

Minutes of the meeting of the Planning Sub Committee A held on 19 January 2021 at 7.30 pm.

**Present:**      **Councillors:**      Picknell (Chair), Poyser (Vice-Chair), Clarke and Convery

**Councillor Angela Picknell in the Chair**

**148      INTRODUCTIONS (Item A1)**

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

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

Apologies were received from Councillor Ismail.

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

There were no declarations of substitute members.

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

There were no declarations of interest.

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

The order of business would be as per the agenda.

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

**RESOLVED:**

That the minutes of the meeting held on 10 November 2020 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

**154      236 UPPER STREET, ISLINGTON, LONDON, N1 1RU (Item B1)**

Retrospective change of use from a retail unit to a restaurant/cafes (Class E); the installation of mechanical plant (extractors and air conditioning unit) on the rear roof of the building; installation of an air conditioning unit in the rear garden; and a single storey rear extension to the building including installation of rooflights. Retention of existing shopfront alterations with use of the front tables and chairs and external alterations to rear elevation including installation of rooflights.

(Planning application number: P2020/1364/FUL)

In the discussion the following point was made:

- Members expressed concern that the applicant was not in attendance to address the concerns of objectors.

Councillor Picknell proposed a motion to defer the consideration of the application for the applicant to attend and address the concerns of residents. This was seconded by Councillor Poyser and carried.

**RESOLVED:**

That consideration of the application be deferred for the reason outlined above.

155

**85-87 SOUTHGATE ROAD, LONDON, N1 3JS (Item B2)**

Change of use of building from A1 use (retail with ancillary residential) [876sqm] to Class E (office with production rooms), external minor alterations to include replacement entrance door, cycle parking, window replacements; replacement of existing winter garden at first floor level, installation of 2x mechanical plant and associated screened plant enclosure at roof level, courtyard alterations and associated works.

(Planning application number: P2020/1700/FUL)

In the discussion the following points were made:

- The planning officer stated that one further objection had been received regarding construction works, the noise report, hours of operation and hours of servicing. An extra condition on Class E-restricted uses (compliance) had been added to the proposed list of conditions.
- In response to a member's question, the planning officer stated that the 1994 extant planning permission did not restrict hours of operation.
- In response to a question from a member about whether the plant enclosure could be seen by neighbours, the planning officer advised that it could be seen but consideration should be given to whether it was an appropriate outlook.
- A member raised concern that bedrooms would be above the entrances.
- In response to a question from a member, the applicant stated that typical working hours would be from 10am-6.30pm. All staff would not be in the office together and usually approximately two thirds of staff would be there at any one time. As the company was a global one, flexibility in terms of hours of operations was required. On occasions a handful of staff would need to be there outside of the usual working hours to work with people in other countries. A production room was different to a recording studio and people worked there digitally. Soundproofing was designed so that no noise could get in or out of the production rooms.
- In response to a member's question, the applicant advised that most staff would use public transport or walk or cycle to work. Many staff lived locally.
- In response to a question from a member, the applicant advised that a business manager would be employed for this site. They would be the main point of contact for neighbours.

- A member stated that the change of use to B1 office seemed satisfactory and that residents had benefitted from the previous retail use not being as intrusive as it could have been e.g. if it had been a supermarket.
- A member commented that more conditions could provide more reassurance to neighbours.

Councillor Picknell proposed a motion to defer the application to a meeting in the next cycle of Planning Sub-Committee meetings to enable more consideration to be given to neighbouring amenity and how this could be protected more with amended/additional conditions. This was seconded by Councillor Poyser and carried.

**RESOLVED:**

That consideration of the application be deferred to a meeting in the next cycle of Planning Sub-Committee meetings for the reason outlined above.

**156 GARAGES BELOW 1-17 WESTACOTT CLOSE, WESTACOTT CLOSE, LONDON, N19 3LE (Item B3)**

Change of use of 23 ancillary residential garages to a central storage depot for the Council Estate Services (B8 Use), alteration of entrance and replacement of louvered panels with windows and associated works.

(Planning application number: P2020/2407/FUL)

In the discussion the following points were made:

- In response to a question from a member about deliveries, the planning officer stated that larger deliveries of equipment would be approximately every 60 days. The applicant confirmed that mechanical vehicles would not be used for deliveries and four wheeled manually powered hydraulic trolleys would be used. Although motorised equipment such as leaf blowers would be stored there but would not be used within the depot.
- A member questioned the floorspace and the 170sqm circulation area and the applicant advised the circulation space was a central space between the garages to enable movement.

**RESOLVED:**

That planning permission be granted subject to the conditions set out in Appendix 1 of the officer report.

The meeting ended at 9.00 pm

**CHAIR**