

Planning Sub Committee A - 4 May 2021

Minutes of the meeting of the virtual Planning Sub Committee A held on 4 May 2021 at 7.30 pm.

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

Councillor Angela Picknell in the Chair

167 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.

168 APOLOGIES FOR ABSENCE (Item A2)

Apologies were received from Councillor Ismail.

169 DECLARATIONS OF SUBSTITUTE MEMBERS (Item A3)

There were no declarations of substitute members.

170 DECLARATIONS OF INTEREST (Item A4)

Councillor Picknell declared that Item B5 – South Library, 115-117 Essex Road was in her ward.

171 ORDER OF BUSINESS (Item A5)

The order of business would be B1, B3, B2, B4 and B5.

172 MINUTES OF PREVIOUS MEETING (Item A6)

RESOLVED:

That the minutes of the meeting held on 22 March 2021 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

173 AMBLER PRIMARY SCHOOL, 80 BLACKSTOCK ROAD, LONDON, N4 2DR (Item B1)

Single storey side extension to existing outbuilding (block D) located to the west of the site to provide 2 no. additional new rooms (3 total) comprising of a sensory circuit room, work room and a sensory room with disabled toilets.

(Planning application number: P2020/2122/FUL)

In the discussion the following points were made:

- A member queried whether the sub-committee could ask the applicant to install a sensory garden. The planning officer advised that the sub-committee could only consider the planning application that had been submitted but he could write to the school and ask if they would consider this. A member asked that ward councillors be emailed about this too.
- In response to a member's question about security lighting and cameras, the planning officer advised that none were proposed and any additional lighting would likely require planning permission.
- A member commented that although there would be a loss of 9sqm playspace, the benefits of the scheme outweighed the loss.

Councillor Clarke proposed a motion for the planning officer to write to the school asking that they consider installing a sensory garden and copy in the ward councillors. This was seconded by Councillor Picknell and carried.

RESOLVED:

That following consideration of the case officer's report (the assessment and recommendations therein), the presentation to Committee and submitted representations and objections, planning permission be granted subject to the conditions and informative set out in Appendix 1 of the officer report and that the planning officer write to the school as detailed above.

174

LAND AND ACCESS WAYS REAR OF 13-27 COWCROSS STREET, LONDON, EC1M 6DR (Item B2)

Routing of power cable from Denmark House in to Cowcross Yard and the installation of 7 no. in-ground power sockets.

(Planning application numbers: P2020/1390/FUL and P2020/1431/LBC)

In the discussion the following point was discussed:

- In response to an objector's concern about access through a private alleyway, the legal officer advised that if there was a private right of way this was a private matter for the landowners. The planning officer stated that this was a civil matter outside of planning and was not considered as part of the report. However, if planning permission was granted, an informative on this matter could be included.

Councillor Poyser proposed a motion to add an informative to state that access to the alleyway was a civil matter. This was seconded by Councillor Clarke and carried.

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 and listed building consent be granted subject to the conditions set out in Appendix 1 of the officer report and the informative set out above.

[During this item Councillor Convery had to take an urgent phone call. He therefore had not heard all of the item and following legal advice he did not take part in the voting on this item.]

175 **LAND AND ACCESS WAYS REAR OF 13-27 COWCROSS STREET, LONDON, EC1M 6DR (Item B3)**

Continuation of the use of the external plaza area for a food market of up to 13 stalls for a maximum of 3 days per week for a further 3 years. (Temporary Planning permission previously granted P2019/1744/FUL 01/08/19). The market would operate Tuesday, Wednesday and Thursdays between 9am and 4.00pm with food cooked and served between 11am and 2.30pm only.

(Planning application number: P2020/1687/FUL)

In the discussion the following points were made:

- The planning officer advised that two further objections had been submitted.
- In response to a member's question about vehicles using the site, the planning officer advised that there would be no more than 13 gazebo/vehicle stalls at any one time.
- In response to a member's question about the water supply being drinking water, the applicant confirmed that there would be an accessible source of water on site but each vendor would also be required to bring their own water. The trading policy had been updated to accommodate the Covid rules.
- A member asked whether the land was all private land and whether this meant planning was the principal form of regulatory control and was advised that this was the case.
- A member asked about enforcement and the planning officer advised that if a member of the public or councillor notified officers of a breach, this would be investigated.
- The planning officer stated that minor changes had been made to the Operation Management Plan and condition 7 sought further details to be submitted.
- In response to a member's question, the planning officer advised that the design and conservation team had been consulted and had raised no objections to the scheme.
- Generators not being used was welcomed by members.
- In response to questions from members about limiting the size of vehicles, the planning officer stated that Condition 9 could be amended to define the size of the vehicular spaces. The applicant requested that the wording should not require the applicant to submit details prior to operation as they wanted to begin trading as soon as possible.

Councillor Picknell proposed that Condition 9 be amended to define the size of the vehicular spaces with the wording delegated to officers in consultation with the chair. This was seconded by Councillor Poyser and carried.

RESOLVED:

That following consideration of the case officer's report (the assessment and recommendations therein), the presentation to Committee and 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 condition 9 amended as above with the wording delegated to officers in consultation with the chair.

[During this item Councillor Convery had to take an urgent phone call. He therefore had not heard all of the item and following legal advice he did not take part in the voting on this item.]

176

**PRIOR WESTON PRIMARY SCHOOL, GOLDEN LANE CAMPUS, 101
WHITECROSS STREET, LONDON, EC1Y 8JA (Item B4)**

Retrospective planning permission for the retention of the existing 8 no. floodlights attached to existing columns associated with the use of the existing Multi Use Games Area, to provide an outdoor playspace for the school's children until 8.00pm Monday to Fridays only.

(Planning application number: P2020/1842/FUL)

In the discussion the following points were made:

- The planning officer stated that a further objection had been received in relation to noise pollution, impacts on neighbouring properties and the suggestion that hours be reduced to 6pm. The points raised were addressed in the report.
- A member asked why planning permission was being sought up to 8pm if the facility was just being used by the school. The planning officer advised that this time had been requested, public protection had raised no concerns and there had been no complaints submitted since the original consent had been granted.
- Members discussed the difference in light emission between the four floodlights approved previously and the eight floodlights proposed. The planning officer stated that advancements in lighting technology made the light easier to direct and control and there would be less lightspill. The applicant stated that the advancements in technology meant that having the eight lights would reduce the level of light pollution by 50%.
- Members discussed the use of light sensors. The applicant stated that controls were in a tamper-proof box so could not be overridden. The light dropped by 50% five minutes before they were due to go out.
- The proposal would benefit the children at the school.

RESOLVED:

That following consideration of the case officer's report (the assessment and recommendations therein), the presentation to Committee, submitted representations, planning permission be granted subject to the conditions set out in Appendix 1 of the officer report.

177 **SOUTH LIBRARY, 115-117 ESSEX ROAD, LONDON, N1 2SL (Item B5)**

Proposed works, including repairs and alterations to the existing external roofs of the South Library to prevent further water ingress and to provide permanent safe access for future repair and maintenance by inclusion of a fall restraint system

(Planning application numbers: P2021/0335/FUL and P2021/0353/LBC)

In the discussion the following point was made:

- A member commented that the building needed protecting and the application was policy compliant.

RESOLVED:

That following consideration of the case officer's report (the assessment and recommendations therein) and the presentation to Committee, planning permission and listed building consent be granted subject to the conditions and informative set out in Appendix 1 of the officer report.

178 **ANY OTHER BUSINESS**

Councillor Picknell was thanked for her work as Chair of Planning Sub-Committee A.

The meeting ended at 9.00 pm

CHAIR

WORDING DELEGATED TO OFFICERS IN CONSULTATION WITH THE CHAIR

MINUTE 174

LAND AND ACCESS WAYS REAR OF 13-27 COWCROSS STREET, LONDON, EC1M 6DR

INFORMATIVE: You are reminded that the use of the alleyway beneath Denmark House and its accessibility to the public is a civil matter between freeholders and cannot be controlled by the Local Planning Authority via the planning process.

MINUTE 175

LAND AND ACCESS WAYS REAR OF 13-27 COWCROSS STREET, LONDON, EC1M 6DR

AMENDED CONDITION 9: Notwithstanding the hereby approved plans, the use of temporary generators is prohibited. Vehicles operating as a stall within the market hereby approved shall be no larger than 5m long x 2.5m wide and engines shall be turned off at all times whilst the market is in operation.

REASON: To ensure that the proposed development does not have an adverse impact on neighbouring residential amenity in terms of noise, odour and pollution.