

Planning Committee - 7 July 2015

Minutes of the meeting of the Planning Committee held at Council Chamber - Town Hall on 7 July 2015 at 7.30 pm.

Present: **Councillors:** Kat Fletcher (Vice-Chair), Martin Klute (Vice-Chair),
Paul Convery, Osh Gantly, Tim Nicholls and David
Poyser

Councillor Martin Klute in the Chair

119 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.

120 APOLOGIES FOR ABSENCE (Item A2)

Apologies were received from Councillors Chowdhury, Khan and Spall.

121 DECLARATIONS OF SUBSTITUTE MEMBERS (Item A3)

There were no substitute members.

122 DECLARATIONS OF INTEREST (Item A4)

There were no declarations of interest.

123 ORDER OF BUSINESS (Item A5)

The order of business would be as per the agenda.

124 MINUTES OF PREVIOUS MEETING (Item A6)

RESOLVED:

That the minutes of the meeting held on 9 June 2015 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

125 46 ESSEX ROAD AND 160-162 PACKINGTON STREET, LONDON, N1 (Item B1)

Part change of use and part redevelopment of 46 Essex Road, 160 Packington Street and 162 Packington Street and land to the rear fronting onto Queens Head Street to provide a total of 2350sqm B1 office space and the creation of one additional residential (C3) flat (in addition to 2 existing units) to create a total of 3 (2x3 bed and 1x2 bed). The proposals include the erection of a four storey (including basement) B1 office building fronting onto Queens Head Street and roof top additions to 162 Packington Street including alterations and improvements to the façade of the existing buildings.

(Planning application number: P2015/0971/FUL)

In the discussion the following points were made:

- The planning officer stated that the reference to 13 weeks in the second paragraph on page 46 of the officer's report should be removed as it was no longer applicable as the applicant had entered into a planning performance agreement for this scheme.

Planning Committee - 7 July 2015

- The planning officer confirmed that affordable workspace was defined by reason of its size or reduced rates. In this case, it was size.
- There were 85sqm of affordable workspace and this meant approximately 10 people could use the space.
- Affordable workspace made up 3.6% of the workspace rather than a minimum of 5% which was specified in policy. At 3.6% of floorspace and 85sqm, the unit would have been considered a small or micro enterprise unit.
- Given that a 5% of workspace was required as per policy DM5.4D, the policy also sought that the rent for the affordable workspace unit be secured as peppercorn rate for at least 10 years to a council-approved Workspace Provider.
- The planning officer confirmed that amenity in the proposed dwelling was considered acceptable.
- The reconsultation did not include the revised entrance for the affordable workspace as with approximately 10 users, this was not considered a material change to the scheme. The main entrance was on Essex Road.
- The yard had been designated as commercial land and had previously been the servicing area for Merchants Hall.
- Concern was raised about the management of cycles.
- Concern was raised that policy required large single occupier units to be designed so they could be divided into the smaller units in the future and the proposed development could only be divided by floor. The applicant stated that the building was a locally listed building and the layout of the existing building lent itself to one large office space. The office space would initially be marketed as one unit but would be subdivided in the future if necessary.
- A shared surface was not supported by officers as it could impact upon road safety and the amenity of neighbouring residents.
- Policy supported the use remaining commercial.

Councillor Klute proposed that Condition 7 be amended to require the floorplan to be amended to provide 5% affordable workspace. This was seconded by Councillor Poyser and carried.

Councillor Nicholls proposed a motion that the amended affordable workspace be secured in terms of management and lease, as per policy DM5.4, with further advice to be taken from the Policy Team. This was seconded by Councillor Klute and carried.

[Post meeting discussion and detail: Officers had discussed this internally and considered that given the amended business unit would be approximately 117.5sqm in size (at 5% of the scheme's floorspace) this would no longer constitute a 'small or micro enterprise' and must be assessed against Part D of the policy. If the applicant intended to retain this floor area as a single unit, then the applicant would need to agree to lease the workspace at a peppercorn rent for at least 10 years to a council-approved Workspace Provider. This must be secured as part of the S106 agreement. However, in the event that the applicant identified the 117.5sqm floorspace as divided into two (or more) units, these would be classified as either micro (10-50sqm) or small (50 to 90sqm) workspaces and would be considered as 'affordable' by virtue of their size.]

Councillor Convery proposed a motion that officer check the policy requirements in relation to management and lease issues and secure by condition or S106 as appropriate in consultation with the chair. This was seconded by Councillor Klute and carried.

Councillor Klute proposed a motion to require the use of solid bricks. This was seconded by Councillor Convery and carried.

Planning Committee - 7 July 2015

Councillor Convery proposed a motion to condition that the brickwork be Flemish Bond. This was seconded by Councillor Klute and carried.

Councillor Klute proposed that the management of cycles should be included in the travel plan. This was seconded by Councillor Nicholls and carried.

RESOLVED:

That planning permission be granted subject to the conditions and informatives set out in Appendix 1 of the case officer's report with the amendments outlined above, the wording of which was delegated to officers in consultation with the chair, plus the prior completion of a Deed of Planning Obligation made under Section 106 of the Town and Country Planning Act 1990 securing the heads of terms as set out in Appendix 1 of the case officer's report as amended above.

126

CHARTER HOUSE, 2 FARRINGDON ROAD AND UNITS 501 AND 502 LONDON CENTRAL MARKETS GATE 30, 45 CHARTERHOUSE STREET, LONDON, EC1 (Item B2)

Erection of an 11-storey building comprising 3,054 square metres (GIA) of Class A1 (retail) and 22,073 (GIA) square metres of Class B1 (office), along with ancillary facilities including the provision of basement level servicing.

(Planning application number: P2015/0053/FUL)

In the discussion the following points were made:

- The applicant stated that there was flexibility within the S106 agreement regarding a memorial plaque. The planning officer highlighted that this was being secured within the S106 agreement as per the exact clauses within the previously signed agreement.
- The S106 stated that the memorial plaque would not exceed £10,000.
- Cycle parking for visitors should be provided outside of the building.

Councillor Klute proposed a motion to amend Condition 13 to include cycle parking for visitors outside of the building. This was seconded by Councillor Nicholls and carried.

Councillor Klute proposed a motion to add an informative to recommend that the applicants did what they could to locate and replace the memorial plaque. This was seconded by Councillor Fletcher and carried.

RESOLVED:

That planning permission be granted subject to the conditions and informatives set out in Appendix 1 of the case officer's report with the amendments outlined above, the wording of which was delegated to officers, plus the prior completion of a Deed of Planning Obligation made under Section 106 of the Town and Country Planning Act 1990 securing the heads of terms as set out in Appendix 1 of the case officer's report and subject to any direction by the Mayor of London to refuse the application or for it to be called in for determination by the Mayor of London.

WORDING DELEGATED TO OFFICERS

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

MINUTE 126

**CHARTER HOUSE, 2 FARRINGDON ROAD AND UNITS 501 AND 502 LONDON
CENTRAL GATE 30, 45 CHARTERHOUSE STREET, LONDON, EC1 (Item B2)**

AMENDED CONDITION 13: The bicycle storage area, which shall provide for no less than 327 bicycle spaces and shower and changing facilities, as well as visitor cycle parking where feasible at ground level outside the building, shall be provided in accordance with the hereby approved plans prior to the first occupation of the development and maintained as such thereafter.

REASON: To ensure adequate cycle parking and associated facilities are available and easily accessible on site and to promote sustainable modes of transport.

The meeting ended at 9.10 pm

CHAIR