

## PLANNING AND TRANSPORTATION COMMITTEE

Tuesday, 10 June 2014

**Minutes of the meeting of the Planning and Transportation Committee held at the Guildhall EC2 at 11.00 am**

### **Present**

#### **Members:**

Deputy Michael Welbank (Chairman)	Gregory Jones QC
Oliver Lodge (Deputy Chairman)	Deputy Henry Jones
Randall Anderson	Alderman Professor Michael Mainelli
Deputy Ken Ayers	Paul Martinelli
Deputy John Chapman	Sylvia Moys
Dennis Cotgrove	Graham Packham
Revd Dr Martin Dudley	Deputy Henry Pollard
Alderman Peter Estlin	Alderman Neil Redcliffe
Sophie Fernandes	Tom Sleigh
Marianne Fredericks	Graeme Smith
Deputy Bill Fraser	Angela Starling
George Gillon	Patrick Streeter
Christopher Hayward	Deputy James Thomson

#### **Officers:**

Katie Odling	Town Clerk's Department
Philip Everett	Director of the Built Environment
Annie Hampson	Department of the Built Environment
Paul Beckett	Department of the Built Environment
David Stothard	Department of the Built Environment
Peter Young	City Surveyor's Department
Alison Hurley	City Surveyor's Department
Alan Rickwood	City Police
Alexander Williams	City Police

### **1. APOLOGIES**

Apologies for absence were received from Brian Harris, Brian Mooney, Deputy Alistair Moss and Deputy Henry Pollard.

### **2. MEMBERS' DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THE AGENDA**

There were no declarations of interest.

### **3. MINUTES**

#### **3.1 Planning and Transportation Committee**

RESOLVED – That the minutes of the meeting held on 20 May 2014 be approved.

### 3.2 Streets and Walkways Sub Committee

RESOVLED – That the minutes of the meeting held on 6 May 2014 be received.

#### 4. TOWN PLANNING AND DEVELOPMENT APPLICATIONS

The Committee received a report of the Chief Planning Officer and Development Director relative to development and advertisement applications dealt with under delegated authority since the previous meeting.

#### 5. VALID APPLICATIONS LIST FOR COMMITTEE

The Committee received a report of the Chief Planning Officer and Development Director which provided details of valid planning applications received by the department.

#### 6. REPORTS RELATIVE TO PLANNING APPLICATIONS

##### 6.1 20 Farringdon Street, London

**Proposal:** Redevelopment providing a 12 storey building comprising office accommodation (Class B1) at basement to 11<sup>th</sup> floor and public house at part basement and part ground floor.

RESOLVED – That,

- a) Planning permission be granted for the development referred to above in accordance with the details set out on the attached schedule subject to:
  - i) planning obligations and other agreements being entered into in respect of those matters set out in the report, the decision notice not to be issued until such obligations have been executed; and
  - ii) no objections being received as a result of the consultation detailed above.
- b) That your officers be instructed to negotiate and execute obligations in respect of those matters set out in the report under Section 106 of the Town and Country Planning Act 1990.

##### 6.2 Site bound by King William Street

**Proposal:** Demolition of the existing buildings and redevelopment with a new office building at part basement, ground floor and six upper floors with retail uses at part ground and mezzanine levels, incorporating reconstruction of the existing historic façade at 20 Abchurch Street and associated infrastructure at ground floor level.

The Committee were informed of the following changes to the report –

#### **Page 59 Recommendation:**

Omit (ii) which says “The Mayor of London be given 14 days to decide whether or not to direct the Council to refuse planning permission (under Article 5(1)(a) of the Town & Country Planning (Mayor of London) Order 2008).”

Omit (d) – as the areas of land are proposed to be Permissive Path.

**Page 62, Para 1;** retail (273sq.m) replaced with retail (959sqm)

**Page 68, Para 39;** 17,250sqm (GIA) should read 16,159 sqm (GIA)

**Page 68, Para 42, last sentence;** retail floorspace 150sqm should read 155sqm.  
**Page 96, Condition 2;** Change reason: "To ensure the enforceability of the S.106 covenants."

**Add new condition:** "The development hereby permitted shall not commence until the Transport and Works Act Order for the Bank Station Capacity Upgrade Project has been made and implemented and shall not commence other than in association with works approved by the Secretary of State pursuant to the said Transport and Works Act Order. REASON: The development hereby permitted shall not commence except in association with the works approved by the Secretary of State pursuant to a Transport and Works Act Order for the Bank Station Capacity Upgrade Project."

During discussion, reference was made to the following –

- Any potential disturbance to St Mary Abchurch caused by service vehicles needed to be taken into account;
- Inclusion of a condition to require that a photographic record to be made of 10 King William Street; and
- The location of the new entrance to be the Underground

RESOLVED – That subject to the above amendments,

- a) Planning permission be granted for the above proposal in accordance with the details set out in the attached scheduled, subject to: Planning Obligations and other agreements being entered into as set out in the body of this report, the decision notice not to be issued until such obligations have been executed; and
- b) it be agreed in principle that the area of public highway described in the report may be stopped-up to enable the development to proceed and, upon receipt of the formal application, officers be instructed to proceed with arrangements for advertising and making of a Stopping-up order for that area, under the delegation arrangements approved by the Court of Common Council.

### 6.3 15 - 16 Minories and 62 Aldgate High Street, London

**Proposal:** Demolition of 15 Minories and 62 Aldgate High Street and redevelopment to provide a Class B1 office building with Class A1 retail. Extension and re-cladding of 16 Minories and change of use from offices to a hotel with Class A3 restaurant or Class D1 (health)/Class D2 (community) use. Erection of a new residential building (Class C3) providing 87 units. Re-landscaping of open space and public realm improvements.

The Committee were informed of the following changes to the report –

**Page 143 Subject:** amended as follows to include proposed Class A3 restaurant in the description:

"Demolition of 15 Minories and 62 Aldgate High Street and redevelopment to provide a Class B1 office building with Class A1 retail (18,537sq.m). Extension and re-cladding of 16 Minories and change of use from offices (Class B1) to a hotel (Class C1), *Class A3 restaurant* and Class D1 (health)/ Class D2 (community) use/Class A3 restaurant use (17,367sq.m.). Erection of new residential building (Class C3) providing 87 units (7829sq.m.). Re-landscaping of open space and public realm improvements."

**Page 143 Summary; fourth paragraph:** 31 affordable units should read 27 affordable units.

**Page 177 Para 165:** Following sentence added to the end of the para: “This provision would be secured in the S106 agreement.”

**Page 192 Description of Development:** amended to include the proposed Class A3 restaurant as in the description as above.

**Page 197 Condition 24** amended to read as follows:

“Goods, including fuel, delivered or collected by vehicles arriving at or departing from the buildings shall not be accepted or dispatched unless the vehicles are unloaded or loaded from the designated basement service areas.

REASON: To avoid obstruction of the surrounding streets and to safeguard the amenity of the occupiers of adjacent premises, in accordance with the following policies of the Core Strategy: CS15, CS21.”

**Page 202 Condition 47** amended to read as follows:

“The Class A3 (restaurant) premises hereby permitted at ground, first and eleventh floor levels shall not be open to customers between the hours of 23:00 on one day and 7:00 on the following day.

REASON: To safeguard the amenity of the adjoining premises and the area generally in accordance with the following policies of the Core Strategy: CS15, CS21”.

**Page 214 Additional informative:**

“You are advised that the detailed design along with the involvement of the project architect of the application scheme is considered to be an important element of the success of the building designs. As such, any proposed variation either in detailed design, the use of materials or a change in the project architect to oversee implementation is likely to dilute the convincing design quality of the buildings and is likely to be resisted by the City of London as local planning authority.”

There was a general discussion where there was broad support for the scheme and comments were made as follows -

- the Committee were not supportive of A3 use as an alternative to the D1/D2 use proposed in the Community facility area;
- The provision of the residential building should be secured;
- The use of residential balconies for bikes and other uses;
- Members were informed that negotiations regarding the lease arrangements for the Community Centre were ongoing; and
- The Committee requested that the details of the elevations under conditions 38 (a) and (b) be put before the Committee for consideration as opposed to being dealt with under Delegated Authority.

RESOLVED - That,

- a) Planning permission be granted for the development referred to above in accordance with the details set out on the attached schedule subject to planning obligations and other agreements being entered into in respect of those matters set out in the report, the decision notice not to be issued until such obligations have been executed;
- b) Officers be instructed to negotiate and execute obligations in respect of

those matters set out in the report under Section 106 of the Town and Country Planning Act 1990 and any necessary agreements under Section 278 of the Highway Act 1980;

- c) the areas of public highway and publicly accessible private land affected by building structures be stopped up to enable the development to proceed and, upon receipt of the formal application, your officers be instructed to proceed with arrangements for advertising and making of a Stopping up Order for the various areas under the delegation arrangements approved by the Court of Common Council.

## **7. REPORTS OF THE DIRECTOR OF THE BUILT ENVIRONMENT**

### **7.1 City of London Planning Obligations SPD - Minor Alterations**

The Committee considered a report of the Director of the Built Environment which detailed minor alterations to the approved City of London Planning Obligations Supplementary Planning document.

RESOLVED – That the proposed minor alterations to the City of London Planning Obligations Supplementary Planning Document be approved, to bring the SPD into line with revised national Building Regulations and the updated Mayoral supplementary planning guidance.

### **7.2 Rescission and Variation of City Walkway - 33 King William Street and Bridge Across Upper Thames Street to Seal House**

The Committee considered a report of the Director of the Built Environment regarding the rescission and variation of City Walkway at 33 King William Street and Bridge across Upper Thames Street to Seal House.

RESOLVED – That approval be given to rescind the resolution of the Court of Common Council dated 3rd October 1985 which declared as City Walkway CW18 and vary the resolution of the Court of Common Council dated 13<sup>th</sup> March 1986 which declared as City Walkway CW35, being more particularly shown hatched on the City Walkway Rescission Plan NO. CWRP-01-14 (Appendix B to this report) and City Walkway Variation Plan CWVP-01-14 (Appendix D to this report) in accordance with the resolutions set out in Appendix A and Appendix C to this report.

### **7.3 Department of the Built Environment Business Plan 2013/16 : Quarter 4 Update and Financial Outturn Report**

The Committee considered a report of the Director of the Department of the Built Environment which set out progress against the 2013/16 Business Plan and the Financial Outturn report for the Department.

RESOLVED – That the report be noted.

### **7.4 Department of Built Environment Projects Programme**

The Committee considered a report of the Director of the Built Environment which set out the current programme for the of the departments major projects.

RESOLVED – That the programme of projects being undertaken be noted and approval given to projects at Gateway 2.

#### **7.5 The City of London Open Space Strategy-draft Supplementary Planning Document**

The Committee considered a report of the Director of the Built Environment which set out the background and production of a draft City of London open Space Strategy.

The Committee commended the strategy and which had approved for Public Consultation by the Open Spaces and City Gardens Committee.

The Committee commented on the proposed methods of consultation which may benefit from more visuals and maps from which it was advised that Officers would liaise with the Open Spaces Department on the most appropriate material to use. It was suggested that the results of the consultation could be submitted to the Local Plans Sub Committee for consideration.

RESOLVED – That the draft text of the City of London Open Space Strategy Supplementary Planning Document be approved for Public Consultation.

#### **7.6 Advertising ('A') Boards in the City of London**

This report was deferred to the meeting on 17 July to allow consideration by the Policy and Resources Committee on 3 July 2014.

### **8. CITY FUND HIGHWAY DECLARATION - 120 FENCHURCH STREET, EC3**

The Committee considered a report of the City Surveyor which sought approval to declare parcels of City Fund highway land surplus to requirement.

RESOLVED – That,

- a) City Fund highway land at Billiter Square, Fenchurch Avenue, Billiter Street, Fenchurch Street and Fen Court, EC3 measuring 2,561 ft<sup>2</sup> (237.93 m<sup>2</sup>) in total and encompassed by the permitted development at 120 Fenchurch Street (11/00854/FULEIA) be declared surplus to highway requirements to enable it to be incorporated into the development scheme with the disposal terms to be subject to the approval of the Property Investment Board and the Finance Committee; and
- b) It be noted that insofar as part of the affected highway land is only to be used for oversailing and such declaration is restricted to that vertical section as needed for the oversailing to operate and that the declaration excludes the highway stratum which is to be retained for highway purposes.

### **9. CITY FUND HIGHWAY DECLARATION - FORE STREET**

The Committee considered a report of the City Surveyor which sought approval to declare an area of City Fund highway land to be surplus to highway requirements to allow its disposal and enable the permitted development scheme being proposed by the Salters Company to its premise.

RESOLVED – That City Fund highway land at Fore Street, EC2 measuring 485 ft<sup>2</sup> (45.05 m<sup>2</sup>) and to be oversailed by the permitted development of the Salters Hall (consent no. 08/00991/FUL) be declared surplus to highway requirements to enable its disposal upon terms subject to the approval of the Property Investment Board, and such declaration excluding the highway stratum which is defined as being 2 spits depth

beneath the footpath and at least 2.75m above it and which is to be retained for highway purposes.

**10. STREET TRADING POLICY REPORT**

This report was deferred to the next meeting.

**11. ANNUAL BREAKDOWN REPORT OF PUBLIC LIFTS AND ESCALATORS**

The Committee considered a report of the City Surveyor which provided the annual performance statistics for Public Lifts and Escalators from 1 April 2013 to 31 March 2014.

RESOLVED – That the report be noted.

**12. QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**

There were no questions.

**13. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**

There were no items of urgent business.

**14. EXCLUSION OF THE PUBLIC**

RESOLVED – That under Section 100(A) of the Local Government Act 1972, the public be excluded from the meeting for the following items on the grounds that they involve the likely disclosure of exempt information as defined in Part I of the Schedule 12A of the Local Government Act.

**15. MINUTES**

The non-public minutes of the Streets and Walkways Sub Committee meeting held on 6 May 2014 were received.

**16. BRIDGEMASTERS HOUSE - POTTERS FIELDS REDEVELOPMENT PHASE II - GATEWAY 4C PROGRESS REPORT**

The Committee considered and approved a progress report of the City Surveyor regarding Bridgemaster's House (Potters Fields Redevelopment Phase II) – Gateway 4c.

**17. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREES SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**

There were no items of urgent business.

**The meeting closed at 1.00 pm**

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Chairman

**Contact Officer: Katie Odling**  
tel. no.: 020 7332 3414  
katie.odling@cityoflondon.gov.uk