



## Local Development Framework Sub (Planning and Transportation) Committee

**Date:** WEDNESDAY, 2 OCTOBER 2013

**Time:** 11.00am

**Venue:** ALDERMENS' COURT - MEZZANINE WEST WING, GUILDHALL

**Members:**

Deputy Michael Welbank (Chairman)	Marianne Fredericks
Oliver Lodge (Deputy Chairman)	Michael Hudson
Randall Anderson	Jeremy Mayhew (Ex-Officio Member)
Alex Bain-Stewart	Sylvia Moys

**Enquiries:** Katie Odling  
[katie.odling@cityoflondon.gov.uk](mailto:katie.odling@cityoflondon.gov.uk)

Lunch will be served in the Guildhall Club at 1.00pm

John Barradell  
Town Clerk and Chief Executive

## **AGENDA**

1. **APOLOGIES**

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

3. **MINUTES**

To agree the public minutes and summary of the meeting held 15 July 2013.

**For Decision**  
(Pages 1 - 4)

4. **LOCAL PLAN PUBLICATION**

Report of the City Planning Officer.

(A copy of the Local Plan has been separately circulated).

**For Decision**  
(Pages 5 - 8)

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

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

**LOCAL DEVELOPMENT FRAMEWORK SUB (PLANNING AND  
TRANSPORTATION) COMMITTEE**  
**Monday, 15 July 2013**

Minutes of the meeting of the Local Development Framework Sub (Planning and  
Transportation) Committee held at Committee Room - 2nd Floor West Wing,  
Guildhall on Monday, 15 July 2013 at 3.45 pm

**Present**

**Members:**

Deputy Michael Welbank (Chairman)  
Randall Anderson  
Marianne Fredericks  
Michael Hudson  
Jeremy Mayhew (Ex-Officio Member)  
Sylvia Moys

**Officers:**

Katie Odling	- Town Clerk's Department
Paul Beckett	- Department of the Built Environment
Derek Read	- Department of the Built Environment
Peter Shadbolt	- Department of the Built Environment
Craig Stansfield	- Department of the Built Environment
Janet Laban	- Department of the Built Environment
Lisa Russell	- Department of the Built Environment
Lewis Claridge	- Department of the Built Environment
Patrick Daly	- Department of the Built Environment
Steve Blake	- Department of Markets and Consumer Protection

**1. APOLOGIES**

Apologies for absence were received from Oliver Lodge and Alex Bain-Stewart.

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

There were no declarations of interest.

**3. CITY OF LONDON LOCAL PLAN - KEY ISSUES FROM CONSULTATION**

Consideration was given to a report of the City Planning Officer which presented to Members the key issues that had arisen from the most recent consultation on the City of London Local Plan which ran from 14 January – 11 March 2013.

*Key Issue – Offices*

Members agreed that inclusion of a range of different types of Offices was important in the City to accommodate different types of businesses with varying

needs. Members supported the proposed approach to the protection of offices and indicated that the criteria for change of use from office to other use needed to be clear and concise.

#### *Key Issue – Thames and the Riverside*

Members were supportive of an approach which encouraged office-led commercial development on the riverside. It was agreed that reference to “office gateway” should be removed.

#### *Key Issues – Visitors, Arts and Culture*

It was suggested that the hotel policy should be closely linked to the office policy. Members raised concerns over the potential over-supply of hotel accommodation and the need for servicing to be undertaken off-street. They agreed that the policy approach should be criteria based and that the title needed to be amended.

#### *Key Issues – Sustainable Development*

Discussion took place regarding the level of carbon reduction and the guidance which was being produced by central government. Members supported the approach to allowable solutions but noted the uncertainty over the timing of the adoption of further guidance by Government. It was agreed that detailed interpretation through SPD should await clarity over the Government’s approach.

#### *Key Issue – Public Transport, Streets and Walkways*

It was agreed that the strategy relevant to the above contained in the Local Plan should be as succinct as possible.

#### *Key Issues – Cycle Parking*

Members noted that cycle parking was very much dependent on the re-development rate within the City. Members discussed the availability of cycle racks in the City and the options to charge for parking. Officers agreed to consider introducing a requirement for developers to maximise the use of off-street cycle parking, whilst retaining a standard of 1 space per 125 sqm of office floorspace.

#### *Key Issue – Waste*

Members noted that a piece of work was being undertaken to assess which other authorities received City Waste and further information would be brought to the next meeting.

*Key Issue – Housing*

Members agreed that the Policy should allow housing development “in or near” defined residential areas.

*Key Issue – Licensing and planning*

It was considered that to minimise the disturbance from late night premises effectively, this should be done at the design stage. Members did not support the proposed differential approach to the planning control of licensed premises in or near residential areas and other parts of the City. Members expressed a desire for a standard approach to controlling the hours of operation City-wide and closer linkages between planning and licensing activity to ensure enforcement of conditions.

RESOLVED – That the views of Members in respect of the key issues be noted and a further report, containing the full draft text of the Local Plan, be presented to a meeting of the LDF Sub Committee in September/October 2013.

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

There were no questions.

**5. ANY OTHER BUSINESS THE CHAIRMAN CONSIDERS URGENT**

There were no items of urgent business.

**The meeting ended at 17.20.**

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Chairman

**Contact Officer:** Katie Odling  
katie.odling@cityoflondon.gov.uk

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<b>Committee(s):</b>	<b>Date(s):</b>
Planning & Transportation LDF sub-committee	2 <sup>nd</sup> October 2013
<b>Subject:</b> Local Plan: publication	<b>Public</b>
<b>Report of:</b> City Planning Officer	<b>For Decision</b>
<p style="text-align: center;"><b>Summary</b></p> <p>The Draft Local Plan was issued for public consultation between January and March 2013. I reported on the results of the consultation and the main issues it raised to the meeting of the sub-committee on 15 July 2013. Taking account of Members' views on the issues expressed at that meeting, I have now revised the Local Plan. The revised Plan will need to be published for a further round of consultation, followed by a public examination by a planning inspector. It is expected to be adopted in late 2014 or early 2015.</p> <p><b>Recommendation</b></p> <ul style="list-style-type: none"><li>• That the Local Plan accompanying this report be recommended to the Grand Committee for publication and public consultation.</li><li>• I be authorised, if necessary, to agree further changes to the Local Plan in consultation with your Chairman, before its presentation to Grand Committee.</li></ul>	

## **Main Report**

### **Background**

1. The Draft Local Plan was issued for public consultation between 14<sup>th</sup> January and 11<sup>th</sup> March 2013. I reported to your sub-committee on 15<sup>th</sup> July on the results of the consultation. My report identified nine key issues raised by the consultation and sought Members' views on these.

### **Current Position**

2. I have now revised to the Plan in the light of Members' views and the comments received from the public. The revisions also take account of other material which has emerged since the consultation was carried out, including new national and regional policy guidance and recent research reports. The revised Local Plan, accompanies this report. A version of the Plan showing the revisions as tracked changes is available in the Members' Reading Room.

## Key issues

3. The following are the key issues identified in my previous report and an indication of the revisions made to the Plan in response to them.
4. **Offices.** The approach of policy DM1.1 “office protection” has been maintained, resisting the loss of the City’s office stock to other uses. A reference has been added to the publication of a supplementary planning document (SPD) which will set out in greater detail the criteria by which planning applications for change of office sites and buildings to other uses will be assessed. I will report the text of this SPD to Grand Committee in November, recommending that it be published for public consultation at the same time as the Local Plan.
5. **Licensing and planning.** Policy DM3.5 “night-time entertainment” has been revised in the light of discussion at your last meeting to minimise duplication between planning and licensing controls, concentrating on those aspects which the Local Plan can influence or control, while maintaining protection of amenity.
6. **Thames and the Riverside.** Policy CS9 has been amended to replace the reference to an “office gateway” with text promoting office-led commercial development. An SPD containing a Riverside Appraisal (as required by the London Plan) is in preparation and will also be reported to Grand Committee in November.
7. **Visitors, Arts and Culture.** Policy DM11.3 “hotels” has been amended to relate it more closely to and to complement policy DM1.1 “office protection”.
8. **Sustainable development.** My previous report referred to policy DM15.4 “off-setting of carbon emissions” and recommended that an SPD should be prepared to give detailed guidance on this issue. However, the government recently published draft proposals to deal with carbon off-setting through building regulations instead of the planning system (from 2016 for housing and 2019 for commercial development), and so the reference to the SPD has been deleted. My intention is that detailed mechanisms for addressing off-setting in the interim period will now be considered within the revised s106 Planning Obligations SPD.
9. **Public transport, streets and walkways.** The overall approach of this section has been maintained. Policy DM16.4 “facilities to encourage active travel” has been made more succinct.
10. **Waste.** The consultants commissioned to carry out research on the City’s waste have now presented their report, indicating that waste generation in the City will grow slowly over the next 10-15 years, and identifying the main locations where the City’s waste is taken. A reference has been added to the need to engage with authorities in these locations in accord with the “duty to co-operate” under the Localism Act.
11. **Housing.** Policy 21.1 “location of housing” has been amended to locate new housing development “in or near” identified residential areas. This and other policies in this section have also been amended to relate them more closely to and to complement policy DM1.1 “protection of offices”.



12. In addition to the key issues above, other more detailed amendments have been made to other parts of the Plan to take account of the public's comments, new guidance and evidence and to update the Plan.

## **Authorisation**

13. Members of the sub-committee are recommended to approve the attached Local Plan for publication. However, at the time of writing, I am still in discussion with other officers to refine the wording of some policies, and the government have recently issued draft revised national planning guidance, which may need to be taken into account. I therefore request that I should be authorised to agree any further amendments with your Chairman before finalising the report for Grand Committee.
14. Subject to agreement by your sub-committee the Local Plan will then need to be reported to the following:
- Grand Committee 5<sup>th</sup> November
  - Policy & Resources Committee 26<sup>th</sup> November
  - Common Council 5<sup>th</sup> December

## **Next steps**

15. The Plan would then be published for public consultation. As the consultation period would include Christmas it is recommended that it should be extended from the statutory minimum of six weeks to two months.
16. As the public have had the opportunity to participate during previous cycles of public consultation, at this stage the intention is not actively to seek comments on the Plan; rather, it is an opportunity for those with any outstanding concerns to register formal objections. The Plan must then be submitted to the Secretary of State (CLG) who will appoint a planning inspector to examine the Plan and any objections to it.
17. At that stage there is no formal opportunity for the City Corporation to make significant further changes to the Plan in response to the public's comments. However, experience has shown that many objections can be resolved by relatively limited amendments, which saves considerable discussion at the examination. As there will not be time to report such changes to your Committee during the examination process, it is recommended that I be authorised to agree a list of such changes in consultation with your Chairman. This list would then be submitted to the Secretary of State alongside the Plan with a request that the inspector endorses the changes.
18. After the examination the inspector will issue a report containing recommendations for modifications to the Plan. Although the inspector's recommendations are no longer binding (as they were with the Core Strategy), the Corporation must take them into account. Providing the

inspector finds the Plan to be sound it can then be adopted, which is likely to be in late 2014 or early 2015.

## **Corporate & Strategic Implications**

19. There are no legal or financial implications arising out of this report. The approach to office accommodation in the City, set out in the Local Plan, will support the City Corporation's corporate and property objectives to protect the City's role as a strategically important office location.

## **Supporting documents**

20. The following documents are available in the Members' Reading Room:

- Copies of the public's comments on the Draft Local Plan.
- Sustainability appraisal report.
- Equalities Impact Assessment.

21. These documents are also available on the City's web site:

[www.cityoflondon.gov.uk/localplan](http://www.cityoflondon.gov.uk/localplan)

## **Appendices**

Revised Local Plan

### **Background Papers:**

Report to Planning & Transportation and Policy & Resources Committees 27<sup>th</sup> Nov and 13<sup>th</sup> December 2012 "City of London Draft Local Plan".

Report to LDF sub-committee 15<sup>th</sup> July 2013 "City of London Local Plan: key issues from consultation".

Responses to public consultation on the Draft Local Plan and notes of public meetings. (Available at [www.cityoflondon.gov.uk/localplan](http://www.cityoflondon.gov.uk/localplan))

Minutes of CoL Access Group 30<sup>th</sup> Jan 2013

Notes of The City Together Transport & Sustainability Forum 22<sup>nd</sup> Feb 2013

Minutes of CoL Health & Wellbeing Board 23<sup>rd</sup> Jan & 4<sup>th</sup> March 2013

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