

PLANNING AND TRANSPORTATION COMMITTEE

Tuesday, 23 June 2015

Minutes of the meeting of the Planning and Transportation Committee held at the Guildhall EC2 at 10.30 am

Present

Members:

Michael Welbank (Chairman)	Alderman Professor Michael Mainelli
Marianne Fredericks (Deputy Chairman)	Paul Martinelli
Randall Anderson	Deputy Alastair Moss
Alex Bain-Stewart	Sylvia Moys
David Bradshaw	Graham Packham
Dennis Cotgrove	Judith Pleasance
Revd Dr Martin Dudley	Deputy Henry Pollard
George Gillon	Alderman William Russell
Alderman Timothy Hailes	Angela Starling
Deputy Brian Harris	Patrick Streeter
Christopher Hayward	Deputy James Thomson
Gregory Jones QC	

Officers:

Simon Murrells	Assistant Town Clerk
Katie Odling	Town Clerk's Department
Deborah Cluett	Comptroller and City Solicitor's Department
Philip Everett	Director of the Built Environment
Annie Hampson	Department of the Built Environment
Paul Beckett	Department of the Built Environment
Ted Rayment	Department of the Built Environment
Steve Presland	Department of the Built Environment
Doug Wilkinson	Department of the Built Environment
Iain Simmons	Department of the Built Environment
Peter Young	City Surveyor's Department
Simon McGinn	City Surveyor's Department
Alison Hurley	City Surveyor's Department
Alan Rickwood	City Police

A minutes silence was observed at the start of the meeting in memory of the fatality which occurred in the City the previous morning.

1. APOLOGIES

Apologies for absence were received from Sophie Fernandes, Deputy Bill Fraser, Deputy Henry Jones and Tom Sleigh.

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

The Reverend Dr Martin Dudley declared a non-pecuniary interest in respect of item 6b as Rector of the Great St Bartholomew.

3. **MINUTES**

RESOLVED – That the Minutes of the meeting held on 2 June 2015 be approved.

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 last 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 **Walsingham House, 35 Seething Lane, London EC3N 4AH**

Proposal: External alterations including the replacement of the 7th floor, the addition of two storeys office (B1) use with a plant room at roof level; infilling of the light well and the sloping roof fronting on to Crutched Friars; replacement windows; new entrances; flexible office (B1) / retail (A1) use of part of the ground floor; ancillary roof plant and cycle spaces.

The Committee received a late letter of objection from Mr Michael Will whose concerns related to daylight and sunlight hours and the Committee was given an opportunity to read it.

Mr Lance Harris spoke on behalf of the applicant relating to daylight and sunlight issues.

The Committee discussed the proposal in relation to sunlight and daylight issues including the extent of adverse sunlight and daylight impacts, the BRE Guidance, and Local Plan policies relating to protection of daylight and sunlight. It was felt that the loss of light caused by the proposed development, although noticeable, was acceptable within the urban context of the City. The Committee further discussed the positioning of the proposed staircase, travel plans, the increase in floor space and the filling of the light well.

Upon being put to the vote the application was approved unanimously.

RESOLVED – That authorisation be given to the Chief Planning Officer to determine the above application for the above proposal in accordance with the details set out in the attached schedule subject to:

- a) planning obligations and other agreements being entered into under Section 106 of the Town & Country Planning Act 1990 and Section 278 of the Highway Act 1980 in respect of those matters set out in the report, the decision notice not to be issued until the Section 106 obligations have been executed;
- b) Officers being instructed to negotiate and execute obligations in respect of those matters set out in "Planning Obligations" under Section 106 and any necessary agreements under Section 278 of the Highway Act 1980.

6.2 Opposite Rising Sun Court Long Lane, London, EC1A 9AJ

Proposal: Replacement of public payphone kiosk with combined public payphone and ATM booth and associated change of use.

Upon being put to the vote the application was refused – Vote: 16 in favour or refusal, 2 against.

RESOLVED – That the application be refused for reasons set out in the schedule.

7. REPORTS OF THE DIRECTOR OF THE BUILT ENVIRONMENT

7.1 Adoption of the City of London Thames Strategy Supplementary Planning Document

The Committee considered a report of the Director of the Built Environment regarding the adoption of the City of London Thames Strategy Supplementary Planning Document.

RESOLVED – That Appendix 2 as the City of London Thames Strategy Supplementary Planning Document (June 2015) be adopted.

7.2 Transport for London Grants for the 2015/16 Financial Year

The Committee considered a joint report of the Director of the Built Environment and Director of Markets and Consumer Protection regarding grants from Transport for London for the 2015/16 financial year.

RESOLVED – That,

- a) the grants that Transport for London will make to the City for specific purposes set out in table 1 to the report be approved; and
- b) the allocations of the non-specific grants set out in table 2 to the report be approved and submitted for approval by Transport for London.

8. CITY DEVELOPMENT TRENDS UPDATE: JUNE 2015

The Committee received a report of the Director of the Built Environment and the City Property Advisory Team which provided an update on City Development trends.

The Committee thanked Officers for the useful report and requested that the next report should include comparators with the surrounding London Boroughs.

RESOLVED – That the report be noted.

9. **CITY FUND HIGHWAY DECLARATION - HOTEL DEVELOPMENT AT 100 MINORIES EC3**

The Committee considered a report of the City Surveyor regarding the City Fund Highway Declaration for the hotel development at 100 Minories.

RESOLVED – that an area of City Fund highway land at Tower Hill, EC3 measuring 491 ft² (45.61m²) and above 19.0m vertical Ordnance datum be declared as surplus to highway requirements to enable its disposal upon terms to be subject to the approval of the Property Investment Board.

10. **CONTEXT AND UPDATE SESSIONS**

The Committee considered a report of the Town Clerk which provided details of forthcoming context and update sessions for the Committee.

Members noted that the session 'Deconstruction and Construction Manuel' would be held following the next meeting of the Committee on 14 July 2015.

RESOLVED – That the report be noted.

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

There were no questions.

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

There were no items of urgent business.

13. **EXCLUSION OF THE PUBLIC**

RESOLVED – That under Section 100A(4) of the Local Government Act 1972, the public be excluded from the meeting for the following items of business on the grounds that they involved the likely disclosure of exempt information as defined in Part I of Schedule 12A of the Local Government Act.

14. **NON-PUBLIC MINUTES**

RESOLVED – That the non-public minutes of the meeting held on 2 June 2015 be approved.

15. **RESTRUCTURE OF CITY TRANSPORTATION**

The Committee received a report of the Director of the Built Environment regarding the proposed restructure of the City Transportation section.

16. **NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**

There were no questions.

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

There was one item of urgent business as follows –

LONDON BRIDGE STAIRCASE

The Committee considered and approved a report of the Director of the Built Environment regarding the delivery of the London Bridge Staircase.

The Director of the Built Environment was commended for the management of this project so far.

The meeting closed at 12.15 pm

Chairman

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