

PLANNING AND TRANSPORTATION COMMITTEE

Tuesday, 4 October 2016

Minutes of the meeting of the Planning and Transportation Committee held at Livery Hall - Guildhall on Tuesday, 4 October 2016 at 10.30 am

Present

Members:

Christopher Hayward (Chairman)	Oliver Lodge
Deputy Alastair Moss (Deputy Chairman)	Paul Martinelli
Randall Anderson	Deputy Brian Mooney
Alex Bain-Stewart	Sylvia Moys
David Bradshaw	Graham Packham
Henry Colthurst	Judith Pleasance
Peter Dunphy	Deputy Henry Pollard
George Gillon	James de Sausmarez
Deputy Brian Harris	Graeme Smith
Alderman Vincent Keaveny	Patrick Streeter

In Attendance

Officers:

Simon Murrells	-	Assistant Town Clerk
Amanda Thompson	-	Town Clerk's Department
Simon Owen	-	Department of the Built Environment
Deborah Cluett	-	Comptroller's and City Solicitors
Alison Hurley	-	Assistant Director Corporate Property Facilities Management
Carolyn Dwyer	-	Director of Built Environment
Annie Hampson	-	Department of the Built Environment
Paul Beckett	-	Department of the Built Environment
Ian Hughes	-	Department of the Built Environment
Bill Welch	-	Department of the Built Environment
Simon Glynn	-	Department of the Built Environment
Jon Averbs	-	Markets & Consumer Protection Department
Petra Sprowson	-	Department of the Built Environment
Kathryn Stubbs	-	Department of the Built Environment

1. APOLOGIES

Apologies for absence were received from Sophie Anne Fernandes, Deputy Bill Fraser, Marianne Fredericks, Graeme Harrower, Deputy Henry Jones, Tom Sleight, Angela Starling and Michael Welbank.

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

There were no declarations of interest.

3. **MINUTES**

RESOLVED – That the minutes of the meeting held on 13 September 2016 be agreed as a correct record.

4. **DELEGATED DECISIONS OF THE CHIEF PLANNING OFFICER AND DEVELOPMENT DIRECTOR**

The Committee received a report of the Chief Planning Officer and Development Director in respect of development and advertisement applications dealt with under delegated authority.

RESOLVED – That the report be noted.

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 since the last meeting.

RESOLVED – That the report be noted

6. **REPORTS RELATIVE TO PLANNING APPLICATIONS**

6.1 **1-3, 4, 5, 7 & 8 Fredericks Place & 35 Old Jewry London EC2R 8AE**

Proposal: Refurbishment of 1-3, 4, 5, 7 and 8 Fredericks Place and 35 Old Jewry including change of use from office (ClassB1) to restaurant (Class A3) and flexible Shop (ClassA1)/Office (Class B1) use at part ground and part lower ground floors at 1-3 Frederick's Place; and change of use from office (Class B1) to flexible Shop (Class A1)/Office (Class B1) use at part ground and part lower ground floors at 35 Old Jewry. Rationalisation of roof plant and other associated works.

Registered No: 15/01308/FULL

The Chief Planning Officer (CPO) introduced the application and advised the Committee of some additional conditions which were tabled.

The CPO also advised that the objection from the Diocese of London had been withdrawn.

Mr Ken Scott spoke in objection on behalf of Glenn Winter (9 Ironmonger Lane) and Winter Scott LLP (St. Olave's House) to express concerns regarding the scale,

location and use of the proposed first floor roof terrace and the resultant negative noise, disturbance and overlooking effects to neighbouring properties.

Mr Luke Emmerton, Director of DP9, spoke on behalf of the applicant.

The Committee discussed the proposal in relation to the concerns including the impact on the nearby buildings and spaces, including daylight/sunlight and amenity, and whether or not the proposed roof terrace would give potential for noise generation and overlooking. Discussion ensued regarding the possibility of increasing the height of the balustrades and including planting that would help combat noise and overlooking. A further condition was proposed by the CPO to deal with this matter. The details submitted pursuant to this condition would not be approved without consultation with the Chairman and Deputy Chairman.

RESOLVED – That the application, upon being put to the vote, was approved.

Vote – Unanimous

6.2 1-3,4,7 And 8 Fredericks Place And 35 Old Jewry London EC2R 8A

Proposal: 1-3,4,7 And 8 Fredericks Place And 35 Old Jewry London EC2R 8AE

Refurbishment and alteration of 1-3, 4, 7 and 8 Frederick Place and 35 Old Jewry to enable a change of use from office to restaurant and flexible Shop/Office use at part ground and part lower ground floors at 1-3 Frederick's Place and from office to flexible Shop/Office use at part ground and part lower ground floors at 35 Old Jewry.

Registered No: 15/01309/LBC

RESOLVED – That listed building consent be granted

7. 2-3 FINSBURY AVENUE, LONDON

Proposal: 2-3 Finsbury Avenue London EC2M 2PA

Demolition of existing buildings and construction of a building arranged over three basement floors, ground and 32 upper floors plus mezzanine and three rooftop plant

levels (168.4m AOD) to provide office accommodation (Class B1) (61,867sq.m); flexible retail uses (for either class A1, A2 or A3) at part ground and mezzanine levels (4,250sq.m GIA); cafe/restaurant uses (Class A3) at 13th floor level (1,291sq.m); flexible retail uses (for either class A1 or A3) at part ground floor level (248sq.m); a flexible space for office, conferencing, events and/or leisure use

(for either Class B1, D1 or D2) at 13th to 18th floor levels (5,333sq.m) and a publicly accessible roof terrace and associated facilities at 13th floor level; hard and soft

landscaping works; servicing facilities; and other works incidental to the development (total floor area 85,378sq

Registered No: 16/00149/FULEIA

The Chief Planning Officer (CPO) introduced the application and advised the Committee of some amendments to conditions and other amendments to the report which were tabled.

The Committee noted that in addition to providing a substantial increase in high quality office accommodation, the development would also provide public realm benefits including a new pedestrian route, a publically accessible roof terrace, additional retail floor space and an attractive events centre.

Members raised a number of questions in relation to consultation undertaken, the impact on the transport system, the maintenance of the trees and the applicant's request for a 7 year time limit for the implementation of the planning permission.

RESOLVED – That the application, on being put to the vote, was approved.

Vote: 16 in favour, 1 against, 0 abstentions

- 1) That planning permission be granted for the above proposal in accordance with the details set out in the attached schedule subject to:
 - (a) the Mayor of London being given 14 days to decide whether to allow the Corporation to grant planning permission as recommended, or to direct refusal, or to determine the application himself (Article 5(1)(a) of the Town & Country Planning (Mayor of London) Order 2008);
 - (b) 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;
- (2) That agreement in principle be given that the land affected by the building which is currently public highway and land over which the public have right of access 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 the various areas under the delegation arrangements approved by the Court of Common Council.

8. REPORTS OF THE DIRECTOR OF THE BUILT ENVIRONMENT

8.1 **Historic Environment Strategy: Public Consultation**

The Committee received a report detailing the consultation proposals for the Historic Environment Strategy.

RESOLVED - That agreement be given for the draft text of three documents subject to minor amendments and corrections (one of which is a proposed SPDs) of the Historic Environment Strategy, attached as Appendices 1 - 3 to the report, be issued for public consultation for six weeks commencing in October 2016.

8.2 **Cultural Hub - Look and Feel Strategy**

The Committee considered a report of the Director of the Built Environment which set out a proposal to develop a distinct Look and Feel Strategy for the public realm in the area covered by the City's Cultural Hub, located in the north-west of the City.

RESOLVED – To

- a) Approve the initiation of the Look and Feel Strategy, utilising up to £350k from the Cultural Hub funding allocation in the Town Clerk's local risk budget, derived from 2015/16 corporate underspend; and
- b) note that the release of each phase of funding will be authorised by the Town Clerk on the recommendation of the officer level working party overseeing this programme.

8.3 **Pay & Display Upgrade**

The Committee received a report in relation to the upgrading of the on-street Pay & Display machines.

Members were advised that there were currently around 90 on-street parking Pay & Display (P&D) machines in the City offering customers the option to pay for parking by cash. A reduction of about a third was currently underway to reduce operational costs, mainly targeting places where there was more than one machine in close proximity.

Members noted that the machines were now over 10 years old and approaching the end of their useful life. They were becoming more unreliable, spare parts were becoming harder to find and maintenance costs were increasing.

However, upgrading all the existing machines at this point would not allow the testing of whether drivers parking in the Square Mile were ready to embrace a full 'mobile payment only' solution and it was therefore proposed to select areas in the City to move to a 'phone payment only' solution based on the current assessment of 'mobile payment' usage and monitor public reaction, and where a high degree of cash usage remains, the existing P&D machines would be upgraded.

RESOLVED – To agree:

- 1) To upgrade those machines where cash usage remains high in order to address the underlying maintenance issue of aging machines in those areas;
- 2) To run a six month cashless trial in areas with very low cash usage in order to gauge the impact and public reaction; and
- 3) That a report back to Members on the results of that trial be made before deciding to continue with further upgrades or a wider removal of cash payment, albeit should there be immediate adverse consequences of introducing the trial, officers would report this back to Members more quickly.

8.4 **Major Highway Works for 2016/17**

The Sub-Committee considered a report of the Director of the Built Environment which provided information on the major highway works for 2016/17.

The Committee was advised that the volume of activity taking place in the Square Mile had placed increasing demands on the City's highway network. In particular, the sheer scale of schemes such as Crossrail, the Bank Northern Line upgrade and the imminent Thames Tideway project meant that long-term co-ordination of works was vital to keep the City moving.

In addition, the City currently had the largest volume of building development taking place since 2008, and although this was traditionally the sign of a thriving Square Mile, this activity brought with it a need for road space, additional streetworks connections and additional heavy vehicle traffic.

RESOLVED – To receive the report.

9. **FUNDING FOR A LOW EMISSION NEIGHBOURHOOD**

The Committee received a report of the Director of Markets and Consumer Protection that advised Members of the award of £990,000 in funding over three years from the Mayor of London's Air Quality Fund to implement a Low Emission Neighbourhood (LEN). Members noted that the 17 measures included in the bid document, which had been circulated electronically by the Town Clerk, outlined what actions the funding was being spent on.

RESOLVED – That the report be noted.

10. **PUBLIC LIFT UPDATE**

The Committee received a report of the City Surveyor in relation to the public lift service.

Members were advised that following the request at the last meeting to arrange a site visit for those members interested in seeing how some of the public lifts and escalators worked, a visit had been arranged for Tuesday 25th October at 2.00pm.

Should this not be convenient for some Members, alternative dates could be arranged.

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

In response to a question concerning Queensbridge House raised in advance of the meeting, the Member concerned advised that a response had been provided by email.

12. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT
Local Plan Consultation - All Member Briefing**

The Chairman reported that this had been arranged for Monday 17 October 2016 at 8.30am.

Planning and Transportation Committee Annual Dinner

The Chairman reported that this had been arranged for Tuesday 22 November 2016.

13. **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 Schedule 12A of the Local Government Act.

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

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

The meeting ended at 1.00 pm

Chairman

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