

PLANNING AND TRANSPORTATION COMMITTEE

Tuesday, 21 March 2017

Minutes of the meeting of the Planning and Transportation Committee held at Livery Hall - Guildhall on Tuesday, 21 March 2017 at 10.30 am

Present

Members:

Christopher Hayward (Chairman)	Alderman Vincent Keaveny
Randall Anderson	Oliver Lodge
Henry Colthurst	Paul Martinelli
Revd Dr Martin Dudley	Deputy Brian Mooney
Peter Dunphy	Sylvia Moys
Emma Edhem	Graham Packham
Deputy Bill Fraser	Judith Pleasance
Marianne Fredericks	Deputy Henry Pollard
Deputy Brian Harris	James de Sausmarez
Graeme Harrower	Patrick Streeter
Alderman Robert Howard	Michael Welbank (Chief Commoner)

In Attendance

Officers:

Amanda Thompson	- Town Clerk's Department
Jennifer Ogunleye	- Town Clerk's Department
Simon Owen	- Department of the Built Environment
Deborah Cluett	- Comptroller & City Solicitor's Department
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
Iain Simmons	- Department of the Built Environment
Peter Young	- City Surveyor's Department
Henry Tanner	- Town Clerk's Department
Gwyn Richards	- Department of the Built Environment

1. CHAIRMAN'S UPDATES

The Chairman reported that this would be last meeting for the following Members of the Committee who were due to stand down from the Court of Common Council in March 2017.

The Reverend Doctor Martin Dudley
Angela Starling

Patrick Streeter

On behalf of the Committee the Chairman expressed his sincere thanks to all for their exceptional hard work and dedication to the Planning and Transportation Committee and wished them well for the future.

2. **APOLOGIES**

Apologies were received from Deputy Alistair Moss, David Bradshaw, George Gillon, Deputy Henry Jones, Graeme Smith and Deputy James Thompson.

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

Marianne Fredericks declared a personal interest in agenda item 6 g) – 15 Trinity Square – and advised that she would leave the meeting during consideration of the item.

4. **MINUTES**

4.1 **Planning and Transportation Committee**

The minutes and summary of the meeting held on 28 February 2017 were agreed as a correct record.

4.2 **Streets and Walkways Sub-Committee**

The draft minutes of the Streets and Walkways Sub Committee held on 14 February 2017 were received.

5. **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.

6. **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.

7. **REPORTS OF THE CHIEF PLANNING OFFICER**

7.1 **117 - 121 Bishopsgate London EC2M 3UJ**

The Committee considered a report of the Chief Planning Officer (CPO) in respect of alterations to shopfronts and installation of 2 ATMs at 117-121 Bishopsgate.

The CPO introduced the application and advised that further representations from Historic England and the Conservation Area Advisory Committee had been received. The CPO also explained that some additional information had been received and an Addendum Report was tabled setting this out. Members were given the opportunity to read the further representations and Addendum Report.

The CPO reported that officers considered that the unsympathetic alterations to the shopfront, incorporating substantial elements of glazing and removing the attractive architectural features of the stallrisers, pilasters and transoms and installation of large, open, glazing, the proposed shopfront would detract from the appearance of the two buildings and thereby the character and appearance of the Bishopsgate Conservation Area and the setting of St Botolph's Church and the former Great Eastern Hotel.

Mr Calum Ewing was heard on behalf of the applicant, Metrobank.

Several Members expressed concern that the application was not in keeping with the surrounding area and did not respect the differing character of the adjacent historic buildings. Also despite detailed pre-application discussions and further negotiations, the applicant had chosen not to amend their design.

Other members were in support of the application and suggested that the CoL should look towards combining the old with the new, accept that modern buildings could provide contrast next to the historic ones, and welcome a dynamic new use of value to local workers and residents .

Arising from the discussion, the application was put to the vote, the result of which was as follows:-

- 14 votes in favour of the CPO recommendation.
- 6 votes against

RESOLVED – That the planning applications be refused on the grounds as set out in the report.

REASON FOR REFUSAL

Due to the unsympathetic alterations to the shopfront, incorporating substantial elements of glazing and removing the attractive architectural features of the stallrisers, pilasters and transoms and installation of large, open, glazing, the proposed shopfront would detract from the appearance of the two buildings and thereby the character and appearance of the Bishopsgate Conservation Area and the setting of St Botolph's Church (grade II*) and the former Great Eastern Hotel (grade II), contrary to London Plan Policies 7.6 and 7.8, Local Plan Policies CS 10, CS 12, DM 10.1, DM 10.5, DM 12.1, DM 12.2 and DM 12.3 and policies contained in the National Planning Policy Framework.

7.2 **117 - 121 Bishopsgate London EC2M 3UJ**

The Committee considered a report of the Chief Planning Officer (CPO) in respect of the display of adverts at 117-121 Bishopsgate in relation to the use of the premises as a Bank.

The CPO introduced the application and explained that some additional information including revised drawings had been received. She referred to the Addendum Report tabled before the previous Agenda Item which set out details of the revised drawings and concerns about their accuracy.

The CPO advised that the proposed commercial advertising was considered to be unacceptable owing to its detrimental impact on the integrity of the building and character of the street through the incorporation of such insensitive advertisement proposals to the ground floor frontage. By virtue of the size, design, illumination, quantum and positioning on the building they would be visually dominant and highly conspicuous, particularly when viewed at night.

Several members spoke in support of refusal of the application which they considered would be detrimental to amenity, particularly the illumination of the advertising signage, and not in keeping with the historic nature of the area. Others considered that the opening of any new bank should be welcomed, together with its corporate branding, and the City should combine old and new.

Arising from the discussion, the application was put to the vote, the result of which was as follows:-

- 15 votes in favour of the CPO recommendation.
- 5 votes against

RESOLVED – That the express consent for adverts be refused on the grounds as set out in the Addendum Report.

Reason for refusal

The proposed *five* fascia signs with internally illuminated lettering, four non-illuminated fascia signs, two internally illuminated projecting signs and four illuminated ATM sign, by reason of their bulk, size, location obscuring architectural details, design, illumination, proliferation and their visually obtrusive, incongruous and discordant appearance would cause significant harm to the visual amenity of the *buildings* and the area, including harm to the character and appearance of the Bishopsgate Conservation Area and detrimental to the settings of the listed Church of St Botolph' s Without Bishopsgate (grade II*) and the listed former Great Eastern Hotel (grade II), contrary to London Plan Policies 7.6 and 7.8 and Local Plan Policies CS 10, CS 12, DM 10.5, DM 10.6, DM 12.1 and DM 12.2 and paragraphs 67 and 132-134 of the NPPF. *The application cannot be approved on the basis of the submitted drawings as they contain inaccuracies and do not clearly show the proposals or their relationship to retained features*

7.3 The Turret, John Wesley Highwalk Barbican London EC2

The Committee considered a report of the Chief Planning Officer in respect of the installation of new windows, walls, internal partition walls, mezzanine, new flue at roof level and other alterations in connection with the use of the space as a residential unit.

The CPO introduced the application and advised that some further objections had been received, together with some additional and amended conditions which were tabled and Members were given the opportunity to read them.

Members were advised that the report covered both the Planning and Listed Building applications submitted for the change of use of part of the podium and upper level of the Turret to form a single residential unit (use class C3) and associated internal and external alterations. The proposal was similar to the planning permission and listed building consent that were allowed on appeal in 2008 (although not implemented) but now included improvements to the scheme.

Several members spoke in support of the application which they felt would not be detrimental to the special architectural or historic interest of the listed building, and would result in improvements to the public walkway passing through the structure and make effective use of the empty upper sections of the building.

Other Members expressed concern that the alterations would detract from the appearance and character of the listed building and undermine the architectural integrity and original purpose of the turret which was an integral part of the Highwalk around the Barbican.

Arising from the discussion, the application was put to the vote, the result of which was as follows:-

- 11 votes in favour of the CPO recommendation.
- 8 votes against
- 1 Abstention

RESOLVED – That, Listed Building consent be granted in accordance with the details and conditions set out on the attached schedule.

7.4 The Turret, John Wesley Highwalk Barbican London EC2

The Committee considered a report of the Chief Planning Officer in respect of the conversion of podium level and upper floors of Turret to form one two bedroom residential dwelling (Use Class C3), including the insertion of windows. The proposals would require the rescission of part of the City Walkway.

Arising from the discussion, the application was put to the vote, the result of which was as follows:-

- 12 votes in favour of the CPO recommendation.
- 7 votes against
- 1 Abstention

RESOLVED - that:

- Planning permission be granted for the development referred to above in accordance with the details set out on the attached schedule.
- The Chief Planning Officer, in consultation with the Comptroller & City Solicitor, be instructed to take the necessary steps to rescind part of the City Walkway.

7.5 **Leadenhall Market Draft SPD**

The Committee considered a report of the Chief Planning Officer (CPO) in respect of a Leadenhall Market Supplementary Planning Document (SPD), which had been prepared to provide guidance on the Leadenhall Market Conservation Area and the management of the Market as a Grade II* Listed Building.

Members welcomed the report which they considered to be very informative and also indicated an active tenant's association.

In response to a question concerning consultation the CPO advised that this would be City-wide.

RESOLVED – That, the draft text of the Leadenhall Market SPD be approved and issued for public consultation for six weeks during April and May 2017.

7.6 **Construction Site Noise Monitoring**

The Committee considered a report of the Director of Markets and Consumer Protection and the Chief Planning Officer (CPO), which had been written in response to an Alderman's question to the Court of Common Council in December 2016. The Alderman had enquired as to whether developers could be asked to pay for on-site specialist staff to help monitor construction impacts and control adverse impacts. The Chairman of Planning and Transportation undertook to investigate this and the report recommended the next steps following that investigation.

The CPO reported that in January 2017 a new Noise Strategy 2016-2026 was approved together with a Draft Code of Practice for Deconstruction and Construction Sites which was approved for consultation. Further to the investigation in response to the noise monitoring question, it was now recommended that the Draft Code approved for consultation be modified to include provision for monitoring contributions to be payable by developers to fund more proactive monitoring of construction impacts from development sites.

It was considered that this should improve noise and other environmental impacts from development for adjoining occupiers but would increase development costs in the City.

Members welcomed the report but sought clarification on the charging process and how the payment would alleviate the problem, as well as whether or not planning permissions might be delayed in lieu of this.

Arising from the discussion, the recommendations were put to the vote, the result of which was as follows:-

- 21 in favour
- 0 against
- 1 abstention

RESOLVED – That:

- a) The necessary amendments to the Draft Code be agreed, to make provision for monitoring payments by developers to fund more proactive monitoring of construction impacts on development sites and the revised Draft Code be issued for consultation amongst relevant stakeholders; and
- b) Following consultation, officers report back with recommendations for the Draft Code to be adopted, and to make any necessary changes to conditions.

7.7 15 Trinity Square Unauthorised Short Term Letting-Enforcement Report

Marianne Fredericks had declared a personal interest in this item and left the meeting while it was being considered by the Committee.

The Committee received a report of the Chief Planning Officer and Development Director, in respect of enforcement action taken for the unauthorised use of flats 6, 9 and 15, 15 Trinity Square, as short term lets. Members noted that the breaches had been remedied (and assurances given) and it would therefore not be expedient or in accordance with the draft Enforcement Plan to serve Enforcement Notices but the position would be monitored

RESOLVED – That the report be noted.

7.8 Preparation of Planning Technical Guidelines for Development in the City

The Committee received a report of the Chief Planning Officer (CPO) in respect of the preparation of Planning Technical Guidelines for Development in the City.

The CPO advised that when major developments were under consideration in the City of London it was necessary for the City of London Corporation, as Local Planning Authority, to take into account a considerable number of

environmental impacts. These often required Applicants to appoint specialists early on in the development process to inform their schemes and for us as Local Planning Authority (LPA) to appoint independent specialists to assess the veracity of the submitted documents to ensure that the public interest is safeguarded.

It was therefore proposed that the City Corporation introduced Planning Technical Guidelines for developers so as to clarify what was required of them when instructing third party experts thus simplifying the planning process and ensure consistency between projects.

RESOLVED – That the report be noted.

At the end of this item, and in respect of Standing Order No. 40, the Chairman sought the Committee's consent to extend the meeting to allow for the remaining business to be considered. This was put to the meeting and **AGREED**.

8. REPORTS OF THE DIRECTOR OF THE BUILT ENVIRONMENT

8.1 Road Danger Reduction Programme 2017/18

The Committee considered a report of the Director of the Department of the Built Environment and the Commissioner of the City of London Police in respect of the Road Danger Reduction Programme 2017/18.

The report advised that officers would be conducting a number of fact finding visits over the next few months including a number of visits to TfL and the highest performing Boroughs to see what lessons might be learnt to try and improve road safety.

Members noted that officers were proposing a wide range of measures aimed at reducing casualties further, including

- Physical Engineering Measures
- Closer working with City businesses to target messages to City workers
- A broad range of Education Training and Promotion (ETP) including schools but particularly focused towards City workers
- Targeted enforcement by the City of London Police (CoLP)

In response to questions the Director of the Built Environment advised that it was expected that all of these measures would contribute to reducing casualties on City Streets, however analysis of casualties over the last year had made it clear that one of the biggest issues to address was 'inattention' and it was proposed that 17/18 would see a particular focus on addressing inattention by all road users.

RESOLVED - that:

- 1) The 2017/18 Road Danger Reduction Work Programme be approved;

- 2) City Mark be introduced as part of the Considerate Contractors Scheme (CCS);
- 3) Road Danger Requirements (as set out at Appendix 5 to the report) be included within corporate contracts (subject to the agreement of the Finance Committee, and
- 4) The Communications Strategy be approved.

At the end of this item, and in respect of Standing Order No. 40, the Chairman sought the Committee's consent to extend the meeting to allow for the remaining business to be considered. This was put to the meeting and **AGREED**.

8.2 Cultural Hub Public Realm Temporary Projects 2017: 'Quick Wins'

The Committee considered a report of the Director of the Built Environment in respect of a programme of events for the Cultural Hub Area of the City (as set out in Appendix A to the report). Members noted that the programme would commence in 2017, as a set of 'Quick Wins', which could be introduced into the public realm.

RESOLVED, that:

- 1) The initiation of a programme of 'Quick Wins'; comprising events, installations and greening in the public realm, in support of the Cultural Hub, be approved.
- 2) Funding of £60,000, as set out in Section 20 of this report, be approved in order to develop the project to the next gateway.

8.3 Allocation of the 2017/18 Transport for London Local Implementation Plan funding and reallocation of part of the 2016/17 funding

The Committee considered a report of the Director of the Built Environment, which advised Members that Transport for London had confirmed a grant allocation to the City, of £1.34m, to be used to support programmes in the City of London's Local Implementation Plan.

RESOLVED - To

- 1) Approve the allocation of the TfL grant 2017/18 to the programmes and projects set out in Table 2
- 2) Approve the reallocation of £74,000 of TfL grant 2016/17 between the projects shown in paragraph 13
- 3) Approve the transfer of £49,000 of TfL grant 2016/17 to freight and consolidation centres work
- 4) Give delegated authority to the Director of the Built Environment to approve reallocations of up to £50,000 within a financial year (subject to TfL approval) in consultation with the Chamberlain, Chairman and Deputy Chairman of the Planning & Transportation Committee.

8.4 City of London Local Plan Review: Outcome of public consultation on Issues and Options

The Committee received a report of the Director of the Built Environment in respect of the outcome of public consultation on issues and options in relation to the City of London Local Plan Review.

Members were advised that a total of 911 formal comments were received from 65 organisations and individuals. In addition, about 150 anonymised comments were collected at the consultation events. Given the extensive publicity undertaken the number of comments received was disappointing, although very similar to the level of response at the same stage of the current City Local Plan. However it was likely that a greater number of responses would be received when the draft policies for consultation were published, since that was when organisations and individuals could see what the City Corporation was proposing and comment on their impact accordingly.

RESOLVED – That the report be noted.

8.5 Department of the Built Environment Risk Management – Quarterly Report

The Committee received a report of the Director of the Built Environment in respect of the risk management procedures in place within the Department of the Built Environment.

RESOLVED - That the report and actions taken in the Department of the Built Environment; to monitor and manage effectively those risks arising from the department's operations be noted.

9. QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE

The Committee was asked to send any questions to the Town Clerk who would forward them onto the appropriate officers to provide a response at the next meeting.

10. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT

There were no urgent items.

11. EXCLUSION OF THE PUBLIC

RESOLVED, That – Under Section 110A(4) 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 1 of schedule 12A of the Local Government Act.

12. NON-PUBLIC MINUTES

12.1 Planning and Transportation Committee

The non-public minutes of the meeting held on 28 February 2017 were agreed as a correct record.

12.2 Streets and Walkways Sub-Committee

The draft non-public minutes of the meeting held on 14th February 2017 were received.

13. TRIG LANE STAIRS AND CASTLE YARD WHARF ESSENTIAL REPAIRS TO THE FLOOD DEFENCE WALL.

The Committee considered and approved a report of the City Surveyor in respect of essential repairs to the flood defence wall at Trig Lane Stairs and Castle Yard Wharf, to be progressed to the next gateway of the project.

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

The Committee was asked to send any non-public questions to the Town Clerk who would forward them onto the appropriate officers to provide a response at the next meeting.

15. 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.

The meeting ended at time not specified

Chairman

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