

PLANNING AND TRANSPORTATION COMMITTEE

Tuesday, 24 October 2017

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

Present

Members:

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| Deputy Alastair Moss (Deputy Chairman) | Deputy Jamie Ingham Clark |
| Rehana Ameer | Alderman Vincent Keaveny |
| Randall Anderson | Paul Martinelli |
| Alderman Sir Michael Bear | Sylvia Moys |
| Sir Mark Boleat | Barbara Newman |
| Mark Bostock | Graham Packham |
| Deputy Keith Bottomley | Susan Pearson |
| Peter Dunphy | Judith Pleasance |
| Emma Edhem | Deputy Henry Pollard |
| Sophie Anne Fernandes | William Upton |
| Marianne Fredericks | |

Officers:

| | |
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| Simon Murrells | - Assistant Town Clerk |
| Amanda Thompson | - Town Clerk's Department |
| Jennifer Ogunleye | - Town Clerk's Department |
| Simon Owen | - Department of the Built Environment |
| Deborah Cluett | - Comptrollers & City Solicitor |
| Alison Hurley | - Assistant Director Corporate Property Facilities Management |
| Carolyn Dwyer | - Director of Built Environment |
| Annie Hampson | - Department of the Built Environment |
| Iain Simmons | - Department of the Built Environment |
| Paul Friend | - City Surveyor's Department |
| Peter Shadbolt | - Department of the Built Environment |

1. APOLOGIES

Apologies for absence were received from the Chairman Christopher Hayward, Henry Colthurst, Graeme Harrower, Christopher Hill, Alderman Gregory Jones QC, Oliver Lodge, Andrew Mayer, Deputy Brian Mooney, Jason Pritchard, James de Sausmarez, Oliver Sells QC and Graeme Smith.

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

There were no declarations.

3. **MINUTES**
RESOLVED - That the minutes of the meeting held on 3rd October 2017 be approved as a correct record.

Matters Arising

6-8 Bishopsgate and 150 Leadenhall Street London

A Member questioned why the first resolution stating that the Mayor of London be given 14 days to decide on the application was needed given that this was a statutory process and was not a decision for the Committee.

4. **DELEGATED DECISIONS**
The Committee received a report of the Chief Planning Officer and Development Director in respect of development and advertising applications determined by the Chief Planning Officer and Development Director or those so authorised under their delegated powers since the last meeting.

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 detailing valid development applications received by the Department of the Built Environment since the last meeting.

RESOLVED - That the report be noted.

6. **PUBLIC LIFT REPORT**
The Committee received a report of the City Surveyor providing an update in respect of the status of public lifts and escalators in the City.

RESOLVED - That the report be received and its content noted.

7. **REPORTS RELATIVE TO PLANNING APPLICATIONS**

- a) **Morley House 26 - 30 Holborn Viaduct And City Temple 31 Holborn Viaduct London EC1A 2AT**

The Committee received a report of the CPO in relation to the demolition of the existing building and erection of a new building at Morley House, 26-30 Holborn Viaduct, and change of use of the lower floors of City Temple.

The CPO advised that planning permission and listed building consent were also being sought for the change of use of the lower floors of City Temple and were attached at items 7b and 7c on the agenda, however all applications were to be considered together.

The Committee was advised that City Temple was in need of modernisation but the church was unable to raise the funds necessary to carry out the works. The owners of Morley House had approached the church with a proposal to

refurbish City Temple in exchange for a long lease of the two lower floors of City Temple for flexible office use which was supported by the church. The office space would complement the function of the hotel and the works would secure the long term future of City Temple.

The CPO referred Members to a tabled document in relation to some proposed additional conditions.

The Reverend Dr Rodney Woods was heard in support of the application and reported that without urgent major repair and updating of the building, the City temple's history and mission would cease as the present situation was unsustainable for the medium to long term and the proposed scheme was the only viable option to secure the future of the church.

Members asked a number of questions in relation to the loss of office space on the Morley House site, servicing arrangements, refuse and waste collections, cycle access and demolition and construction arrangements.

Debate ensued and while members generally expressed support for the application, there was concern relating to servicing and access to a hotel development in a partially-residential area, and the fact that information in relation to how these would be addressed would be secured only through the section 106 negotiation.

A member proposed that the conditions on servicing should be specified by the Committee to ensure that their concerns were addressed, however other members considered that this should be left to officers to take on board the views of members during the negotiation process.

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

In favour - Unanimous

RESOLVED – 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 and in the light of the comments made by members in relation to servicing, the decision notice not to be issued until the Section 106 obligations have been executed.

b) **City Temple 31 Holborn Viaduct London EC1A 2DE**

The Committee received a report of the CPO in relation to external alterations associated with the internal refurbishment of the upper levels of City Temple.

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

In favour - Unanimous

RESOLVED -

That planning permission be granted for the above proposal in accordance with the details set out in the attached schedule.

c) **Morley House 26 - 30 Holborn Viaduct And City Temple**

The Committee received a report of the CPO in relation to the listed building consent covering the works to the lower floors of City Temple.

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

In favour - Unanimous

RESOLVED -

That listed building consent be granted for the proposal in accordance with the details set out in the attached schedule.

d) **50 Liverpool Street London EC2M 7PY**

The Committee received a report of the CPO in relation to planning permission and listed building consent for the installation of a freestanding overhead canopy at 50 Liverpool Street.

The CPO advised that the siting, size, design and appearance of the proposed structure would constitute visual clutter and would detract from the special architectural and historic interest and significance of the listed building, from the setting of the Andaz London Liverpool Street Hotel and Metropolitan Arcade and the character, appearance and significance of the Bishopsgate Conservation Area, contrary to the relevant policies.

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

18 votes in favour
0 votes against
1 Abstention

RESOLVED -

That Planning Permission be refused for the reasons set out in the attached schedule.

e) **50 Liverpool Street London EC2M 7PY**

The Committee received a report of the CPO in relation to the listed building consent covering the works concerning 50 Liverpool Street, the installation of a freestanding overhead canopy.

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

18 votes in favour
0 votes against
1 Abstention

RESOLVED -

That Listed Building Consent be refused for the reasons set out in the attached schedule.

8. REPORTS OF THE DIRECTOR OF THE BUILT ENVIRONMENT

a) **Marché International des Professionnels d'Immobilier (MIPIM property conference) 2018**

The Committee received a report of the Director of the Built Environment and the City Surveyor relating to the Marché International des Professionnels d'Immobilier (MIPIM property conference) 2018.

The report informed Members of the City Corporation's proposed programme of activities and budget in respect of the MIPIM property exhibition to be held in Cannes in March 2018.

Members expressed support for the proposals as they felt that it provided a global platform to showcase the City's attributes and promote the City of London to the international property market.

RESOLVED -

1) That this report on MIPIM 2018 is received.

2) That the Policy & Resources, Planning & Transportation Committees, and the Property Investment Board, approve the activities and team to attend MIPIM together with the proposed total budget not exceeding £98,000.

b) **Transport for London Funding**

The Committee received a report of the Director of the Built Environment relating to the provision of Transport for London funding to the City of London Corporation.

The report sought approval for the projects that would be included in the City Corporation's 2018/19 Annual Spending Submission, and requested that Members give the Director of the Built Environment delegated authority to approve reallocations of the 2018/19 Corridors and Neighbourhoods grant of up to £100,000 within a financial year. The report also proposed to reallocate an underspend of £188,500 from the 2017/18 grant to new projects. Members were also asked to approve two projects to be submitted to Transport for London as the City Corporation's bids for Liveable Neighbourhood funding.

RESOLVED - To

- 1) Approve the projects to be included in the City Corporation's 2018/19 Annual Spending Submission
- 2) Approve delegated authority for the Director of the Built Environment to approve reallocations of the 2018/19 Corridors and Neighbourhoods grant of up to £100,000 within a financial year
- 3) Approve the reallocation of £238,500 of the 2017/18 TFL grant between projects
- 4) Approve the submission of the City Corporation's Liveable Neighbourhoods bids to TFL

9. PROGRESS UPDATE - SUBSOIL LAND TRANSFER, BANK UNDERGROUND STATION

The Committee received a report of the City Surveyor providing an update in respect of the subsoil land transfer at Bank Underground Station. Further reports were to be submitted in due course.

In response to the member's question in respect of the 'blue and green land' showing on the map, the City Surveyor advised that he would respond to the member directly.

RESOLVED - that the report and the actions being taken are noted.

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

The following questions were received:

Cycle hire Scheme

"Will the Chairman make representation to TfL about the operation of the cycle hire scheme. At present in the City it can be difficult to find spaces during the day and virtually impossible to find cycles at night."

Members acknowledged that there was something fundamentally wrong with the Scheme, which wasn't working as well as it could be for people who lived and worked in the City, and it was agreed that the matter should be raised with Surface Transport.

Blocked Pavements - North Side of Gresham Street

A Member reported that $\frac{3}{4}$ of the pavements in this area were taken up with signs advertising future works as opposed to immediate works and asked why it was necessary to put them up so early.

The Director of the Built Environment agreed to address this with the contractors.

Death of a Pedestrian at Ludgate Circus

A Member expressed concern at the third pedestrian fatality to happen at Ludgate Circus following a collision with a lorry and proposed that urgent action be taken.

Officers advised that Ludgate Circus was a TfL road and it was agreed that the matter be raised urgently with TfL and reported back to the Committee.

In response to a question officers confirmed that Ludgate Hill was a CoL road.

Public Access to Committee Reports

"What steps are taken to ensure committee reports are uploaded on to the City's website in a timely manner before the meetings?"

The Town Clerk advised that all committee staff were required to upload all public reports on the City Corporation's web site when the agenda was published and in accordance with statutory timescales.

He further advised that the system was not immune to human or technological error however.

11. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT

There were no items of urgent business.

12. 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.

13. **NON-PUBLIC MINUTES**

The non-public minutes of the meeting held on 3rd October 2017 were received.

14. **GLA ROADS - LAND DISPUTE WITH TRANSPORT FOR LONDON**

The Committee considered a report of the Comptroller and City Solicitor and the City Surveyor concerning a land dispute with Transport for London.

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

There were no non-public questions.

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

Members were advised that an update on Affordable Housing would be submitted to the 13 January 2018 meeting.

The meeting closed at 12.05 pm

Chairman

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