

PLANNING AND TRANSPORTATION COMMITTEE

Tuesday, 10 September 2019

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

Present

Members:

Deputy Alastair Moss (Chair)	Graeme Harrower
Christopher Hayward (Deputy Chairman)	Christopher Hill
Munsur Ali	Alderman Robert Hughes-Penney
Rehana Ameer	Deputy Jamie Ingham Clark
Randall Anderson	Shravan Joshi
Peter Bennett	Deputy Brian Mooney
Mark Bostock	Sylvia Moys
Deputy Keith Bottomley	Barbara Newman
Henry Colthurst	Graham Packham
Alderman Emma Edhem	Susan Pearson
Alderman Prem Goyal	James de Sausmarez
Tracey Graham	Alderman Sir David Wootton

Officers:

Carolyn Dwyer	- Director of Built Environment
David Horkan	- Department of the Built Environment
Deborah Cluett	- Comptroller and City Solicitor's Department
Gordon Roy	- District Surveyor
Elisabeth Hannah	- Department of the Built Environment
Paul Beckett	- Department of the Built Environment
Dipti Patel	- Chamberlain's Department
Richard Steele	- Department of the Built Environment
Bruce McVean	- Department of the Built Environment
Sue Bacon	- Department of the Built Environment
Tony Newman	- Department of the Built Environment
Joseph Anstee	- Town Clerk's Department

1. APOLOGIES

Apologies for absence were received from Karina Dostalova, Peter Dunphy, Marianne Fredericks, Oliver Lodge, Natasha Maria Cabrera Lloyd-Owen, Andrew Mayer, Judith Pleasance and Deputy Henry Pollard.

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

Alderman Prem Goyal declared a personal interest in Items 7, 10 and 11 by virtue of holding a tenancy in Farringdon Within.

3. **MINUTES**

RESOLVED – That the public minutes of the meeting held on Tuesday 30 July 2019 be agreed as a correct record.

Matters Arising

Ocean Diva (page 2) – In response to a query from a Member, the Director of the Built Environment advised that officers continued to engage with relevant stakeholders and could circulate requested information received from the applicant. The application was still being assessed and would be progressed in due course.

Barbican and Golden Lane Conservation Area (page 2) – The Director of the Built Environment advised that it was hoped recruitment would be completed before the end of the year, and that officers would report back on the draft Conservation Area Management Plan. A Member registered their concern about delay to the Management Plan and added that the Committee should not consider an expected significant planning application without it.

The Tulip (page 10) – The Committee was advised that an appeal against the Mayor of London's decision to reject the application had not yet been submitted, and that the statutory period for submitting an appeal was for six months from the date of the decision.

Millennium Inclinor (page 3) – Noting that the City Surveyor was not present at the meeting, the Committee requested that an update on the Millennium Inclinor be provided for the next meeting of the Committee.

E-Scooters in the City (page 10) – In response to a query from a Member, the Director of the Built Environment confirmed that e-scooters were currently illegal for use on UK roads and pavements, but if they were legalised and began to be operated in a similar manner to dockless bikes, steps such as a code of conduct or management scheme would be taken to regulate their use in the City of London. The Committee was advised that the prospective London-wide byelaw would cover 'dockless vehicles' to mitigate against legalisation of e-scooters. It was hoped that the byelaw would be finalised by Spring 2020.

4. **MINUTES OF THE LOCAL PLANS SUB-COMMITTEE**

The Committee received the draft minutes of the Local Plans Sub Committee meeting held on 17 July 2019.

RECEIVED.

5. **RESOLUTION OF THE AUDIT AND RISK MANAGEMENT COMMITTEE**

The Committee received a resolution of the Audit & Risk Management Committee relative to a deep dive risk review of CR20 – Road Safety.

RECEIVED.

6. **OUTSTANDING ACTIONS**

The Committee received a report of the Town Clerk detailing outstanding actions from their last meeting.

RECEIVED.

7. **2018/19 BUSINESS PLAN REPORT**

The Committee received a report of the Director of the Built Environment setting out the progress and achievements made during the 2018/19 Business Plan.

Members welcomed the use of infographics in the report, but added that they could also be used to illustrate trends where possible. Members also suggested that the report could include more detail on areas of underperformance against targets or for improvement, and that progress reports be submitted to the Committee mid-year going forward.

The Director of the Built Environment thanked Members for their feedback. In response to a query from a Member, the Director of the Built Environment confirmed that the current rate of increase in office floorspace was on target, and that the target for increases in the number of planning applications was year-on-year.

RESOLVED – That the report and appendices be noted.

8. **2019/20 BUSINESS PLAN UPDATE Q1**

The Committee received a report of the Director of the Built Environment setting out the progress made during the first quarter of the 2019/20 Departmental Business Plan.

Members noted the City of London Corporation's work on connectivity and digital infrastructure and suggested publicising and promoting this on a wider basis, as it was a notable success. Members again welcomed the use of infographics but added that they should also be used to illustrate progress against targets where possible, as this was not always clear.

In response to a query from a Member regarding staffing, the Director of the Built Environment confirmed that critical posts were sufficiently covered, and that staff welfare was being resolutely monitored.

RESOLVED – That the report and appendices be noted.

9. **ENFORCEMENT MONITORING REPORT**

The Committee received an annual report of the Director of the Built Environment advising of breaches of planning control and how these were addressed.

Members asked for some clarification with regards to the statistics on complaints set out in Appendix 3 to the report. A Member also asked about the

public process for submitting complaints, noting that the majority of cases in 2017 arose from submissions by City of London Corporation staff.

In response, the Director of the Built Environment advised that officers could look into the correlation between the source of complaints and closures to identify any shortcomings. Whilst there had been a small increase in cases over 1 year old at year end, there was some reasoning for this set out in the report. Complaints often took a long time to reach a conclusion if a planning application was involved, whilst the appeals process was also time-consuming. The Director of the Built Environment also confirmed that currently the oldest case outstanding was five years old. The complaints process was set out in the Supplementary Planning Document (SPD) available online. Members of the public could report complaints via an online form.

Members then discussed the issue of short-term letting, noting the proposal set out in the report for addressing potential breaches. Members felt that the City of London Corporation should be more proactive in tackling the issue, referencing the recent lobbying efforts of the London Borough of Kensington & Chelsea. Complaints were regularly reported to Members residing in the City, and short-term letting was problematic on several fronts even where there was no noise or disturbance issues. A Member advised that most residential blocks had a managing agent and asked what contact was made with them regarding short-term lets, as this would be more effective. There were a limited number of residential blocks within the City of London and whilst Members accepted this was not always an easy issue to police, it should be possible to develop a clear approach and process to enforcing against it.

The Director of the Built Environment assured the Committee that complainants were contacted regarding short-term lets and any issues arising were monitored appropriately. Officers also contacted managing agents where they had contact details for them. The City of London Corporation supported the actions taken by the London Borough of Kensington & Chelsea to combat the issue. The Director of the Built Environment advised that officers could review their approach towards short-term lets complaints and would bring this back to the Committee.

The Chair added that short-term letting was a longstanding issue in the area and proposed that the Committee consider the matter in more detail as soon as possible.

RESOLVED – That the Planning & Transportation Committee:

- a) Note the report;
- b) Note the target to ensure the targets as asset out in the Enforcement Plan SPD are met, and to reduce the number of cases older than a year by 25% at 1 April 2020;
- c) Request that officers review the issue of short-term lets and report back to the Committee for further consideration.

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

The Committee received a report of the Chief Planning Officer and Development Director detailing development and advertisement applications determined by the Chief Planning Officer and Development Director or those so authorised under their delegated powers since the report to the last meeting.

RECEIVED.

11. **VALID PLANNING APPLICATIONS RECEIVED BY THE DEPARTMENT OF THE BUILT ENVIRONMENT**

The Committee received a report of the Chief Planning Officer and Development Director detailing development applications received by the Department of the Built Environment since the report to the last meeting.

RECEIVED.

12. **DEPARTMENT OF THE BUILT ENVIRONMENT: 'BREXIT' UPDATE**

The Committee received a report of the Director of the Built Environment updating Members on the potential implications of Brexit for the Department of the Built Environment.

RESOLVED – That Members note the report and that further update reports will be made to subsequent meetings of the Committee as appropriate.

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

There were no questions.

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

The Committee received a report of the Director of the Built Environment providing a quarterly update on risk management for the Department of the Built Environment. The Director of the Built Environment introduced the report and advised that the Audit & Risk Management Committee had also discussed looking at flooding risks at a future meeting.

Members then gave feedback on the report and asked for clarification on several points, including the target date for Adverse Planning Policy Context, the target risk rating for Major Projects and whether a new risk appetite statement was required.

In response, the Director of the Built Environment advised that there was a requirement to report Business as Usual risks even where there was no movement, and the 31 December target date reflected Business as Usual status. The target risk rating for Major Projects was higher than the current score as this reflected a change in risk appetite. Officers could also look at how the risk registers for other Committees illustrated trends and seek to incorporate this into the Built Environment risk register. The financial risk on Major Projects had been upgraded to serious due to major project funding having been secured.

The Director of the Built Environment added that the risk relating to Road Safety was a good example of a challenging area where there could be further improvement. It was important to continue working on this and keep strategies under review, as the department was on track with its actions, but casualties were not reducing. The Chair suggested that this be reported on more regularly, whether as an outstanding action or a regular report. Whilst there was an issue with data delay, the Committee could reasonably work on the assumption that trends were not changing. However, the Committee was advised that accidents per person were down, due to an increase in footfall and cyclists. The Road Danger Reduction Action Plan and Transport Strategy would also contribute. Officers would report back to the Committee with an update report on the matter.

In response to a query from a Member, the Director of the Built Environment advised that works to Bank Junction would begin after the Lord Mayor's Show in November. Members requested that an update on Bank Junction be submitted to the next meeting of the Streets & Walkways Sub-Committee, including a clear schedule of works.

RESOLVED – That the Planning & Transportation Committee:

- a) Note the report;
- b) Submit feedback on the Department of the Built Environment Risk Register as above; and
- c) Request that an update on Bank Junction be submitted to the next meeting of the Streets & Walkways Sub-Committee, including a clear schedule of works.

15. 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 the Schedule 12A of the Local Government Act.

Item No.	Paragraph(s)
16 – 17	3
18 – 19	-

16. WAIVER REPORT - OVERHAUL AND REFURBISHMENT OF 2NO. HYDRAULIC MOTORS AT TOWER BRIDGE

The Committee considered a report of the Director of Open Spaces.

17. WAIVER REPORT TOWER BRIDGE SACRIFICIAL GLASS

The Committee considered a report of the Director of Open Spaces.

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

There were no questions.

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

There was no other business.

The meeting closed at 11.50 am

Chairman

**Contact Officer: Joseph Anstee
tel. no.: 020 7332 1480
joseph.anstee@cityoflondon.gov.uk**