

## PLANNING AND TRANSPORTATION COMMITTEE

Tuesday, 9 October 2012

Minutes of the meeting of the Planning and Transportation Committee held at the Guildhall EC2 at 11.00am.

### Present

#### Members:

Martin Farr (Chairman)	Brian Mooney
Deputy Michael Welbank (Deputy Chairman)	Sylvia Moys
Deputy John Barker	Deputy John Owen-Ward
John Chapman	Ann Pembroke
John Fletcher	Henry Pollard
Marianne Fredericks	Ian Seaton
Archie Galloway	Jeremy Simons
Alderman John Garbutt	John Spanner
Alderman David Graves	Mark Twogood
Oliver Lodge	Alderman John White

#### Officers:

Katie Odling	- Town Clerk's Department
Simon Owen	- Chamberlain's Department
Deborah Cluett	- Comptroller and City Solicitor's Department
Peter Rees	- Department of the Built Environment
Annie Hampson	- Department of the Built Environment
Steve Presland	- Department of the Built Environment
Paul Beckett	- Department of the Built Environment
Ted Rayment	- Department of the Built Environment
Iain Simmons	- Department of the Built Environment
Paul Monaghan	- City Surveyor's Department
Peter Young	- City Surveyor's Department
Martin Rodman	- Superintendent, West Ham Park and City Gardens
Alan Rickwood	- City Police

#### 1. **APOLOGIES**

Apologies for absence were received from Alex Bain-Stewart, John Brewster, Pollyanna Davies, the Reverend Dr Martin Dudley, Sophie Fernandes, George Gillon, Alderman David Graves, Tom Hoffman, Michael Hudson, Michael Page and Alderman Dr Andrew Parmley.

#### 2. **DECLARATIONS BY MEMBERS OF ANY PERSONAL AND PREJUDICIAL INTERESTS IN RESPECT OF ITEMS ON THIS AGENDA**

Sylvia Moys declared a personal interest in respect of Item 5a, 6 & 7 due to being Deputy Chairman of the Board of Governors of the City of London Girls School.

John Spanner declared a personal interest in respect of item 10a due to being Chairman of the Barbican Residential Committee.

Ian Seaton declared a personal interest in respect of item 5a due to being a Member of the Board of Governors of the City of London School.

Alderman John White declared a personal interest in respect of item 5a due to being Chairman of the Board of Governors for the City of London School for Girls.

3. **MINUTES**

The Minutes of the meeting held on 18 September 2012, were confirmed as a correct record.

**MATTERS ARISING –**

**Item 5.3 – Alto House, 29 – 30 Newbury Street** – The City Planning Officer advised the Committee that the applicant had discussed the possibility of making amendments to the Planning Application as a means of overcoming or mitigating the impact of the proposed works on surrounding properties and thereby addressing the concerns expressed by Members. However, if negotiations did not proceed, then reasons for refusal would be brought before the Committee.

4. **TOWN PLANNING AND DEVELOPMENT APPLICATIONS**

The Committee received a report of the City Planning Officer relative to development and advertisement applications that had been dealt with using his delegated authority since the previous meeting.

RECEIVED.

5. **REPORTS OF THE CITY PLANNING OFFICER RELATIVE TO PLANNING APPLICATIONS**

5.1 **Millennium Bridge House, 2 Lambeth Hill, London - EC4V 4AG**

**Registered Plan No.** 12/00370/FULL

**Development Proposal** – Part-replacement of the existing facades; creation of additional floor space through development of existing roof top plant housings and extension of fifth floor for office use (Class B1) (2058sqm); change of use from office (Class B1) to either Class A1 or A3 at part ground, first and second floor levels (2389sqm).

The City Planning Officer detailed site and related information to Members. He also advised of the following corrections to the report: -

Page 53, Condition 22 – Condition 22 would be removed to avoid duplication with condition 23.

Page 54, Condition 27 – Insert “windows” to read “No doors, windows or gates shall open over the public highway”.

Page 57, Paragraphs 8 – 10 – “Noise effecting residential properties...” and paragraphs (m) and (n) to be removed as they were not relevant in this case.

Page 63, Paragraph 1 – The objection was submitted in this way and we have been unsuccessful in contacting the objector as they did not provide e-mail address or phone number. The reason for comment is “noise, residential amenity, traffic or highways”, which was addressed in the body of the objection text. Where the objection ended it would appear that the objector would have written that they believe that “The proposed riverside façade does not relate to the surrounding buildings”. This point had been addressed in the body of the Planning Officer’s report.

Simon Bates spoke against the application.

John McRae spoke in support of the application.

Discussion ensued and the following points were made by Members –

- Concern was expressed regarding the strong statement view the proposed development would portray and the importance of ensuring it did not appear part of St Paul’s Cathedral.
- Some Members welcomed the proposed development, stating that the existing building was dated; however, the tone of the proposed façade was too light and required further consideration to ensure it was sympathetic to its surroundings. It was therefore suggested that this be dealt with by condition.
- One Member commented on the vast improvement the proposals would create visually, during both the daytime and the evening.

The City Planning Officer advised that the open and transparent elevation would always be seen at an angle; therefore the dome of St Paul’s Cathedral would not be visually associated with the proposal. Furthermore, the tone of the anodised metal used on the façade could be adjusted subject to discussion with the applicant and as Members suggested, could be dealt with by condition.

Upon being put to the vote, it was –

In favour – 12

Against - 4

RESOLVED – That Planning Permission be granted in accordance with the details set out in the attached schedule subject to Members request that the

City Planning Officer discuss with the applicant alternative options as regards the variety of tones available for the façade.

**6. BARBICAN LISTED BUILDING MANAGEMENT GUIDELINES SPD ADOPTION**

Consideration was given to a report of the City Planning Officer in respect of the draft Supplementary Planning Document (SPD) for the Barbican Listed Building Management Guidelines which was issued for public consultation between May and July 2012. In response to comments received, a number of amendments were being proposed, as set out in Appendix 2 to the report presented. The draft SPD had been recommended for adoption by the Barbican Residents Consultation Committee and the Barbican Residential Committee.

RESOLVED – That,

- i) the amendments to the Barbican Listed Building Management Guidelines Supplementary Planning Document (Appendix 2) be approved; and
- ii) the amended Barbican Listed Building Management Guidelines SPD be adopted.

**7. THAMES TIDEWAY TUNNEL SECTION 48 CONSULTATION**

Consideration was given to a report of the City Planning Officer relative to the response to Thames Tideway Tunnel Section 48 Consultation.

There were 3 minor amendments to the report –

**Page 99, paragraph 24, line 6** – Should read ‘This location has been agreed by your Officers...’

**Page 102, paragraph 36 line 6 and 7** – Should read ‘the Control of Pollution Act 1974’

**Page 107, paragraph 71, line 4** – Should read ‘an unacceptable adverse impact on the City...’

RESOLVED – That,

- i) The City Planning Officer be authorised to inform Thames Water of the City’s continued support of the proposal to construct the Thames Tideway Tunnel and its associated structures, whilst continuing to seek changes and modifications to the proposals that would be required to ensure that its effects were not harmful to the City and where possible result in improvements; and
- ii) Officers be authorised to continue discussions and negotiations with Thames Water to seek these changes and prepare the necessary documentation in order that support can be given to the proposal prior to the anticipated submission of the application to the Inspectorate in January 2013 for determination.

**8. REPORTS OF THE DIRECTOR OF THE BUILT ENVIRONMENT**

**8.1 Cycle Hire Scheme - Phase II Outturn and Further Intensification in the City**

Consideration was given to a report of the Director of the Built Environment which provided a formal update on the Cycle Hire Scheme (CHS). The report also provided details for all of the sites in the City and included information on the operational functionality as well as analysis of collision data.

Concern was expressed regarding the need to relocate the cycle site at Houndsditch as part of the Aldgate Strategy Plan and additional storage required for excess bicycles. The Director advised that Officers had protected the Corporation's position in this matter by formal agreement requiring TfL to meet the cost should any movement of the Houndsditch cycle site become necessary in future as a consequence of the Aldgate Strategy delivery.

RESOLVED – That,

- i) The construction of the four additional sites which received planning permission as part of Phase II but were not implemented, there being at Houndsditch, Bouverie Street, John Carpenter Street and St Bride Street be agreed subject to all reasonable costs being met by TfL and comments made by members as above; and
- ii) The Comptroller and City Solicitor be authorised to update any legal agreement (the "S.8/S.101 Agreement") to reflect any additional sites.

## **8.2 Allocation of Grants from Transport for London for the 2013-14 Financial Year**

Consideration was given to a report of the Director of the Built Environment which set out the two non-specific funding grants that Transport for London made to the City of London for the 2013/14 financial year. These grants must deliver the Mayor's transport objectives and the report recommended how resources should be allocated to do this in order to deliver the approved City of London Local Implementation Plan 2011 in the 2013/14 financial year.

RESOLVED – That the allocation of the two non-specific grants from Transport for London for the 2013/14 financial year set out in Table 1 of the report be approved.

## **8.3 The Mayor's Road Safety Action Plan for London: 2020**

Consideration was given to a report of the Director of the Built Environment relative to the Mayor's Road Safety Action Plan: 2020 for consultation. Stakeholders were being asked to provide input on specific aspects of the Plan and to submit views and suggestions for improvements.

Members considered paragraphs 39 – 46 as critical in conveying the main areas of the Corporation's concern and should be strengthened in their expression.

RESOLVED – That the Director of the Built Environment be authorised to respond to the consultation on the draft Road Safety Action Plan for London in accordance with the comments set out in paragraphs 39 – 62 of the report.

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

A Member queried as to whether there would be planned maintenance works on the Waterloo and City Lines on 10 November 2012. A response would be provided to the member following the meeting.

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

There were two items of business the Chairman considered urgent as follows :

**A) Resolution from the Barbican Residential Committee**

In response to the resolution from the Barbican Residential Committee, Members were informed that a report regarding improvements to Beech Street Tunnel would be submitted to the Projects Sub Committee.

**B) Moorgate Escalators**

Consideration was given to an urgent report of the City Surveyor relative to the 2 escalators at Moorgate connecting to the Barbican High Walk which failed an Allianz Insurance Inspectors Report on 6 September 2012 due to damaged parts causing a significant safety risk. As a result, these escalators have had to be taken temporarily out of service and remain so with only a staircase open for use.

Due to their specific design and age of 39 years, there is a lack of available spares and some would need to be specially manufactured. Therefore despite efforts to source spares our maintenance supplier Apex Lifts were not currently in a position to quickly reinstate the service of both escalators in advance of their full replacement by Crossrail.

Members were therefore requested to consider Option 4, the preferred option.

Members supported Option 4, but requested that all those affected by the closures were well informed. The City Surveyor responded advising that a thorough communications plan would be drawn up.

RESOLVED - That Option 4 (the preferred option) be approved : -

- i) Single Refurbishment of one escalator to provide an up only escalator service. Utilise the down escalator to retrieve necessary parts in order to reinstate the up escalator at an estimated cost of £25,000 plus staff costs of £1,500, programme 3-5 weeks.

11. **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.

**12. NON-PUBLIC MINUTES**

The non-public minutes of the meeting held on 18 September 2012 were considered.

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

There were no questions.

**14. 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 of urgent business.

**The meeting closed at 12.45p.m.**

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Chairman

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