

LOCAL PLANS SUB (PLANNING AND TRANSPORTATION) COMMITTEE
Monday, 10 February 2020

Minutes of the meeting of the Local Plans Sub (Planning and Transportation)
Committee held at on Monday, 10 February 2020 at 11.00 am

Present

Members:

Sheriff Christopher Hayward (Deputy Chairman) (In the Chair)
Randall Anderson
Deputy Keith Bottomley
Christopher Hill
Shravan Joshi
Graham Packham
William Upton QC

Officers:

Alistair MacLellan	- Town Clerk's Department
Paul Beckett	- Department of the Built Environment
Adrian Roche	- Department of the Built Environment
Peter Shadbolt	- Department of the Built Environment
John Harte	- Department of the Built Environment
Lisa Russell	- Department of the Built Environment
Michelle Price	- Department of the Built Environment

1. APOLOGIES

Apologies were received from Deputy Alastair Moss and Deputy Jamie Ingham-Clark.

Sheriff Chris Hayward was in the Chair.

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 3 February 2020 be approved as a correct record subject to the following amendments.

- The reference to Whitefriars (p.4 of the agenda pack) be amended to note the area contained a number of *characterful* buildings and reference be made instead to the lack of trees and greenery.
- The reference to ensuring new developments could be connected to Citigen (p.5 of the agenda pack) be amended to reflect the Member's point that this imposed an additional cost on developers.

Matters Arising Liverpool Street

In response to a comment from a Member, officers agreed to include reference in the Local Plan noting that the City would need Liverpool Street to have appropriate additional capacity in future years.

4. CITY OF LONDON LOCAL PLAN REVIEW: PROPOSED SUBMISSION VERSION OF CITY PLAN 2036.

Members discussed a report of the Director of the Built Environment regarding the City of London Local Plan Review: Proposed Submission Version of City Plan 2036 and the following points were made.

- An officer noted that Members had discussed the issue of housing at the last meeting and the current report had been prepared in response to those discussions. Officers noted that short term government housing targets were difficult to align with a 15-year forward plan, and Members were asked to bear this in mind. The officer continued, noting that options were set out within the report at paragraphs 14-19.
- The Deputy Chairman (in the Chair) noted the comments made by the Chairman by email to those present that he supported the approach set out in paragraphs 15-16 (amend supporting text and amend policy) but did not feel that there was sufficient evidence at present to justify the identification of additional residential areas set out at paragraph 17 .
- A Member noted an issue with national policy approaches being pushed down to individual local authorities with no consideration of local circumstances. In his view, this meant the Local Plan needed to address annual housing targets and mitigate the potential impacts for the City.
- Officers noted that the City's own monitoring showed it had met long-term housing delivery targets but was less successful in meeting short-term targets due to private housing market volatility. The Government's Housing Delivery Test was reported retrospectively over three-year periods and the City did not meet this Test in relation to the three years to March 2018. They acknowledged that this was a problematic metric for the Plan's forward-looking 15-year period.
- A Member commented that the City should publish metrics of the number of residential units delivered against those permissions granted by the City. Moreover the issue regarding housing was not one of numbers of units, but rather their affordability. This could only be addressed by a pan-London approach to central government. With that in mind, the Member was supportive of paragraphs 15-16 in the report (amending City Plan 2036 supporting text and amending City Plan 2036) accordingly.
- A Member was wary regarding the enforceability of site allocations and cautioned against committing to an early review, and instead advised that the Plan should simply commit to a review in five years' time.

- A Member noted that he would be supportive of using Built to Rent to encourage delivery of residential units, without losing office space in the longer term. He felt that residential zones within the City would encourage a greater mix.
- A Member, in contrast, noted that he would not support the adoption of zones, and rather if the City could demonstrate that a Build to Rent approach would satisfy government policy, then it should do so.
- In response to the comments regarding residential zones, officers noted that the City Property Association had commented in its submission to the draft Plan that, in appropriate circumstances, a more flexible approach to the protection of existing office space could be taken in residential areas. The City's ambition regarding office space was outlined at paragraph 16.
- In response to a comment from a Member, officers advised that a Planning White Paper was forthcoming this Spring which might further change the national context. Therefore a reasonable interim approach could be to submit the draft Plan this year and await an assessment of any required changes by the inspector. It was possible to draft a case which could lead to more delivery of housing without site allocations. Officers concluded by noting that the adoption of site allocation at this stage could result in a delay to the Local Plan which was not in the City's interest.
- In response to Members concerns regarding a live/work approach, including the negative experience of other London boroughs, officers noted that co-living was a different concept to live/work units which seeks to provide higher quality, student-like accommodation for young professionals across London.
- The Chairman summarised the discussion, noting that Members were broadly content with the approach set out at paragraphs 15-16 (amend supporting text and amend policy) but did not feel that there was sufficient evidence at present to justify the identification of additional residential areas set out at paragraph 17 . The Chairman concluded by requesting that officers incorporate those comments made by Members at the meeting in the final iteration of the Plan.
- Officers noted that the revised Plan would be submitted to the Planning and Transportation Committee for approval.
- In response to a question, officers noted that they were confident the Plan was well aligned with strategic aims of the forthcoming London Plan, though uncertainty over the housing delivery performance would need further discussions.

RESOLVED, that the report be received.

5. QUESTIONS ON MATTERS RELATING TO THE WORK OF THE SUB-COMMITTEE

There were no questions.

6. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT

There was no other business.

The meeting ended at 11.38 am

Chairman

Contact Officer: Alistair MacLellan / alistair.maclellan@cityoflondon.gov.uk