

PLANNING AND TRANSPORTATION COMMITTEE

Tuesday, 16 April 2013

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

Present

Members:

Deputy Michael Welbank (Chairman)	Tom Hoffman
Alex Bain-Stewart	Michael Hudson
Deputy John Barker	Deputy Keith Knowles
Deputy John Chapman	Oliver Lodge
Revd Dr Martin Dudley	Brian Mooney
Peter Dunphy	Sylvia Moys
John Fletcher	Deputy John Owen-Ward
Marianne Fredericks	Ann Pembroke
Alderman John Garbutt	Jeremy Simons
George Gillon (Chief Commoner)	Angela Starling
Alderman David Graves	

Officers:

Peter Nelson	- Assistant Town Clerk
Katie Odling	- Town Clerk's Department
Sarah Roberts	- Committee & Members Services Assistant
Deborah Cluett	- Comptroller and City Solicitor's Department
Philip Everett	- Director of the Built Environment
Peter Rees	- City Planning Officer, Department of the Built Environment
Annie Hampson	- Department of the Built Environment
Paul Beckett	- Department of the Built Environment
David Stothard	- Department of the Built Environment
Paul Monaghan	- Assistant Director Engineering
Iain Simmons	- Department of the Built Environment
Martin Rodman	- Superintendent, West Ham Park and City Gardens
Alan Rickwood	- City Police
Alexander Williams	- City Police

1. **APOLOGIES**

Apologies for absence were received from Alderman Dr Andrew Parmley and Deputy Henry Pollard.

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

There were no declarations of interest from Members.

3. **ELECTION OF CHAIRMAN**

In accordance with Standing Order No. 29, the Reverend Dr Martin Dudley proposed that the Committee elect a Chairman for the purpose of ensuring the Committee was represented at other Committees where the Chairman was appointed as an ex-officio Member. This motion was seconded by George Gillon.

Alderman Graves, as the most senior Alderman present took the Chair for this item.

Deputy Welbank indicated his wish to stand and there being no further Members wishing to stand, Deputy Welbank was duly announced Chairman of the Planning and Transportation Committee until the annual election of Chairman at the next meeting on 14 May 2013.

RESOLVED – That in accordance with Standing Order 29, Deputy Michael Welbank be elected Chairman of the Planning and Transportation Committee.

4. **MINUTES**

RESOLVED – That the Minutes of the meeting held on 22 March 2013 be approved.

5. **GROWTH INFRASTRUCTURE BILL**

Consideration was given to a report of the Remembrancer which informed the Committee of the relevant provisions of the Growth and Infrastructure Bill.

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6. **TOWN PLANNING AND DEVELOPMENT APPLICATIONS**

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

RECEIVED.

7. **REPORT OF THE CITY PLANNING OFFICER RELATIVE TO A PLANNING APPLICATION**

7.1 **11 - 19 Monument Street, 46 Fish Street Hill And 1 - 2 Pudding Lane, EC3R**

Registered Plan No.: 13/00049/FULMAJ

Proposal: - Demolition of existing buildings and erection of a building to comprise office (Class B1) and retail (Class A1/A2) floor-space with associated cycle parking, servicing, storage and plant.

The City Planning Officer informed the Committee of the following amendments to the report -

Page 41, paragraphs 95 & 96 - On 1st April 2013 the Mayor of London adopted a new SPG, Use of Planning Obligations in the funding of Crossrail and the Mayoral Community Infrastructure Levy. The SPG introduced changes to the s106 Crossrail calculation.

The new figures in paragraphs 95 & the table in 96 should be as follows:

95. At the time of preparing this report the Mayoral CIL has been calculated to be £202,800. The full Mayoral planning obligation has been calculated to be ~~£691,240~~ **£560,940** but this would be reduced to ~~£488,440~~ **£358,140** after deduction of the Mayoral CIL. The full Mayoral planning obligation is also subject to a 10% discount if the development is commenced before 31st March 2014. It should be noted that these figures may be subject to change should there be a variation in the CIL liability at the point of payment and should therefore only be taken as indicative figures at this point.

The sums in the table should be amended as follows:

Planning obligation policies are summarised below:

Liability in accordance with the Mayor of London's policies	Contribution £	Forwarded to the Mayor	Retained by City Corporation
Mayoral Community Infrastructure Levy payable	202,800	194,688	8,112
Mayoral planning obligation net liability*	488,440 358,140	488,440 358,140	Nil
Mayoral planning obligation administration and monitoring charge	3,500	Nil	3,500
Total liability in accordance with the Mayor of London's policies	694,740 564,440	683,128 552,828	11,612

All sums calculated in respect of the City's planning obligations would remain unchanged.

Amended Conditions:

On 1st April the new carbon emissions reduction targets for new developments between 2013 and 2016, as laid out within policy 5.2 of the London Plan, came into force. As a result, the target figures in condition 10 have been amended to reflect the new, higher target of **40%** rather than the 25% figure previously in force.

Condition 10 – wording amended to reflect current London Plan carbon emission reduction targets:

“Before any construction works hereby permitted are begun a detailed assessment of the expected carbon dioxide emissions of the current scheme and of the incorporation of further measures to reduce the carbon dioxide emissions by **40%** compared to a Building Regulations compliant building shall be submitted to and approved in writing by the local planning authority.”

Condition 11 – The words “sedum roof” replaced with the words “green roof” to allow for a wider range of potential environments.

Condition 35 – Drawing number PA-09 Rev. 02 amended to PA-**109** Rev. 02
Additional drawings: PA402 Rev 02, PA503 Rev 02, PA603 Rev 02

The City Planning Officer detailed site and related information to Members.

During the discussion, the main points raised were as follows –

- Some Members questioned whether the proposed height of the building was the same as that previously approved in November 2007 and considered it would not compliment the surrounding area, detracting from the status of the Monument. The City Planning Officer advised the Committee that the application approved in November 2007 was for the same height as what was being proposed today. In addition, Members were informed that as before, the objections from English Heritage should be balanced against the need to achieve economic viability for the beneficial development of the site.
- Members sought assurance that the twisted metal frontage of the proposed development would be viable in the long term. The City Planning Officer advised that he saw no reason why it would weather badly and further advised that the design of the frontage had been conditioned to ensure it was both attractive and complimented the surrounding area.

RESOLVED – That,

- a) Planning permission be granted for the development referred to above in accordance with the details set out on the attached schedule subject to planning obligations and other agreements being entered into in respect of those matters set out in the report, the decision notice not to be issued until such obligations have been executed;
- b) Officers be instructed to negotiate and execute obligations in respect of those matters set out in the report under Section 106 of the Town and Country Planning Act 1990 and any necessary agreements under Section 278 of the Highway Act 1980; and
- c) that the area of publicly accessible private land on the south west corner of the site and any other areas affected by building structures be stopped up to enable the development to proceed and, upon receipt of the formal application, your officers be instructed to proceed with arrangements for advertising and making of a Stopping-up Order for the various areas under the delegation arrangements approved by the Court of Common Council.

8. REPORTS OF THE DIRECTOR OF THE BUILT ENVIRONMENT

8.1 Adoption of Bank Area Enhancement Strategy

Consideration was given to a report of the Director of the Built Environment seeking approval for the adoption of the Bank Area Enhancement Strategy and informed Members of the results of the public consultation and the subsequent revisions to the Strategy,

The Committee received a presentation from the Assistant Director (Local Transportation).

During a brief discussion, Members acknowledged the issues around congestion, parked vehicles, safer cycling, the high number of empty buses passing through the junction and funding.

RESOLVED - That the revised Bank Area Enhancement Strategy be adopted.

8.2 Gateway 2 Programme

This item was deferred to a future meeting.

9. CROSSRAIL – LIVERPOOL STREET UTILITIES CORRIDOR

Consideration was given to a joint report of the Director of the Built Environment and the Comptroller and City Solicitor which informed Members about a series of proposals relative to utilities in Liverpool Street as a consequence of the Crossrail construction project at that station.

RESOLVED – That

- a) the application to the Department for Business, Innovation and Skills seeking approval for the pipe subway in accordance with the City of London (Various Powers) Act 1900 be approved, and that all other statutory processes such as notice and consultation as required by that Act are undertaken;
- b) Crossrail be appointed to construct and manage the LSUC, subject to all construction and administration costs being paid by Crossrail, and subject to Crossrail meeting the City's reasonable technical construction and maintenance liability requirements; and
- c) The Comptroller and City Solicitor be authorised to enter into such other agreements with Crossrail and / or utility companies as he may consider necessary and appropriate to facilitate the above arrangements, subject to there being no adverse financial implications for the City Corporation, and ensuring that any such agreements are consistent with the statutory pipe subway arrangements for the rest of the network.

10. CITY FUND HIGHWAY DECLARATION

Consideration was given to a report of the City Surveyor seeking approval to declare City Fund highway land to be surplus to highway requirements, to allow its disposal and regularise the permitted development scheme that was undertaken at 46/50 St Mary Axe, EC3 by FREP (St Mary Axe) Ltd. which encompassed the highway land.

RESOLVED – That the parcel of City Fund highway land at St Mary Axe, EC3 measuring 28ft (2.65m²) and encompassed by the permitted development scheme be surplus to highway requirements to enable its disposal upon terms to be subject to the approval of the Property Investment Board.

11. DECISIONS TAKEN UNDER DELEGATED AUTHORITY OR URGENCY POWERS

Consideration was given to a report of the Town Clerk which provided details of an action taken under urgency procedures relative to St Alphage House Redevelopment (Section 106 – City Walkway Covenants – Suspension of Public Access).

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

The City Planning Officer responded to a question regarding the boarding up of vacant shops advising that the Planning authority had no control over this, however, he would endeavour to provide a more detailed response to the Member following the meeting.

13. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT

There were no items of urgent business.

14. EXCLUSION OF THE PUBLIC

RESOLVED - That under Section 100(A) of the Local Government Act 1972, the press and public be excluded from the meeting to consider item 16 on the Agenda on the grounds that they involved the likely disclosure of exempt information as defined in paragraph 5 of Part I of the Schedule 12A of the Local Government Act.

15. CITY OF LONDON PARKING SERVICE CONTRACTS

Consideration was given to a report of the Director of the Built Environment regarding the City of London Parking Service Contracts.

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16. RESOLUTION FROM THE AUDIT AND RISK MANAGEMENT COMMITTEE

The resolution of the Audit and Risk Management Committee was RECEIVED.

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

There was one question raised in respect of pre-application meetings for developers and objectors.

18. 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 12.45pm

Chairman

Contact Officer: Katie Odling
tel. no.: 020 7332 3414
katie.odling@cityoflondon.gov.uk