

## **PLANNING AND TRANSPORTATION COMMITTEE**

**Tuesday, 15 October 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)  
Oliver Lodge (Deputy Chairman)  
Randall Anderson  
Alex Bain-Stewart  
David Bradshaw  
Deputy John Chapman  
John Fletcher  
Marianne Fredericks  
Alderman John Garbutt  
George Gillon (Chief Commoner)  
Christopher Hayward  
Michael Hudson

Gregory Jones QC  
Deputy Keith Knowles  
Alderman Professor Michael Mainelli  
Paul Martinelli  
Brian Mooney  
Sylvia Moys  
Deputy John Owen-Ward  
Ann Pembroke  
Jeremy Simons  
Graeme Smith  
Patrick Streeter

#### **Officers:**

Katie Odling	- Town Clerk's Department
Simon Owen	- Chamberlain's Department
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
Steve Presland	- Department of the Built Environment
Ted Rayment	- Department of the Built Environment
George Stilgoe	- City Surveyor's Department
Paul Monaghan	- Assistant Director Engineering
Iain Simmons	- Department of the Built Environment
Alan Rickwood	- City Police

### **1. APOLOGIES**

Apologies for absence were received from Deputy Bill Fraser, Alderman David Graves, Deputy Henry Jones, Deputy Henry Pollard, Tom Sleight and Deputy James Thomson.

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

There were no declarations of interest.

3. **MINUTES**

**RESOLVED** – That the minutes of the meeting held on 17 September 2013 be approved as a correct record subject to the following inclusion at paragraph 4 of item 5 in respect of Bartholomew Close -

*‘The Comptroller and City Solicitor advised that issues of bulk and massing were not appropriate considerations for this meeting having been determined previously by this Committee.’*

**MATTERS ARISING –**

Item 9 – Millennium Inclinor and Public Lifts – The City Surveyor provided an update in respect of the action plan which had been produced by APEX in respect of improvement works to all the Public Lifts and Escalators including the Inclinor. Following Members questions, Members were specifically informed in regard to Moor House Lift that the parts which had been identified as faulty had been returned for repair they subsequently failed and new parts had to be ordered.

As a result of poor performance, the Corporation had deducted performance payments from APEX and insisted that APEX resolve the issues. Should the issues remain unresolved then the Corporation would look to undertake a contract review and an option open to the Corporation would be termination of the APEX contract and the appointment of a new Lift Contractor.

The Chairman requested that a report be prepared concerning the City Surveyors Department (CSD) management of Apex Lifts, regards non-performance and what the CSD was doing to resolve the contractual issues and a technical report as to the suitability and reasons for the choice of the replacement Millennium Inclinor.

4. **TOWN PLANNING AND DEVELOPMENT APPLICATIONS**

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

RECEIVED.

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

5.1 **111 Cannon Street, London, EC4N 5AR**

**Registered plan no:** 13/00693/FULL

**Proposal** - Demolition of the existing building above first floor level and alteration to the retained sub-basement and ground floor for office (B1) use, shop (Class A1) use and restaurant/café (Class A3) use and the erection of the new first to seventh floors for office (Class B1) use. Reinstatement of the London Stone within the building façade on Cannon Street.

The City Planning Officer detailed site and surrounding information to the Committee.

The City Planning Officer advised that arrangements would be made for the safe storage of the London Stone by condition.

During the discussion, reference was made to –

- The scope for additional cycle racks to which Members were informed that the proposed development currently made provision for 11 cycle racks, which was already above the Mayor's standards of 7.
- In respect of the restoration of the stone in terms of its future visibility, the City Planning Officer informed Members that the result of the consultation with interested groups was that the London Stone should not be rehoused and the method of presentation should remain the same. However, the proposals ensured that appropriate lighting would be installed so making an improvement in its visibility and this would be dealt with under condition.

**RESOLVED** – That planning permission be granted in accordance with the details set out in the schedule.

## **5.2 111 Cannon Street, London, EC4N 5AR - Listed Building Consent**

**RESOLVED** – That Listed Building Consent be granted in accordance with the details set out in the attached schedule.

## **5.3 39 - 53 Cannon Street, 11 - 14 Bow Lane and Watling Court, London EC4**

**Registered plan no:** 13/00339/FULMAJ

**Proposal** - Demolition of existing building and erection of a new 8 storey plus basement building for office use, retail use and a single unit for either office or retail purposes at part ground floor level and basement levels, provision of a publicly accessible open space and a relocated subway entrance.

The City Planning Officer detailed site and surrounding information to the Committee.

Peter Luscombe spoke against the application.

During the discussion, reference was made to the following –

- Access to Bank station from Mansion House – the City Planning Officer advised that the maximum period of time the access would be closed for was 2 years; however, this was negotiable in terms of what was considered acceptable by Officers. It was suggested that the transport portion of Section 106 monies from this project could be used towards the cost up upgrading the remainder of the subway link to Mansion House underground station.
- Reference was made specifically to 11 -14 Bow Lane and in light of concerns raised regarding appearance it was agreed that if the application was approved, a condition be added to request that the design of the corner of the proposed building be given further consideration.

Upon being put to a vote, the application was approved –

**VOTE** – For, 17. Against, 2. Abstentions, 2.

**RESOLVED** – That planning permission be granted for the development referred to above in accordance with the details set out in the schedule subject to

- i) 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 had been executed);
- ii) a condition be added which allowed for Section 106 monies to be used for the improvement of the subway access to Mansion House underground station.
- iii) a condition be added to request that the design of the corner of the proposed building (11 – 14 Bow Lane) be given further consideration.

**5.4 39 - 53 Cannon Street, 11 - 14 Bow Lane and Watling Court, London EC4- Conservation Area Consent**

**RESOLVED** – That conservation area consent be granted in accordance with the conditions set out in the attached schedule.

**6. RESPONSE OF THE CITY CORPORATION TO THE GOVERNMENT'S CONSULTATION ON GREATER FLEXIBILITIES FOR CHANGE OF USE (AUGUST 2013) INCLUDING RETAIL TO RESIDENTIAL**

A report of the City Planning Officer was considered in respect of the City Corporation's response to the Government's Consultation on Greater Flexibilities for Change of Use (August 2013) including retail to residential.

**RESOLVED** – That the City Corporation's submission to the Secretary of State in response to the Consultation on Greater Flexibilities for Change of Use (August 2013) including retail to residential be approved. It was also agreed that the response should additionally include an objection to the principle of considering such changes through the 'prior approval' process instead of consideration of a full planning application.

**7. THAMES TIDEWAY TUNNEL DEVELOPMENT CONSENT ORDER**

N.B: Gregory Jones QC declared a pecuniary interest in respect of this item.

A report of the City Planning Officer was considered regarding the Thames Tideway Tunnel Development Consent Order.

The Committee congratulated Officers on an excellent piece of work.

The Director confirmed that it was proposed to negotiate that the lifts and their accessibility were acceptable and up to standard.

**RESOLVED** – That,

- a) the City Planning Officer be authorised to finalise and submit a Local Impact report to the Planning Inspectorate by 4 November 2013, based on the draft report;
- b) the Director of the Built Environment and/or the City Planning Officer and/or the Comptroller and City Solicitor and/or the City Surveyor be authorised to agree documentation and to respond to the Planning Inspectorate in respect of the submissions and statements required in order to comply with the requirements of the Development Consent Order procedure. Officers also be authorised to continue discussions and negotiations with Thames Water in respect of the Statement of Common Ground, the DCO provisions; and requirements, the written representations, and planning, property and asset protection agreements; and
- c) a sum of up to £30,000 be authorised for the appointment of Counsel, should oral representation be required.

8. **LOCAL IMPLEMENTATION PLAN DELIVERY PLAN, REVISED TARGETS AND ANNUAL SPENDING SUBMISSION AND PROGRAMME OF INVESTMENT 2014-15 - 2016-17**

A report of the Director of the Built Environment was considered regarding the Local Implementation Plan Delivery Plan.

**RESOLVED** – That,

- a) the submission of the Local Implementation Plan delivery plan, revised targets and annual spending submission and programme investment to Transport for London be approved; and
- b) authority be delegated to the Director of the Built Environment to make any changes to the Local Implementation Plan delivery plan, revised targets and annual spending submission and programme of investment that were non material or that were required by Transport for London in order to achieve a submission that was acceptable to them; provided that no change presented any policy implication for the City Corporation.

9. **CITY'S COMMUNITY INFRASTRUCTURE LEVY (CIL): GOVERNANCE ARRANGEMENTS AND BROAD SPENDING PRIORITIES**

A joint report of the Town Clerk, Chamberlain and Director of the Built Environment was considered regarding the Community Infrastructure Levy.

**RESOLVED** – That,

- a) the broad approach to decision-making and spending priorities for the City CIL and revised planning obligations as set out in the Appendix A to the report be approved; and
- b) the creation of a Priorities Board, led by the Town Clerk, to assist the Resource Allocation Sub Committee in refining the broad approach and in making subsequent decisions on infrastructure spending priorities be agreed.

10. **RESOLUTION - MITIGATION OF ENVIRONMENTAL IMPACTS FROM STREET WORKS IN THE CITY  
EXTENSION OF THE MEETING**

At this point, the time limit for Committee meetings as set out in Standing Order No 40 had been reached, but there being a two-thirds majority of the Committee present who voted in favour of an extension, the Committee agreed to continue the meeting.

The Director of the Built Environment responded to the resolution of the Port Health and Environmental Services Committee in respect of the impact from street works in the City.

The Director advised that he could not report any let up in demand from the utilities for works. He felt that the most the City could take were four sets of major works at any one time, and that was what we were running at now with Crossrail as a 'permanent' fixture. The number of schemes had returned to pre-Olympic levels, but the mix was now more major works. With demand for work increasing, the city had to respond with increasing road closures. The City recently had to refuse works by UKPN to be undertaken at Threadneedle Street whilst other works at Bishopsgate, Broad Street and Cannon Street were being carried out. On top of this, the gas leak on London Wall had meant that works planned elsewhere had to be put back, and this showed that the process of managing utility works was an active one, with daily decisions and emergencies influencing the programme.

A response from the Committee would be submitted to the Port Health and Environmental Services Committee.

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

A question was raised regarding Riverside Walkway and the predicted development of Queensbridge House. The Member questioned whether or not it was necessary for the Ward meeting to go ahead on 25<sup>th</sup> October given that the development was not confirmed. The Director confirmed that this meeting was important in that it would allow an opportunity for information to be shared with relevant parties and for any questions to be answered.

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

Smithfield Inquiry - The Comptroller and City Solicitor advised that the pre enquiry procedure for Smithfield was on-going and the Corporations statement of case was due for submission next week. The Inspector was yet to be appointed and the date to be confirmed, although it was thought it would be in early February 2014 and would last around 12 days.

Finally, the Chairman advised that in response to some comments by Members, a new room layout would be trialled at the next Committee in November.

**13. 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.

**14. NON-PUBLIC MINUTES**

**RESOLVED** – That the non-public minutes of the meeting held on 17 September 2013 be approved.

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

There were no questions.

**16. 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 1.10pm**

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Chairman

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