

PLANNING AND TRANSPORTATION COMMITTEE

Tuesday, 4 February 2014

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
Deputy John Chapman
Dennis Cotgrove
Peter Dunphy
John Fletcher
Marianne Fredericks
Deputy Bill Fraser
Alderman John Garbutt

George Gillon (Chief Commoner)
Michael Hudson
Deputy Henry Jones
Paul Martinelli
Sylvia Moys
Deputy John Owen-Ward
Ann Pembroke
Jeremy Simons
Tom Sleigh
Patrick Streeter

Officers:

Simon Murrells	- Assistant Town Clerk
Katie Odling	- Town Clerk'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
Paul Monaghan	- Assistant Director Engineering
Alan Rickwood	- City Police
Alexander Williams	- City Police

1. APOLOGIES

Apologies for absence were received from David Bradshaw, the Reverend Dr Martin Dudley, Sophie Fernandes, Alderman David Graves, Christopher Hayward, Gregory Jones QC, Brian Mooney, Deputy Henry Pollard, Graeme Smith 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,

- a) the Minutes of the Planning and Transportation Committee meeting held on 14 January 2014, be approved as a correct record; and

- b) the Minutes of the Streets and Walkways Sub Committee meetings held on 14 October and 18 November 2013, be received.

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.

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

5.1 **Emperor House & Roman Wall House 35 - 36 Vine Street & 1- 2 Crutched Friars, London**

Registered Plan No.: 13/00166/FULMAJ

Proposal: Demolition of existing buildings and redevelopment of the site to provide an office (Class B1) and retail (Class A1/A3) building comprising basement, lower ground, ground and ten upper floors, together with associated works.

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

Condition 1

The applicants have requested that due to the nature of the development the period for implementation be 5 years rather than 3years.

The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

To ensure compliance with the terms of Section 91 of the Town and Country Planning Act 1990.

Condition 6 – sewer vent condition.

The applicants have requested a slightly more flexible wording so that it can be established whether high level sewer venting would be required in this development.

Unless otherwise agreed in writing by the local planning authority, before any piling or construction of basements is commenced, a scheme for the provision of sewer vents within the building shall be submitted to and approved in writing by the local planning authority. Unless otherwise agreed in writing by the local planning authority the agreed scheme for the provision of sewer vents shall be implemented and brought into operation before the development is occupied and shall be so maintained for the life of the building.

To vent sewerage odour from (or substantially from) the development hereby permitted and mitigate any adverse air pollution or environmental conditions in order to protect the amenity of the area in accordance with the following policy of the Core Strategy: CS15.

Condition 17

The following details to be submitted and approved are added to the condition

(I) details of the riser on the south elevation, including details of location, route and level of termination;

Condition 25

A slight amendment to the wording:

Unless otherwise approved by the Local Planning Authority the doors and windows to any bar or restaurant on the Vine Street frontage shall be kept closed other than for the purposes of normal access and egress, or for use in an emergency or for maintenance purposes.

To safeguard the amenity of the adjoining premises and the area generally in accordance with the following policies of the Core Strategy: CS15, CS21.

Condition 29

A correction to the condition number –

Fritting must be applied and maintained for the life of the building to the windows at first to fourth floor levels on the elevation facing Vine Street in accordance with details approved under Condition 17 of this planning permission.

In order to prevent overlooking and to protect the amenity of nearby residential properties in accordance with the following policies of the Unitary Development Plan and Core Strategy: HOUS10; CS21.

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

Mr Christopher Murphy and Mr Anthony Corradi spoke against the application. In response to questions from the Committee, Mr Corradi advised that the main attraction to his wine bar which was situated on the left hand side of Vine Street was the vast amount of space which it was surrounded by. In addition, he informed the Committee that a petition campaigning against the development had been signed by a number of residents and interested parties.

During discussion, reference was made to the following –

- The loss of light – Members noted that an impact assessment had been undertaken on daylight and sunlight hours which had demonstrated some loss of light.
- It was noted that the service entrance to Jardin House would not be affected as a result of the proposed development.
- Members were informed that the roof of the proposed development contained horizontal slates which would retain elements of snow and ice and as part of the detailed design, draining would be considered.
- In response to a number of concerns, the City Planning Officer advised that the developer had specifically requested a 5 year period in which to start the development due to its scale and complexity. Some Members considered that 3 years would be more appropriate to speed up the development whereas other Members supported 5 years. A vote was taken and it was agreed that the development should begin before the expiration of 5 years as per the amendment above.
- It was suggested that the use of the Vine Street frontage should be extended to include usage by A4 premises (public houses, wine bars). Members were in agreement that this amendment should be made and noted that a further consultation would need to be undertaken before a decision notice could be issued. If there were issues that arose from the consultation then the City

Planning Officer would report back to the Committee, otherwise a decision notice would be issued.

Vote – 15 in favour, 1 abstention.

RESOLVED – That the Committee be minded to approve planning permission subject to the outcome of a satisfactory consultation to include usage by A4 premises (public houses and wine bars) along the Vine Street frontage and the City Planning Officer either –

- a) be delegated authority to issue a decision notice; or
- b) report back to the Committee with any issues that arise from the consultation.

6. BISHOPSGATE AND TRINITY SQUARE CONSERVATION AREA CHARACTER SUMMARY AND MANAGEMENT STRATEGIES - DRAFT SPD

Consideration was given to a report of the City Planning Officer which sought approval for the draft text of the Bishopsgate and Trinity Square Conservation Area Character Summary and Management Strategies to be issued for informal and formal consultation to allow for their adoption as Supplementary Planning Documents.

A brief discussion took place regarding 'A' Boards and the Director of the Built Environment advised that a Policy was currently being produced and this would come before the Committee in the near future.

RESOLVED – That,

- a) the draft text of the Bishopsgate and Trinity Square Conservation Area Character Summary and Management Strategies, be approved and placed on the website as 'living drafts' prior to formal public consultation in 2014;
- b) the City Planning Officer be authorised to make amendments in response to the public's comments, providing these do not materially change the documents; and
- c) that following informal public consultation the documents be published for formal consultation, prior to adoption as Supplementary Planning Documents.

7. PLANNING APPEAL DECISIONS

A report of the City Planning Officer was received which advised the Committee about the decisions made by the Planning Inspectorate on appeals made against the decisions of the City Corporation during 2013.

8. SCHEME OF DELEGATION

A report of the Town Clerk was considered relative to the Scheme of Delegation and Standing Orders.

RESOLVED – That,

- a) the delegations relating to the Director of the Built Environment as set out in the appendix to this report be approved; and
- b) the proposed amendment to Standing Orders relating to the declaration of operation property assets which are surplus to requirements be noted.

9. PLANNING PROTOCOL

A report of the Comptroller and City Solicitor was considered which related to the review of the Planning Protocol. Members recalled that an update of the Planning Protocol was recommended to the Planning and Transportation Committee at its meeting of 14 January 2014.

At the meeting on 14 January, concern was expressed that in advising on pre-determination, the wording of the Protocol was overly restrictive. Concern was also expressed regarding the procedure in the event of committee refusing an application for planning permission where the City Planning Officer had recommended approval. It was agreed that the Comptroller and City Solicitor review the relevant sections of the draft updated Planning Protocol and submit a revised draft Planning Protocol for approval.

RESOLVED – That the revised draft Planning Protocol be approved and referred to the Policy and Resources Committee.

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

'A' Boards – In response to a question, the Comptroller and City Solicitor advised that the responsibility of an accident which had been caused by a 'A' Board would be very much dependent on the circumstance and it was hope that this matter could be addressed within the Policy that was being prepared which would come to this Committee for consideration in the coming months.

11. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT

There were no items of urgent business.

12. 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.

13. ISSUE REPORT - BRIDGEMASTER'S HOUSE

An issue report of the City Surveyor was considered relative to Bridgemaister's House.

14. QUESTIONS

There were no questions.

15. 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