

PLANNING AND TRANSPORTATION COMMITTEE

Tuesday, 17 March 2015

Minutes of the meeting of the Planning and Transportation Committee held at the Guildhall EC2 at 10.30 am

Present:

Members:

Michael Welbank (Chairman)	Deputy Keith Knowles
Oliver Lodge (Deputy Chairman)	Alderman Professor Michael Mainelli
Randall Anderson	Paul Martinelli
Alex Bain-Stewart	Brian Mooney
Dennis Cotgrove	Deputy Alastair Moss
Emma Edhem	Sylvia Moys
Alderman Peter Estlin	Graham Packham
Sophie Fernandes	Henry Pollard
Marianne Fredericks	Graeme Smith
Deputy Bill Fraser	Angela Starling
George Gillon	Patrick Streeter
Brian Harris	Deputy James Thomson
Deputy Henry Jones	

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
Annie Hampson	Department of the Built Environment
Alison Hurley	City Surveyor's Department
Bella Longman	Public Relations
Alan Rickwood	City Police

1. **APOLOGIES**

Apologies for absence were received from Deputy John Chapman, The Reverend Dr Martin Dudley, Christopher Hayward and Gregory Jones QC.

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 24 February 2015 be approved.

4. **STREETS AND WALKWAYS SUB COMMITTEE**

RESOLVED – That the draft minutes of the Streets and Walkways Sub Committee meeting held on 23rd February 2015 be received.

5. **TOWN PLANNING AND DEVELOPMENT APPLICATIONS**

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

6. **VALID APPLICATIONS LIST FOR COMMITTEE**

The Committee received a report of the Chief Planning Officer and Development Director which provided details of valid planning applications received by the department.

7. **REPORTS RELATIVE TO PLANNING APPLICATIONS**

7.1 **160 Aldersgate Street London EC1A 4DD**

Proposal: Refurbishment and extension of the existing office building including (i) the construction of an additional storey (incorporating plant) (ii) reconstruction of the façade on Aldersgate street (iii) provision of roof terraces at the 7th and 8th floor levels (iv) installation of an additional access point at the rear of the building and (v) associated internal and external alterations (total increase in floor space 1899sq.m).

The Chief Planning Officer advised of the following amendments –

- Conditions 19 and 20: The hours of the use of the terraces is to be further restricted so that they would not be used at all on a Saturday.
- Condition 22: details of the landscaped area on the western terraces will be required to be submitted and approved by the local planning authority. No access to the landscaped areas would be allowed other than in the case of emergency or for maintenance purposes.
- S106 agreement - there would be inclusion of an occupiers management plan to help control matters such as preventing smoking on the terraces and light spillage from the building.

Mr. Alpesh Lad, Ms. Averil Baldwin, Ms. Gillie Bexson, Mr. Robert Barker and Ms. Ann Holmes spoke against the application.

Ann Holmes declared a non-pecuniary interest in relation to this development application as the joint owner of a property at St Bartholomew Close.

Michael Kovacs was heard in support of the application.

Members were informed that a breach of a condition could result in enforcement action being taken against the person in control of the land. In the event of statutory noise nuisance from the roof terrace, Members noted that there would be provision for noise abatement notices to be served, however, whether the noise amounted to a nuisance would be dependent on the level of noise and also the time of day i.e. low level conversation noise before 9pm would be unlikely to constitute a statutory nuisance as this would be deemed reasonable.

Vote: 19 in support, 3 against, 1 abstention.

RESOLVED: That,

1. Planning permission be granted for the above proposal in accordance with the details set out in the attached schedule, subject to Planning Obligations and other agreements being entered into as set out in the body of the report, the decision notice not to be issued until such obligations have been executed; and
2. Officers be instructed to negotiate and execute obligations in respect of those matters set out in Planning Obligations under section 106 and any necessary agreement under section 278 of the Highway Act 1980.

7.2 **21 Moorfields, Land Bounded By Moorfields, Fore Street Avenue, Moor Lane & New Union Street London EC2P 2HT**

Proposal: Demolition of existing building and structures to existing ground slab level and construction of a mixed use development above and around the new Crossrail station entrance to provide office (Class B1) space {64,683 sqm GEA}, retail (Class A1/A3/A4) space [1,156 sqm GEA], a replacement City walkway, a new public square, cycle parking, servicing, storage, plant, landscaping and associated work [Total 65,839sqm GEA].

Members noted the following amendments to the report -

Page, Summary; Fourth Paragraph:

Should read “The new building would have ground; podium and five upper floors on the Moor Lane frontage; ground, podium and seven upper floors on the **Moorfields (not Moor Lane)** frontage, rising in steps to 14 floors above podium (85.85m AOD)”

Page 185, Paragraph 153 and Condition 84 (Page 225);

The applicants have agreed to limit the use of the western terraces to Monday to **Friday**, a change from Monday to Saturday.

Page 185, Paragraph 155;

Change Balustrades would be “located 1.5m **from the edges** of the terraces” to “1.5m ***in height at the edges*** of the terraces”.

The Committee referred to the escalator and stair on Moorfields which were due to be replaced by Crossrail as part of their works and the Director of the Built Environment advised that the most suitable specification would be sought and a maintenance programme would be implemented.

The Chief Planning Officer advised Members that internal works could not be the subject of a planning condition; however, it may be possible to include XXX as part of a Section 106 agreement.

RESOLVED: That,

1. the Chief Planning Officer to determine the above application for the above proposal in accordance with the details set out in the attached schedule;
2. the Mayor of London to decide within 14 days whether to allow the Corporation to grant planning permission as recommended, or to direct

refusal, or to determine the application himself (Article 5(1)(a) of the Town & Country Planning (Mayor of London) Order 2008);

3. planning obligations and other agreements being entered into under Section 106 of the Town & Country Planning Act 1990 and Section 278 of the Highway Act 1980 in respect of those matters set out in the report, the decision notice not to be issued until the Section 106 obligations have been executed; and
4. notice of the proposals interfering with City Walkway being given pursuant to Section 8 of the City of London (Various Powers) Act 1967, and the Chief Planning Officer considering any objections received (authority to consider any such objections being hereby delegated SUBJECT TO there being no more than 4 objections received. If more than 4 objectives are received the application for planning permission shall be referred back to the Committee; and
5. subject to the Chief Planning Officer determining, under the authority delegated in (1) above, planning permission be granted, that you agree in principle that the land effected by the building which are currently public highway and land over which the public have right of access may be stopped up to enable the development to proceed and, upon receipt of the formal application, 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; and
6. That Officers be instructed to negotiate and execute obligations in respect of those matters set out in 'Planning Obligations' under Section 106 and any necessary agreements under Section 278 of the Highways Act 1980.

8. **FINSBURY CIRCUS CONSERVATION AREA CHARACTER SUMMARY AND MANAGEMENT STRATEGY**

The Committee considered a report of the Chief Planning Officer relating to a character summary and management strategy for Finsbury Circus Conservation Area.

The 'Historical Development' information contained in the Appendix would be clarified and amended as necessary.

RESOLVED: That the draft text of the Finsbury Circus Conservation Areas Character Summary and Management Strategy be approved to be issued for public consultation in Spring 2015.

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.

9. **TERMS OF REFERENCE OF THE PLANNING AND TRANSPORTATION COMMITTEE**

The Committee received a report of the Town Clerk relating to its Terms of Reference which would reviewed by Members for approval for submission to the Court of Common Council.

RESOLVED: That the Terms of Reference of the Planning and Transport Committee be approved for submission to the Court of Common Council.

10. MILLENNIUM BRIDGE INCLINATOR OPTIONS PAPER

The Committee considered a report of the City Surveyor relating to the Millennium Bridge Inclinor. Members were asked to consider three Options.

RESOLVED: That,

1. the City Surveyor be requested to take forward Option B with the Lift Contractor; and
2. approval be given for £17,000 for the Critical list of spare parts required for Option B from the Thames Bridges Repairs and Maintenance & Major Work Fund.

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

There were no questions.

12. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT

There were no items of urgent business.

13. EXCLUSION OF THE PUBLIC

RESOLVED – That under Section 100a(4) of the Local Government Act 1972, the public be excluded from the meeting for the following items of business on the grounds that they involved the likely disclosure of exempt information as defined in Part I of Schedule 12A of the Local Government Act.

14. NON-PUBLIC MINUTES

RESOLVED – That the non-public minutes of the meeting held on 24 February 2015 be approved.

15. NON-PUBLIC 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 12.45 pm

Chairman

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