

PLANNING AND TRANSPORTATION COMMITTEE

Tuesday, 12 May 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 Henry Jones
Marianne Fredericks (Deputy Chairman)	Oliver Lodge
Randall Anderson	Alderman Professor Michael Mainelli
Alex Bain-Stewart	Paul Martinelli
David Bradshaw	Brian Mooney
Revd Dr Martin Dudley	Deputy Alastair Moss
Emma Edhem	Sylvia Moys
Alderman Peter Estlin	Graham Packham
Sophie Fernandes	Judith Pleasance
Deputy Bill Fraser	Tom Sleigh
Deputy Brian Harris	Graeme Smith
Christopher Hayward	Angela Starling
Gregory Jones QC	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
Annie Hampson	Department of the Built Environment
Steve Presland	Department of the Built Environment
Victor Callister	Department of the Built Environment
Ted Rayment	Department of the Built Environment
Peter Shadbolt	Department of the Built Environment
Iain Simmons	Department of the Built Environment
Alison Hurley	City Surveyor's Department
Alan Rickwood	City Police
Bella Longman	Public Relations

1. APOLOGIES

Apologies for absence were received from Alderman Timothy Hailes, Henry Pollard, Alderman William Russell and Deputy James Thomson.

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

Paul Martinelli declared a non-pecuniary through his position as Treasurer of one of the consultees (Smithfield Market Tenants Association) at item 10b.

3. **APPOINTMENT OF COMMITTEE**

The Order of the Court of Common Council, appointing the Committee and approving its Terms of Reference was received.

4. **ELECTION OF CHAIRMAN**

RESOLVED – That Michael Welbank be elected Chairman in accordance with Standing Order 29 for the year ensuing.

On being elected, the Chairman thanked the Committee for its support.

The Chairman welcomed Deputy Kevin Everett, Alderman Timothy Hailes, Judith Pleasance and Alderman William Russell to the Committee. He also thanked John Chapman, Alderman Matthew Richardson and Ken Ayers for their contribution to the Committee.

The Chairman also welcomed the Chief Commoner to the meeting.

The Chairman was pleased to inform the Committee that Carolyn Dwyer had been appointed as the new Director of Built Environment. Carolyn, an engineer and transport planner by background, has most recently been leading on the built environment in Lambeth, where she was closely involved in place-making for the Nine Elms partnership. Carolyn has held roles on the Commission for Integrated Transport and with Network Rail and is currently a Non-Executive Director for the Scottish Futures Trust and Shoreham Port Authority. Carolyn will take up the post with effect from 19 August.

5. **ELECTION OF DEPUTY CHAIRMAN**

RESOLVED – That Marianne Fredericks be elected Deputy Chairman in accordance with Standing Order 30 for the year ensuing.

6. **MINUTES**

6.1 RESOLVED - That the minutes of the meeting held on 14 April 2015 be approved.

6.2 RESOLVED - That the draft minutes of the Streets and Walkways Sub Committee meeting held on 23 March 2015 be received.

7. **APPOINTMENT OF SUB COMMITTEES**

The Committee considered a report of the Town Clerk relative to the appointment of Sub Committees for the ensuing year (2015/2016).

RESOLVED – That,

a) the Streets and Walkways Sub Committee Terms of Reference be approved;

- b) the appointment of a general Reference Sub Committee be deferred until it is required;
- c) the following memberships be agreed:-

Streets and Walkways Sub Committee

Chairman of the Grand Committee
Deputy Chairman of the Grand Committee
Randall Anderson
Alex Bain-Stewart
Sylvia Moys
Graham Packman
The Reverend Dr Martin Dudley
Deputy Brian Harris
Christopher Hayward

Together with three ex-officio Members representing the Finance, Police and Open Spaces & City Gardens Committees.

Local Plans Sub Committee and Local Plan Working Party

Chairman
Deputy Chairman
Randall Anderson
Marianne Fredericks
Sylvia Moys
Graham Packman

Together with an ex-officio Member representing the Policy and Resources Committee.

Conservation Area Advisory Committee

Randall Anderson

8. 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.

9. 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.

10. REPORTS RELATIVE TO PLANNING APPLICATIONS

10.1 100 Liverpool St & 8-12 Broadgate, London

Proposal: Refurbishment and extension of the existing building including retention of building's structural frame and construction of new facade and the provision of three additional floors and rooftop plant to provide commercial office (B1) accommodation and flexible commercial floor space comprising

additional office (B1), retail (A1/A2/A3), and leisure (D2) uses at lower ground, ground and first floor levels and flexible office (B1)/restaurant (A3) use at 9th floor level; provision of car and cycle parking; hard and soft landscaping; alterations to facilities associated with the bus station; and the provision of other works ancillary to the main building. (Total 68,303sq.m GEA).

Registered No: 14/01285/FULEIA

Some concern was raised regarding the potential disruption to communities during the construction phase of the proposed development; however, the proposal would provide significant improvements to the area.

The Chief Planning Officer confirmed that it was unlikely the proposed development would be linked to Citigen.

Members were informed that recommendation 9 in the report was no longer required as Environmental Health were satisfied regarding the requirements on air pollution.

Some concern was expressed regarding the loss of small retail units and it was requested that consideration be given as to how these might be retained.

Upon being put to the vote the application was approved –

Vote: 21 in support, 1 against and 1 abstention.

RESOLVED – That,

- 1) the Chief Planning Officer be authorised to determine the above application for the above proposal in accordance with the details set out in the attached schedule subject to:
 - a) the Mayor of London being given 14 days to decide 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); and
 - b) 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;
- 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 agreements under Section 278 of the Highway Act 1980.

10.2 Land bounded by Charterhouse Street, Lindsey Street, Long Lane and Hayne Street London EC1

Land Bounded By Charterhouse Street, Lindsey Street, Long Lane And Hayne Street London EC1 Ground plus five storey over site development at Farringdon East Station, comprising office (B1) (11,211sq.m) with associated cycle parking, servicing, storage and plant and use of void space within the

station infrastructure fronting onto Lindsey Street, Charterhouse Square and Hayne Street for retail use (Use Classes A1- A5), (286sq.m) office entrance and servicing.

Registered No: 13/00605/FULEIA

The Chief Planning Officer informed Members that the references to Policies in the conditions would be revised to accord with those in the updated Local Plan should planning permission be granted.

Clementine Cecil and Charlie Hobson spoke against the proposal.

Some Members expressed concern regarding the lack of consultation with the community regarding changes to the proposed development. It was proposed and seconded that consideration of the application be deferred for a second time to give a final opportunity to the applicant to engage in discussions with objectors and the community regarding the proposals.

RESOLVED –That,

- a) the application for planning permission be deferred to a future meeting to give a final opportunity to the applicant to engage in discussions with objectors and the community regarding the proposals;
- b) authority be delegated to the Comptroller and City Solicitor in consultation with the Chairman and Deputy Chairman to prepare the case.

11. **REPORTS OF THE DIRECTOR OF THE BUILT ENVIRONMENT**

11.1 **Cheapside Strategy Adoption**

The Committee considered a report of the Director of the Built Environment which sought approval for the adoption of the updated Cheapside and Guildhall Area Enhancement Strategy.

Members discussed the Entrance to Guildhall Yard by St Lawrence Jewry. Members noted that the pond could potentially be lost because the pedestrian access was limited between a private vehicular access road and the pond itself, however, were keen to ensure that this popular amenity and sitting area was retained.

One Member highlighted the importance of ensuring this Strategy was aligned with the Barbican Area Strategy.

RESOLVED – That the draft Cheapside and Guildhall Area Enhancement Strategy be approved.

11.2 **Vacant Building Credit - implications of revised national Planning Practice Guidance**

The Committee received a report of the Director of the Built Environment regarding the implications of the revised national Planning Practice Guidance for Vacant Building Credit.

RESOLVED – That the report be received.

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.

12. **"PLANNING IN THE CITY" (DEVELOPMENT MANAGEMENT DIVISION PUBLICITY FILM)**

The Committee were shown a YouTube publicity film regarding the vision and strategy for shaping the Square Mile.

The Committee requested to be informed of other videos and films relating to the work of the Committee.

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

Policies for increasing offices in the City – The Director of the Built Environment informed the Committee that the Local Plan encourages developers to provide office space which accommodated the needs of City workers.

Cycle Superhighway –The Assistant Director, Local Transportation informed Members that Officers were continuing to work with Transport for London to make improvements to the scheme and work was about to start at Upper Thames Street.

Members noted that Traffic Orders have been advertised by the City of London Corporation and Transport for London and Officers were aware of concerns regarding access to Trinity Square.

The Committee agreed to write to Transport for London regarding the concerns for Trinity Square and also to ensure a safe and legal turning at Puddle Dock, Blackfriars.

14. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT** **Sugar Quay**

The Chairman reported that an application had been made to modify the Section 106 agreement in respect of the affordable housing covenant, and that an appeal against non-determination had been made. The application and appeal would require specialist evaluation regarding viability, which would need to be funded. Once that evaluation had been carried out the issue would be

reported back to the committee. It was RESOLVED that authority be delegated to the Director of the Built Environment in respect of the requisite funding.

15. 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.

16. NON-PUBLIC MINUTES

RESOLVED – That the non-public minutes of the meeting held on 14 April 2015 be approved.

17. RISK REGISTER FOR BRIDGE HOUSE ESTATES

The Committee considered a report which provided a key risks register for Bridge House Estates.

18. NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE

There were no questions.

19. 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 12.55 pm

Chairman

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