

Committee: Planning and Transportation Committee	Date: 8 September 2015
Subject: Decisions taken under delegated authority or urgency powers	Public
Report of: Town Clerk	For Information
<p><u>Summary</u></p> <p>1. This report advises Members of action taken by the Town Clerk in consultation with the Chairman and Deputy Chairman since the last meeting of the Committee, in accordance with Standing Orders.</p> <p>2. To note the action taken since the last meeting of the Committee.</p>	

Main Report

3. The following action has been taken under the urgency procedures, Standing Order No. 41(a), since the last meeting of the Committee:-

Farringdon East (Crossrail Over Site Development) Planning Appeal

Background

4. On 1 December 2014, your Committee considered the above application when it was recommended for approval. Following discussion the case was deferred to a future meeting to address concerns in relation to the office entrance, the bulk and scale of the development, light spillage and impact on adjoining conservation areas and listed buildings.
5. There were some further discussions with the Applicants and some modifications made to the scheme but not to the bulk and mass or to the office entrance.
6. The case was reported back to your Committee on the 12th May 2015 when it was again recommended for approval. The Applicants had advised why the office entrance had to be located in Lindsay St and made some modifications to the treatment of the windows to reduce light spillage. They provided evidence as to why they did not feel light spillage would be an issue. The objectors from The Charterhouse and from Save again addressed the Committee. Your Committee were disappointed that Crossrail had not had further discussions with the objectors and the Community regarding the proposals and deferred the case to a future meeting to afford a final opportunity.
7. The Applicants, Crossrail, have appealed against the City's non-determination of their planning application for the over-site development on the Farringdon

East Station site, bounded by Charterhouse St, Lindsey St, Long Lane and Hayne St.

8. Approval under Urgency procedures was therefore sought for the grounds on which the City of London Corporation would resist a planning appeal against non-determination of a planning application for the above site.

Reason for Urgency

9. Now that Crossrail have appealed against non –determination, the Committee cannot make a decision in relation to this case. Urgent action was necessary in order to prepare a Statement of Case by the 10th September with a possible Inquiry date of the 8th December.

Recommendation approved under Urgency Procedures –

10. That the presentation of the City's case on the basis that the City's concerns regarding the planning application are: the location of the office entrance, the bulk and scale of the development, light spillage and impact on adjoining conservation areas and listed buildings. In addition, (subject to Counsel's opinion) the City will query the applicant's compliance with the Parliamentary Undertaking;

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