

## PLANNING AND TRANSPORTATION COMMITTEE

Friday, 31 July 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)	Alderman Professor Michael Mainelli
Marianne Fredericks (Deputy Chairman)	Paul Martinelli
Oliver Lodge	Deputy Alastair Moss
Randall Anderson	Sylvia Moys
Revd Dr Martin Dudley	Graham Packham
Emma Edhem	Judith Pleasance
Alderman Peter Estlin	Deputy Henry Pollard
George Gillon	Tom Sleigh
Alderman Timothy Hailes	Angela Starling
Deputy Brian Harris	Patrick Streeter
Gregory Jones QC	Deputy James Thomson

#### **Officers:**

Katie Odling	Town Clerk's Department
Scott Morgan	Town Clerk's Department
Deborah Cluett	Comptroller and City Solicitor's Department
Annie Hampson	Department of the Built Environment
Iain Simmons	Department of the Built Environment
Steve Blake	Department of Markets and Consumer Protection
Alan Rickwood	City Police
Bella Longman	Public Relations

### **1. APOLOGIES**

Apologies for absence were received from Sophie Anne Fernandes, Christopher Hayward, Deputy Henry Jones, Brian Mooney, Alderman William Russell and Graeme Smith.

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

There were no declarations of interest.

### **3. MINUTES**

#### **3.1 To agree the public minutes and summary of the meeting held on 13 July 2015 -**

RESOLVED – That the minutes of the meeting held on 13 July 2015 be approved subject to the following amendments –

Mr John Whitehead and Mr Bruce Badger spoke in objection to the application and set out residents' concerns in respect of noise, changes to the listed fabric of the Barbican (i.e. the new plant room).

The Architect, Mr James Taylor, advised Members that following the signing of an agreement to lease there have been two further meetings with the Barbican Association.

**3.2 To receive the minutes of the Streets and Walkways Sub Committee meeting held on 22 June 2015 -**

RESOLVED – That the minutes of the Streets and Walkways Sub Committee held on 22 June 2015 be noted.

**4. RESOLUTIONS OF GRAND COURT OF WARDMOTE**

The Committee noted the resolutions as follows –

**From the Ward of Farringdon Within** – Members were informed that a report would be submitted to the Committee later in the year regarding the disturbance at Cloth Fair.

**From the Ward of Portsoken** – The matter of the increase in rent of shop units would be dealt with by the Community and Children's Services Committee.

**5. TOWN PLANNING AND DEVELOPMENT APPLICATIONS**

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

**7. REPORTS RELATIVE TO PLANNING APPLICATIONS**

**7.1 6 - 8 Bishopsgate & 150 Leadenhall Street - EC2N 4DA & EC3V 4Q**

**Proposal:** Demolition of existing buildings and redevelopment to provide a new building comprising lower ground and basement levels, ground and mezzanine levels plus part 8, part 20 and part 40 storeys plus plant [185.1m AOD to provide office (Class B1) use [70,053sq.m GEA], flexible shop/cafe and restaurant (Class A1/ A3) uses [418sq.m GEA] at part ground floor and mezzanine levels and flexible shop/cafe/restaurant /office (A1/A3/B1) uses [235sq.m GEA] at part ground floor and mezzanine levels; and a publicly accessible roof top pavilion (sui generis) [795sq.m GEA] at level 40; the provision of hard and soft landscaping. [TOTAL 71,501sq.m GEA].

The Chief Planning Officer and Development Director advised of the following amendments/inclusions -

**Amended conditions:**

**Page 83, Condition 1:**

The applicant has now requested a 5 year time limit for implementation. This is considered appropriate and Condition 1 has been amended accordingly.

**Page 84, Condition 5:**

Following a request from TfL, Condition 5 (Facilities to accommodate construction vehicles) has been subdivided into two conditions covering demolition and construction phases.

**Page 87, Condition 18:**

The relevant Local Plan policies (DM10.1, DM10.5, DM10.8, DM12.1, DM12.2.) have now been appended.

**Additional Conditions:**

Before any works including demolition are begun a site survey shall be carried out and details must be submitted to and approved in writing by the local planning authority indicating the proposed finished floor levels at basement and ground floor levels in relation to the existing highway levels. The development shall be carried out in accordance with the approved site survey unless otherwise agreed in writing by the local planning authority.

REASON: To ensure compliance with building lines and to ensure a satisfactory treatment at ground level in accordance with the following policies of the Local Plan: DM10.8, DM16.2.

Before any works including demolition are begun a survey of the perimeter of the existing site shall be carried out and submitted to the LPA showing the existing Ordnance Datum levels of the adjoining streets and open spaces.

REASON: To ensure continuity between the level of existing streets and the finished floor levels in the proposed building and to ensure a satisfactory treatment at ground level in accordance with the following policies of the Local Plan: DM10.8, DM16.2.

The vehicular parking provided on the site must remain ancillary to the use of the building and shall be available at all times throughout the life of the building for the sole use of the occupiers thereof and their visitors.

REASON: To ensure that the parking spaces provided remain ancillary to the use of the building in accordance with the following policy of the Local Plan: DM16.5.

The approved loading and unloading areas shall be available at all times for use throughout the life of the building for the occupiers thereof and visitors thereto.

REASON: To ensure that satisfactory servicing facilities are maintained in accordance with the following policy of the Local Plan: DM16.5.

The threshold of all vehicular access points shall be at the same level as the rear of the adjoining footway.

REASON: To maintain a level passage for pedestrians in accordance with the following policies of the Local Plan: DM10.8, DM16.2.

**Amendment to condition 36**

Permanently installed pedal cycle racks shall be provided and maintained on the site throughout the life of the building sufficient to accommodate a minimum of **822** pedal cycles.

**Amendments to the report:**

**Page 46, Para. 2:** The word “Unilateral” has been removed.

**Page 54, Para. 92:** “95sq.m” has been amended to “90sq.m” to reflect the correct London Plan cycle parking standards.

**Clarification:**

**Page 54, Para. 92:** In agreement with TfL and the GLA, the cycle parking provision has been calculated in accordance with the London Plan Standards of 1 space per 90sq.m office floorspace (GEA) **EXCLUDING** M&E plant and servicing areas below ground. The Mayor of London's Stage 1 report confirms that "the level of cycle parking has been increased to meet London Plan 2015 standards".

During the discussion, the following points were raised –

- It was noted that wind aspects were being independently assessed.
- An assurance was provided that the proposed development would provide adequate public-realm space for pedestrians.
- Members noted that both servicing and security issues would be considered with and might include consolidation or by night-time servicing.
- A comment was made that the staircases within the building needed to be identifiable, attractive and accessible and not just provided as a Fire Escape. The Chief Planning Officer agreed to raise this matter with the applicant.

Upon being put to the vote, the application was approved – Vote: 21 in favour, 2 abstentions.

RESOLVED – That,

- a) The Mayor of London be 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);
- b) 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 in respect of those matters set out in the report, the decision notice not to be issued until such obligations have been executed;
- a) Officers be instructed to negotiate and execute obligations in respect of those matters set out in the report under Section 106 and any necessary agreements under Section 278 of the Highway Act 1980.

**7.2 19 - 20 Liverpool Street - EC2M 7PD**

**Proposal:** Erection of combination payphone and ATM booth (Sui Generis) in lieu of existing public telephone kiosk (Sui Generis) and associated change of use.

The Committee were informed of the following amendment to the report -

**Page 123:** Reasons for Refusal, sixth line amended to "Bishopsgate Conservation Area".

RESOLVED – That the application be refused for the reasons set out in the schedule within the report.

### 7.3 **46 - 47 Cheapside - EC2V 6AT**

**Proposal:** Erection of combination payphone and ATM booth (Sui Generis) in lieu of existing public telephone kiosk (Sui Generis) and associated change of use.

The Committee were informed of the following amendment to the report -

**Page 139:** Reasons for refusal, third line amended to "St. Mary - Le - Bow Church listed Grade 1 to the east".

RESOLVED – That the application be refused for the reasons set out in the schedule within the report.

### 7.4 **Blackfriars Bridge & Paul's Walk - EC4V - FULL**

**Proposal:** Installation of replacement stair and new lift to the north east end of Blackfriars Bridge.

During the discussion, the following comments were made -

- Members were informed that the new design would provide a better arrangement on the walkway.
- Concern was expressed regarding the size of the lift, particularly the height. Members were informed that the height of the lift was due to the height of the lift car and space needed for servicing it.
- Members noted that issues regarding noise had been dealt with in lengthy discussions with the School and that negotiation was ongoing.

Upon being put to the vote, the application was deferred to allow further consideration as regards the design and size of the proposal.

RESOLVED – That planning permission be DEFERRED for further work to be undertaken regarding the design and size of the proposal.

### 7.5 **Blackfriars Bridge & Paul's Walk - EC4V - LBC**

RESOLVED – That consideration of the application for Listed Building Consent be deferred.

## 8. **20 FENCHURCH STREET - SKY GARDENS**

The Committee considered a report of the Chief Planning Officer and Development Director which regarding the Visitor Management Plan which set out details of the access, ticketing and security arrangements applicable to the Sky Garden and the layout of the Sky Garden.

RESOLVED – that consideration of the Visitor Management Plan and the authorisation to enter into a Deed of Variation under Section 106 of the Town and Country Planning Act 1990 be deferred to allow for a site visit to be undertaken.

9. **FLEET STREET CONSERVATION AREA CHARACTER SUMMARY AND MANAGEMENT STRATEGY**

The Committee considered a report of the Chief Planning Officer and Development Director regarding the Fleet Street Conservation Area Character Summary and Management Strategy.

RESOLVED – That,

- a) the draft text of the Fleet Street Conservation Area Character Summary and Management Strategy SPD, appended as Appendix A to this report be approved and placed on the website as a 'living draft' prior to formal public consultation in autumn 2015;
- b) the Chief Planning Officer be authorised to make amendments in response to the public's comments, providing these do not materially change the document;
- c) following informal public consultation the document be published for formal consultation, prior to any comments being received and your adoption of it as a Supplementary Planning Document.

10. **CAR PARK AT 181 QUEEN VICTORIA STREET, EC4 - DECLARATION THAT SITE IS SURPLUS FOR THE PURPOSE FOR WHICH IT WAS ACQUIRED.**

The Committee considered a report of the City Surveyor which sought approval to declare the Car Park at 181 Queen Victoria Street as surplus for the purpose for which it was required.

RESOLVED – That the site (other than the City Fund Chamber) be declared surplus to the purpose for which it was acquired to allow for its transfer to BHE at fair value on terms to be approved by the Property Investment Board.

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

Further to a question, consideration would be given to how the Corporation assesses the Historical appropriateness of monuments within the City.

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 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 1 of the Schedule 12A of the Local Government Act.

14. **THAMES TIDEWAY TUNNEL - LAND DISPOSAL AT VICTORIA EMBANKMENT/BLACKFRIARS BRIDGE FORESHORE**

The Committee received a report of the Comptroller and City Solicitor regarding land disposal at Victoria Embankment/Blackfriars Bridge foreshore.

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 12.30 pm**

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Chairman

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