

PLANNING AND TRANSPORTATION COMMITTEE
Tuesday, 12 June 2012

Minutes of the meeting of the Planning and Transportation Committee held at Livery Hall - West Wing, Guildhall on Tuesday, 12 June 2012 at 11.30 am

Present

Members:

Martin Farr (Chairman)
Deputy Michael Welbank (Deputy Chairman)
Alex Bain-Stewart
Deputy John Barker
John Chapman
John Fletcher
Marianne Fredericks
Archie Galloway
Alderman David Graves
Robert Howard
Michael Hudson
Deputy Keith Knowles

Oliver Lodge
Brian Mooney
Sylvia Moys
Deputy John Owen-Ward
Alderman Dr Andrew Parmley
Ann Pembroke
Ian Seaton
Jeremy Simons
John Spanner
Angela Starling
Mark Twogood
Alderman John White

Officers:

Katie Odling	- Town Clerk's Department
Simon Owen	- Chamberlain's Department
Deborah Cluett	- Comptroller and City Solicitor's Department
Paul Monaghan	- City Surveyor's Department
Philip Everett	- Director of Department 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
Ted Rayment	- Department of the Built Environment
Alan Rickwood	- City Police

1. APOLOGIES

Apologies for absence were received from John Brewster, Dr Martin Dudley, Sophie Fernandes, Alderman John Garbutt, George Gillon, Tom Hoffman and Michael Page.

2. DECLARATIONS BY MEMBERS OF ANY PERSONAL AND PREJUDICIAL INTERESTS IN RESPECT OF ITEMS ON THIS AGENDA

Deputy John Owen-Ward declared a personal interest in respect of item 5.1 due to being a Member on the Gresham Committee.

3. MINUTES

The minutes of the meeting held on 15 May 2012 were approved as a correct record subject to the following : -

Inclusion in Item 5.1

Citicape House, 61 – 65 Holborn Viaduct – *“One Member indicated he wished to support the application and commended the architecture of the proposed development.”*

Amendment to Item 10

“Illegal Cycling on the River Walkway – *A Member expressed concern regarding cycling on the River Walkway and proposed that the City Solicitor in conjunction with the Remembrancer prepare a report on possible options for promoting legislation to better enable enforcement of unlawful cycling on City Walkway. Prior to the motion being seconded, it was agreed to include consideration of Skateboarding. Members noted that this matter would need to be put before the Policy and Resources Committee.”*

MATTERS ARISING FROM THE MINUTES

Millennium Bridge Inclinator (Item 3) – Members were informed that the stretched cable on the bridge was being fixed and an update would be provided to the next meeting.

Illegal cycling on the River Walkway (Item 10) – It was agreed to investigate the possibility of expanding the legislation for the enforcement of unlawful cycling in the City Walkway to include the embankment as a whole and it was agreed to report back on this matter at a future meeting. After the legislation had been considered and implemented, it was agreed to also look at reviewing the positioning of the signage for cyclists.

4. **TOWN PLANNING AND DEVELOPMENT APPLICATIONS**

The Committee received a report of the City Planning Officer relative to development and advertisement of applications that had been dealt with using his delegated authority since the previous meeting.

RECEIVED.

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

5.1 **33 King William Street**

Item No.	Registered No.	Plan	Address/Title	Development Proposal
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1	11/00933/FULMAJ	22 King William Street London EC4R 9AS	Planning permission for the demolition of the existing buildings and redevelopment to provide a new office building at basement, lower ground, ground and nine upper floors plus roof plant (29,603.6 sq.m). Retail (Class A1, A2, A3 or A4) and/or offices (Class B1) uses at ground and lower ground floor levels (751.5sq.m GEA). Discontinuance and removal of the City Walkway to the southern boundary of 33 King William Street on the north side of Upper Thames Street and the bridge over Upper Thames Street.
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The City Planning officer advised Members of the following amendments before he made his presentation: -

- Page 24, recommendation 3 – “That you agree in principle that City Walkways shown on the drawing numbered 1674/P00/025 Rev. P2 be discontinued and the new stair and lift be declared as City Walkway.”
- Page 35, paragraph 57 – “This **has been** replaced by an upgraded...”
- Page 37, paragraph 70 – “The Mayor has set a charge of £50 per sqm where there is an uplift of **more than** 100spm of floor space...”
- Page 37, paragraph 72 - “Should the payment be made before 31 March **2013** then a 20% reduction will be applied.”
- Page 41 – Paragraphs 98 and 99 to be removed.

(Ian Seaton joined the meeting).

During discussion, reference was made to: the replacement of the stairway; the height and floor space of the proposed development and the need to ensure the building lent itself to the surrounding area and was sustainable; the importance of landscaping; the contribution to the Mayor of London in relation to CIL which Members were advised in total would be £1,001,867; specific materials that would be used and the design of the pedestrian crossing to ensure safety in the area.

(Deputy John Barker joined the meeting).

One Member considered the proposed development was in character with the existing surroundings and expressed his support for the scheme.

Upon being put to the vote the application was approved: -

For approval: 18

Against approval: 0

Abstained: 3

RESOLVED : - That,

- i) 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 under Section 106 of the Town and 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;
- ii) 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; and
- iii) City Walkways shown on the drawing numbered 1674/P00/025 Rev P2 be discontinued and the new stair and lift be declared as City Walkway.

5.2 22 Royal Exchange

Item No.	Registered Plan No.	Address/Title	Development Proposal
2.	11/00204/LBC	22 Royal Exchange London, EC3V 3LP	Planning permission for the replacement of external timber door with new security door.

Further to a question raised, Members were assured that alternative options for the replacement of the external timber door had been put to the developer.

RESOLVED : - That Listed Building consent be refused for the reasons set out in the attached schedule.

6. EASTCHEAP, FENCHURCH STREET STATION AND ST PAUL'S CATHEDRAL CONSERVATION AREA CHARACTER SUMMARY AND MANAGEMENT STRATEGIES

Consideration was given to a report of the City Planning Officer which sought agreement of the draft Eastcheap, Fenchurch Street Station and St Paul's Cathedral Conservation Area Character summary and Management Strategies, and agree to them being made available for informal and formal public

consultation to allow their adoption as Supplementary Planning Documents within the Local Development Framework.

RESOLVED : - That,

- i) the draft text of the Eastcheap, Fenchurch Street Station and St Paul's Cathedral Conservation Area Character Summary and Management Strategies, appended as Annexes A, B and C to this report be approved and placed on the website as 'living drafts' for the period up to autumn 2012;
- ii) the City Planning Officer be authorised to make amendments in response to the public's comments, providing these do not substantially change the documents.
- iii) The following informal public consultation the documents be published for formal consultation, prior to adoption as Supplementary Planning Documents.

7. REPORTS OF THE DIRECTOR OF THE BUILT ENVIRONMENT

7.1 Aldersgate Street/Beech Street - Junction Improvements

Consideration was given to a report of the Director of the Built Environment regarding Aldersgate Street/Beech Street – Junction Review in response to Orders of the Court of Common Council as considered by the Planning and Transportation Committee on 24 April 2012.

RESOLVED : - That the report be noted and the contents fed back to the Wardmote as appropriate.

7.2 Fleet Street/Ludgate Hill - Feasibility Study

Consideration was given to a report of the Director of the Built Environment regarding Fleet Street/Ludgate Hill – Feasibility Study in response to Orders of the Court of Common Council as considered by the Planning and Transportation Committee on 24 April 2012.

RESOLVED : - That the report be noted and the contents fed back to the Wardmote as appropriate.

7.3 Streetworks Management - Farringdon Within Wardmote

Consideration was given to a report of the Director of the Built Environment regarding Streetworks Management (Farringdon Within Wardmote) in response to Orders of the Court of Common Council as considered by the Planning and Transportation Committee on 24 April 2012.

RESOLVED : - That the report be noted and the contents fed back to the Wardmote as appropriate.

8. **CHANGES TO PLANNING PROCESS UNDER THE LOCALISM ACT 2011**

Consideration was given to a joint report of the Comptroller and City Solicitor and the Director of the Built Environment regarding the changes to legislation and to internal arrangements in respect of the Planning process under the Localism Act 2011.

A discussion took place regarding Predetermination (Section 25) on page 189 of the report. Members were informed that the revisions to the Localism Act may result in changes to the Member's Planning Protocol and this was something that needed to be considered generally in the near future.

RECEIVED.

9. **DECISIONS TAKEN UNDER DELEGATED AUTHORITY OR URGENCY POWERS**

Consideration was given to a report of the Town Clerk which provided details of action taken by the Town Clerk in consultation with the Chairman and Deputy Chairman of the Planning and Transportation Committee, in accordance with Standing Order No.s 41 (a) in respect of the following : -

- Gateway 5 – Authority to start work (Lighting Bridges for the Olympic Games (excluding Tower Bridge)); and
- European Union Funding Bid for Transportation and Environmental Enhancement Schemes.

RECEIVED.

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

There were no questions.

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. **NON-PUBLIC MINUTES**

The Non Public minutes of the meeting held on 15 May 2012 were considered.

14. **DEBT ARREARS - DEPARTMENT OF THE BUILT ENVIRONMENT**

Consideration was given to a report of the Director of the Built Environment in respect of debt arrears.

RECEIVED.

15. 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 ended at 1.10 p.m.

Chairman

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