

PLANNING AND TRANSPORTATION COMMITTEE

Tuesday, 17 November 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
David Bradshaw	Paul Martinelli
Dennis Cotgrove	Brian Mooney
Revd Dr Martin Dudley	Deputy Alastair Moss
Peter Dunphy	Sylvia Moys
Sophie Anne Fernandes	Graham Packham
Deputy Bill Fraser	Judith Pleasance
Alderman Timothy Hailes	Alderman William Russell
Graeme Harrower	James de Sausmarez
Deputy Brian Harris	Tom Sleigh
Christopher Hayward	Graeme Smith
Gregory Jones QC	Patrick Streeter

Officers:

Simon Murrells	- Assistant Town Clerk
Katie Odling	- Town Clerk's Department
David Arnold	- Town Clerk's Department
Sabina Johal	- Town Clerk's Department
Bella Longman	- Town Clerk's Department
Simon Owen	- Chamberlain's Department
Deborah Cluett	- Comptroller and City Solicitor's Department
Peter Bennett	- City Surveyor
Tom Leathart	- City Surveyor's Department
Carolyn Dwyer	- Director of Built Environment
Annie Hampson	- Department of the Built Environment
Steve Presland	- Department of the Built Environment
Paul Beckett	- Department of the Built Environment
Iain Simmons	- Department of the Built Environment
Gwyn Richards	- Department of the Built Environment
Alan Rickwood	- City of London Police

1. APOLOGIES

Apologies for absence were received from Alex Bain-Stewart, Alderman Peter Estlin, George Gillon, Deputy Henry Pollard, Graeme Smith and Deputy James Thomson.

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

Gregory Jones, QC declared a non-pecuniary interest in respect of item 7c as a Member of the Leather Sellers Company and advised that he would participate in the debate but would abstain from voting.

3. **MINUTES**

RESOLVED – That the minutes of the meeting held on 27 October 2015 be approved.

4. **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.

RESOLVED – That the report be noted.

5. **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.

RESOLVED – That the report be noted.

6. **PATERNOSTER SQUARE: DECLARATION OF CITY WALKWAY**

The Committee considered a report of the Director of the Built Environment regarding the declaration of city walkway through Paternoster Square.

In response to a question, the City of London Police representative advised the Committee that the Force had sufficient powers to maintain public safety or security (including Section 14 of the Public Order Act).

RESOLVED – That,

- a) all that way or place including Paternoster Square, Paternoster Lane, Paternoster Row, Canon Alley, Queen's Head Passage, Rose Street and White Hart Street shown hatched black on city walkway declaration plan CWDP - 01 - 08 dated 11 June 2008 be declared to be a city walkway; and
- b) the Town Clerk be authorised to insert an appropriate date for the coming into force of this resolution.

7. **SUGAR QUAY, LOWER THAMES STREET LONDON EC3R 6EA**

The Committee received a report of the Chief Planning Officer and Development Director which informed that following a hearing on 7 October 2015, an Inspector appointed by the Secretary of State for Communities and Local Government dismissed an appeal made by Sugar Quay Holdings Limited against the City of London Corporation against a failure to determine that a planning obligation should be modified.

RESOLVED – That the report be noted.

8. REPORTS RELATIVE TO PLANNING APPLICATIONS

8.1 BT Payphones, Outside 4 St Paul's Churchyard London EC4M 8AY

Proposal: Conversion of two BT K6 payphone kiosks to combination payphone and ATM booth and ancillary ATM secure room.

Registered Plan No.: 15/00190/FULL

The Chief Planning Officer detailed site and surrounding information to Members.

RESOLVED – That planning permission and Listed Building Consent be refused for the reasons set out in the attached schedule.

8.2 22 Bishopsgate London EC2N

Proposal: Construction of a building arranged on three basement floors, ground and 61 upper floors plus mezzanines and plant comprising floorspace for use within classes A and B1 of the Use Classes Order and a publicly accessible viewing gallery and facilities (Sui Generis); hard and soft landscaping works; the provision of ancillary servicing and other works incidental to the development. (200,527sq.m GEA).

Registered Plan No.: 15/00764/FULEIA

The Chief Planning Officer detailed site and surrounding information to Members and advised of the following amendments to the report -

- Page 117. In the bottom row of figures the Mayoral CIL figure was amended from 29,091,202 to 26,091,202
- Page 59: The floor area figure in the Subject para and in the summary (both Page 59 of the agenda) was amended from 200,527 sq.m to 200,714 sq.m.
- Page 94: At para 184 the second “not” in line 5 to be deleted.

Members were informed that a late letter of objection had been received from a member of the public, a copy of which was tabled at the meeting. In addition, a letter had also been received from London Borough of Lambeth which contained no objection.

Pedestrian movement – Members were informed that a detailed Pedestrian Comfort Modelling assessment had been carried out, however, further work would be undertaken regarding pedestrian movement as part of a wider City project. Pedestrian space was considered crucial given that there were areas which required stopping-up.

Small and Medium Sized Enterprises (SMEs) – Members noted that in order to attract and encourage small, start-up businesses the developers stated that they would commit to providing 50 workspaces at 50% of the market rent for their first five years in the building. It was agreed that the marketing plan for this piece of work should be shared with the Committee.

Wind – Members noted that the “skirt” was an integral part of the design with a function to deflect wind away from the ground. Members noted that once the detail regarding wind the canopies was known, a report is brought back to the Committee for a decision as opposed to being dealt with under delegated authority.

The Committee discussed the public realm benefits, most particularly the free public viewing gallery – the need for a booking system and timed hours were queried. It was noted that a booking system would be required due to security. Officers had requested longer visiting hours for the public; however, the developers were unwilling to commit to these on the free access element.

Upon being put to the vote, the application was approved: Vote: 23 in favour, 1 abstention.

RESOLVED – That,

- a) planning permission be granted for the above proposal in accordance with the details set out in the attached schedule subject to:
 - 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);
 - 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;
- b) in principle it be approved that the land affected 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.
- c) 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.

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. **ANNUAL ON-STREET PARKING ACCOUNTS 2014/15 AND UTILISATION OF ACCRUED SURPLUS ON HIGHWAY IMPROVEMENTS AND SCHEMES**

The Committee received a report of the Chamberlain which provided details of the on-street parking accounts for 2014/2015 and utilisation of the accrued surplus on highway improvements and schemes.

RESOLVED – That the report be noted.

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

Re-development of Queensbridge House/target completion date for the Riverside Walkway around Queenhithe – In response to a question Members were informed that the Queensbridge House development was to be built in two phases, firstly the southern part and secondly the northern part.

The development lease for the southern part had been signed and demolition had started and was due to finish by April 2016. Construction on the southern part, where the Riverside Walkway was, could then commence and should be finished by mid-2018.

The northern section was held up by the TfL dispute and the High Court heard the case at the end of October and the judge is expected to provide his judgement in early December 2015. Members noted that a negotiated deal on this particular site was unlikely to be agreed with TfL before the result is known. If the Corporation managed to win the main argument then only a small part of the development would be impacted and the Developer could make a minor amendment to the current scheme to avoid the TfL claim.

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

RESOLVED – That the non-public minutes of the meeting held on 27 October 2015 be approved.

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

There were no questions.

15. 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

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