

PLANNING AND TRANSPORTATION COMMITTEE

Tuesday, 12 January 2016

Minutes of the meeting of the Planning and Transportation Committee held at the Guildhall EC2 at 10.30 am

Present

Members:

Michael Welbank (Chairman)	Christopher Hayward
Marianne Fredericks (Deputy Chairman)	Gregory Jones QC
Oliver Lodge	Alderman Professor Michael Mainelli
Randall Anderson	Paul Martinelli
Alex Bain-Stewart	Brian Mooney
David Bradshaw	Deputy Alastair Moss
Dennis Cotgrove	Sylvia Moys
Revd Dr Martin Dudley	Graham Packham
Emma Edhem	Judith Pleasance
Alderman Peter Estlin	Deputy Henry Pollard
Sophie Anne Fernandes	Alderman William Russell
Deputy Bill Fraser	James de Sausmarez
George Gillon	Tom Sleigh
Alderman Timothy Hailes	Graeme Smith
Graeme Harrower	Angela Starling
Deputy Brian Harris	Patrick Streeter

Officers:

Simon Murrells	- Assistant Town Clerk
Katie Odling	- Town Clerk's Department
Sabina Johal	- Town Clerk's Department
Simon Owen	- Chamberlain's Department
Deborah Cluett	- Comptroller and City Solicitor's Department
Carolyn Dwyer	- Director of Built Environment
Annie Hampson	- Department of the Built Environment
Paul Monaghan	- Department of the Built Environment
Iain Simmons	- Department of the Built Environment
Peter Young	- City Surveyor's Department

1. APOLOGIES

Apologies for absence were received from Peter Dunphy, Deputy Henry Jones and Deputy James Thomson.

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

There were no declarations of interest.

3. MINUTES

RESOLVED – That the minutes of the meeting held on 15 December 2015 be approved.

4. **STREETS AND WALKWAYS SUB COMMITTEE MINUTES**

The Committee received the minutes of the Streets and Walkways Sub Committee.

RESOLVED – That the minutes be noted.

5. **TOWN PLANNING AND DEVELOPMENT APPLICATIONS**

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

RESOLVED – That the report be noted.

6. **VALID APPLICATIONS LIST FOR COMMITTEE**

The Committee received a report of the Chief Planning Officer and Developmental Director which provides details of valid planning applications received by the department since last meeting.

RESOLVED – That the report be noted.

7. **REPORTS RELATIVE TO PLANNING APPLICATIONS**

7.1 **Sugar Quay, Lower Thames Street**

Proposal: Variation of condition 53 (adherence to the approved plans) of planning permission reference no. 12/01104/FULMAJ dated 16th September 2013 to make minor material amendments to the permitted scheme including lowering of the first floor soffit level and repositioning of the two north cores, rationalisation of restaurant deliveries and refuse collection, facade and landscaping improvements, changes to the internal configuration of residential units and associated works.

Registered No: 14/01006/FULMAJ

The Chief Planning officer detailed the site and surrounding information to Members.

The Committee were informed that the head room over the riverside walkway was an important element of the consented scheme and lowering this would reduce the open aspect of the Riverside Walk. In mitigation, the developer had agreed to allow public access over the adjoining jetty. Members noted that the hours of public access to the jetty still needed to be agreed. Some concern was expressed regarding access to the public and it was agreed that once officers had negotiated and executed the deed of the variation to the Section 106 Agreement that this would be brought back to the Committee for approval. A decision notice would not be issued without the Committees approval of the S106 Agreement.

Upon being put to the vote, the application was approved – Vote: 19 in favour, 1 against, 3 abstentions.

RESOLVED – That,

- a) planning permission be granted for the above proposal in accordance with the details set out in the attached scheduled, subject to
 - a deed of variation of the Section 106 agreement being entered into as set out in the body of this report, the decision notice not to be issued until such obligations have been executed;
- b) Officers are instructed to negotiate and execute the deed of variation to the Section 106 agreement;
- c) that consideration of the S106 agreement be brought back to the Planning and Transportation Committee for approval;
- d) public access is provided to the Sugar Quay Jetty and that the access and hours are included in the deed of variation to the Section 106 agreement, to be agreed by the Committee.

8. REPORTS OF THE DIRECTOR OF THE BUILT ENVIRONMENT

8.1 Gateway 4 Detailed Options Appraisal: London Wall Place Section S106/278 Highway and Public Realm Improvements

The Committee considered a report of the Director of the Built Environment regarding Gateway 4 Detailed Options Appraisal: London Wall Place Section S106/278 Highway and Public Realm Improvements.

RESOLVED – That the undertaking of detailed design on the structural elements of the project proposals be approved.

8.2 Draft City Public Realm Supplementary Planning Document - Approval for consultation

The Committee considered a report of the Director of the Built Environment regarding the Draft City Public Realm Supplementary Planning Document.

RESOLVED – That the draft City Public Realm Supplementary Planning Document is approved for public consultation.

9. APPOINTMENTS

RESOLVED – That Randall Anderson and the Reverend Dr Martin Dudley be appointed to the Local Plans Sub-Committee.

10. TERMS OF REFERENCE OF THE PLANNING AND TRANSPORTATION COMMITTEE

The Committee considered a report of the Town Clerk regarding the Terms of Reference for the Planning and Transportation Committee.

Members noted that the Committees responsibility for all functions of Common Council as Lead Local Flood Authority in relation to the Flood and Water Management Act 2010 had been included in an amended Terms of Reference. It was agreed that the report to the Committee in June 2011 outlining the Corporation's responsibilities as a Lead Local Flood Authority and the report to the Committee in February 2015 outlining additional responsibilities in relation

to Sustainable Drainage Systems would be circulated to Members following the meeting.

RESOLVED – That the Terms of Reference of the Committee be approved for submission to the Court, as set out at Appendix 1, and that any further changes required in the lead up to the Court's appointment of Committees be delegated to the Town Clerk in consultation with the Chairman and Deputy Chairman.

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

Questions were raised as follows:

One Member queried the arrangements for advertising planning applications and whether the use of newspapers was the most cost effective. The Chief Planning Officer agreed to respond in more detail after the meeting, however, advised that some form of advertisement was a legal requirement.

A Member reported that he had received information to suggest that the developers of 122 Leadenhall were not conforming to an approved condition around planting and access. The Chief Planning Officer reassured the Member that this was something that would be rectified once the Planning and Access schemes had been agreed.

In response to a question regarding the Millennium Inclinor, the City Surveyor advised that he would provide full details regarding a report of a trapped passenger following the meeting.

Cycle Superhighway – the Assistant Director, Local Transportation provided an update regarding the project and advised that Transport for London were experiencing some delays and had therefore scaled back the construction effort to get back on schedule. All Members would shortly receive information regarding a briefing meeting on the project.

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. NON-PUBLIC MINUTES

RESOLVED – That the non-public minutes of the meeting held on 15 December 2015 be approved.

15. LONDON BRIDGE STAIRCASE

The Committee considered the report of the Director of the Built Environment regarding the London Bridge Staircase.

16. **GLA ROADS - LAND DISPUTE WITH TRANSPORT FOR LONDON**
The Committee received a report of the Comptroller and City Solicitor concerning GLA Roads – land dispute with Transport for London.
17. **NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**
There were no questions.
18. **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 12.20 pm

Chairman

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