

PLANNING AND TRANSPORTATION COMMITTEE

Tuesday, 5 July 2016

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

Present

Members:

Christopher Hayward (Chairman)	Marianne Fredericks
Deputy Alastair Moss (Deputy Chairman)	Alderman David Graves
Randall Anderson	Deputy Brian Harris
Alex Bain-Stewart	Gregory Jones QC
David Bradshaw	Oliver Lodge
Henry Colthurst	Paul Martinelli
Revd Dr Martin Dudley	Graham Packham
Peter Dunphy	Judith Pleasance
Emma Edhem	James de Sausmarez
Sophie Anne Fernandes	Patrick Streeter
Deputy Bill Fraser	Michael Welbank (Chief Commoner)

Officers:

Simon Owen	- Department of the Built Environment
Deborah Cluett	- Comptroller and City Solicitor's Department
Carolyn Dwyer	- Director of Built Environment
Annie Hampson	- Department of the Built Environment
Paul Beckett	- Department of the Built Environment
Paul Monaghan	- Department of the Built Environment
Jon Awosoga	- City of London Police
Sam Cook	- Remembrancer's Department
Ted Rayment	- Department of the Built Environment

1. APOLOGIES

Apologies for absence were received from George Gillon, Alderman Peter Hewitt, Alderman Robert Howard, Deputy Henry Jones, Alderman Vincent Keaveny, Sylvia Moys, Deputy Henry Pollard, Graeme Smith, Angela Starling 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 24 May 2016 be agreed as a correct record.

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

The Committee noted the resolutions as follows –

Ward of Candlewick *[Planning & Transportation Committee]*

“That the Planning and Transportation Committee be asked to improve the arrangements for access to St Swithin’s Lane such that the bollards controlled by N M Rothschild on behalf of the City of London Corporation are raised only in times of high alert and that when they are raised they are physically manned so that access is clearly available to those visiting other businesses in St Swithin’s Lane.”

Ward of Farringdon Within *[Planning and Transportation Committee]*

“This Wardmote deplores the City Corporation’s lack of progress in addressing the problem of night-time noise and disturbance to residents of Cloth Fair, which was the subject of a resolution passed at our Ward Mote 12 months ago. In particular, we are concerned that, following consultation with residents and other local stakeholders, a paper to the Streets and Walkways Sub-committee setting out a proposed solution was withdrawn, without discussion, following a representation from Smithfield Market. We recognise that the interests of residents and businesses can at times be difficult to balance, but consider that on this occasion longstanding residential concerns are being ignored. We therefore urge the Planning and Transportation Committee to undertake, as a matter of urgency, to find a solution whereby neither taxis nor market vehicles need to access a narrow residential street in the middle of the night and can use instead more suitable space available in West Smithfield and around the Market itself.”

Ward of Portsoken

Resolution (1) *[Planning & Transportation Committee]*

“That this Wardmote requests that the City of London enquire as to why the drafting of the planning consent in respect of double glazing works at Mansell Street Estate was not robust enough to enable the City to use legal means to protect the residents from noise and dust impact during structural demolition and construction.

This Wardmote further requests that the City of London provides recommendations to ensure that, in future, the wording of planning documents is robust enough to enable, when necessary, the City to use all appropriate legal means to protect residents from unnecessary nuisance caused by demolition and construction.”

Resolution (2) *[Planning and Transportation Committee/ Streets & Walkways Sub-Committee]*

“That, as road closures in the Ward of Portsoken have become intolerable with all traffic adversely affected, especially the buses on which residents and workers in the Ward rely, can the City confirm it is engaging world class traffic management consultants to keep traffic moving in this world class city.”

Members expressed concern that the problem of night time noise in Cloth Fair had still not been addressed and asked that this be dealt with as a matter of urgency.

The Chairman asked officers to provide updates on all the issues at the next meeting.

5. DELEGATED DECISIONS OF THE CHIEF PLANNING OFFICER AND DEVELOPMENT DIRECTOR

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.

The Committee confirmed that it did wish to continue receiving these reports which were very helpful, but asked if the pie charts could be made more defined in future.

RESOLVED – That the report be noted.

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.

RESOLVED – That the report be noted

7. SUICIDE PREVENTION: BRIDGE SIGNS

The Committee received a report of the Director of Community and Children’s Services informing of the need for Samaritan and Royal National Lifeboat Institution signage to be placed on City of London bridges in order to reduce suicide attempts from the bridges.

The Committee noted that it was considering the report in its capacity as trustee of Bridge House Estates. The need for both sets of signs on the bridges was also noted. The Samaritans’ signs were aimed at offering a person who might be looking to commit suicide from a bridge within the City of London someone to speak to. In contrast the RNLB signs gave witnesses instructions of what to do should they see a person jump into the River Thames so that the Coastguard was able to rescue them as quickly as possible.

In response to a question asking if a direct number was available to call, the Committee was advised that callers would be instructed to call 999 and ask for the coastguard.

RESOLVED - to:

- 1) Agree the principle of the proposal and the making of applications for planning permission, advertisement consent and listed building consent as necessary; and
- 2) Subject to any necessary consents being obtained, authorise the Comptroller and City Solicitor to prepare and complete any necessary licences permitting the placing of the signs on the Bridges.

8. REPORTS RELATIVE TO PLANNING APPLICATIONS

8.1 Historic Telephone Kiosks

The Committee received a report of the Chief Planning Officer updating on the position on the City's historic K2 and K6 telephone kiosks following the previous decision that they should in principle be retained in red livery and adapted for public benefit such as WiFi capacity where feasible.

The Committee was advised that 20 of the kiosks were listed at grade II, while 22 of them were unlisted. The condition, location and townscape value of each kiosk had been assessed in detail, with a particular focus on the 22 unlisted K6 kiosks. The majority of these unlisted kiosks made an important, distinctive contribution to the City's townscape and it was proposed that these should be retained with repair and maintenance work where required. Only three were in locations that could support an alternative public use. Officers had engaged with the three main owner groups, all of whom were willing in principle to install WiFi in their kiosks.

The Committee was further advised that each kiosk's townscape value was graded 'neutral', 'medium' or 'high', and while 14 of the unlisted kiosks fell into the 'high' and 'medium' categories, 5 fell into 'neutral'.

The Committee raised a number of questions in relation to the grading of the kiosks, whether any of those listed could be unlisted, possible alternative uses and whether some could be located instead of removed. With regard to the five kiosks listed as 'neutral' Members felt that these should be considered on a case by case basis and a balanced view taken in relation to their relocation or removal.

RESOLVED - That

- 1) The City continues to work proactively with kiosk owners to develop WiFi capability or other public benefit in kiosks and to improve their condition;

- 2) The City seeks opportunities through dialogue with the owners or the planning system to secure repair, maintenance or sympathetic new uses for individual kiosks in line with the recommendations contained in Appendix 3 of the report; and
- 3) A further report on progress be brought back to the Committee.

8.2 Planning Appeal Decisions

The Committee received a report of the Chief Planning Officer advising of the decisions made by the Planning Inspectorate on appeals made against the decisions of the City Corporation since the last report in September 2015.

The Committee sought clarification on the one appeal against non-determination which had been allowed and noted that the matter had been deferred by the Committee to enable further negotiation with the applicant. Instead of entering into negotiation the applicant had decided to appeal against non-determination to the Planning Inspectorate.

A Member expressed concern in case the applicant had gained approval by default but was advised that this was not the case as the City Corporation as Local Planning Authority had resisted the appeal on the grounds of concern to the Committee. It was noted that no costs had been awarded against the City Corporation.

RESOLVED – That the report be noted.

9. REPORTS OF THE DIRECTOR OF THE BUILT ENVIRONMENT

9.1 Kiosk Outside 8 Ludgate Circus

The Committee received a report of the Chief Planning Officer in relation to an unlisted red K6 telephone box located on the south west side of Ludgate Circus within the Fleet Street Conservation Area.

The Committee was advised that planning permission was sought to convert the telephone kiosk into a retail unit (Class A1) to sell pre-packed hot drinks and ice cream or cold beverages. However the proposed use, its associated paraphernalia and the extent to which it would spill onto the highway would detract from the significance of the telephone box as a non-designated heritage asset and would result in some less than substantial harm to this part of the Fleet Street Conservation Area. The City's streets had high levels of footfall which was anticipated to increase further over the next ten years and the proposed use would obstruct the highway to an unacceptable degree.

RESOLVED – That the application be refused.

9.2 Flat 6 Amen Lodge Warwick Lane London

The Committee received a report of the Chief Planning Officer seeking approval for planning permission for the installation of one air conditioning unit on the sixth floor flat roof associated with a flat at second floor level. The proposed unit would be located behind an existing brick upstand and would not be visible from street level.

The Committee was advised that acoustic information had been submitted to demonstrate that the proposal would not cause noise and disturbance and the visual impact would not significantly detract from the appearance of the building or from the character and appearance of the St Paul's Cathedral Conservation Area. However the proposal had attracted 5 objections from residents in nearby properties relating to increased noise and disturbance and to clutter on the roof.

The Committee raised a number of questions in relation to the clutter on the roof, acceptable noise levels, incremental increase in background noise levels resulting from air conditioning units and possible loss of amenity. The committee was advised that the existing air conditioning unit was not operational but had been in place for over four years. Members also sought assurance that nearby residents would be advised of the planning conditions and provided with a City Corporation contact in the event of noise problems from the proposed unit. The Chief Planning Officer confirmed this would be done. .

RESOLVED – That planning permission be granted for the proposal in accordance with conditions set out in the attached schedule.

9.3 **Adoption of Statement of Community Involvement**

The Committee received the Statement of Community Involvement (SCI) for the City Corporation setting out how it intended to consult the public when preparing planning policies and deciding planning applications. The draft SCI, updating the previous version from 2012, was approved for public consultation by the Committee at its meeting on 10 March 2016.

RESOLVED – That the revised Statement of Community Involvement be adopted.

10. **REVENUE OUTTURN 2015/16**

The Committee received a joint report of the Chamberlain, Director of the Built Environment, Director of Culture, Heritage and Libraries and the City Surveyor comparing the revenue outturn for the services overseen by the Committee in 2015/16 with the final budget for the year.

The Committee noted that Chief Officers had submitted requests to carry forward local risk underspending and these requests would be considered by the Chamberlain in consultation with the Chairman and Deputy Chairman of the Resource Allocation Sub Committee.

RESOLVED – That the revenue outturn report for 2015/16 and the proposed carry forward of local risk underspendings to 2016/17 be noted.

11. **HOUSING AND PLANNING ACT**

The Committee received a report of the Remembrancer advising of the enactment of the Housing and Planning Act, the Bill for which was reported to the Committee at its meetings on 15 December 2015 and 2 February 2016.

The Committee was advised that the proposals described in those reports had now all passed into law, although various modifications were made, and policy clarifications offered, during the parliamentary proceedings.

The Committee noted the inclusion of measures to enable a pilot scheme for competitive provision of planning processing services, introduce an independent adjudication scheme for 'section 106' disputes, promote the supply of 'starter homes' for first-time buyers, enable 'planning permission in principle' to be granted for land identified as suitable for housing, and replace powers to override easements such as rights to light.

RESOLVED – That the report be received and the actions referred to in paragraphs 3, 10 and 12 in support of the City Corporation's interests be noted.

12. PUBLIC LIFT UPDATE

The Committee received a report of the City Surveyor in relation to the public lifts service.

The Committee sought responses to the following:

The requirement for a 'specialist' technician is often the reason given for a lift remaining out of service. What is the Service Level Agreement and why can't a specialist attend?

Speed House – 'Unable to clear the fault as it required a technical support code' – why can't the engineer come prepared?

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

Daytime Population

A member expressed concern at the level at which the daytime population was increasing and the transport network was at saturation point. The Policy and Performance Director advised that the Local Plan included projections for the working population to increase and the scale of growth being experienced recently was consistent with future plans and was supported by appropriate existing or planned infrastructure. The current review of this Local Plan would also provide an opportunity to review these issues to ensure that growth in the City was sustainable and was complemented by appropriate infrastructure and change at street level.

Audit of Public Realm

A Member expressed concern regarding the state of the undercroft at 122 Leadenhall St (the Cheesegrater) and asked what measures were taken after the granting of planning permission to monitor sites and ensure the relevant conditions were met.

The Chief Planning officer advised that sites were monitored after approval and undertook to investigate the issue and report back to the Member.

Removal and Relocation of Bus-Stops

A member raised the issue of the impact of development work on bus-stops which were often just removed all relocated and asked if TfL could be asked to provide clear signage regarding temporary arrangements.

Officers undertook to contact TfL about the issue.

14. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**
There were no items of urgent business.
15. **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 Schedule 12A of the Local Government Act.
16. **NON-PUBLIC MINUTES**
RESOLVED – That the non-public minutes of the meeting held on 24 May 2016 be agreed as a correct record.
17. **DEBT ARREARS - BUILT ENVIRONMENT**
The Committee received a report of the Director of the Built Environment informing of areas of debt arrears.
18. **NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**
RESOLVED – That the non-public questions be noted.
19. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREES SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**

RIVER CAMERAS PROJECT

The Committee received a joint report of the Comptroller and City Solicitor and Commissioner of Police in relation to the River Cameras Project.

The meeting closed at 12.30 pm

Chairman

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