

PLANNING AND TRANSPORTATION COMMITTEE

Tuesday, 25 October 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)	Alderman Robert Howard
Deputy Alastair Moss (Deputy Chairman)	Alderman Vincent Keaveny
Randall Anderson	Oliver Lodge
David Bradshaw	Paul Martinelli
Revd Dr Martin Dudley	Brian Mooney
Peter Dunphy	Sylvia Moys
Emma Edhem	Graham Packham
Deputy Bill Fraser	Judith Pleasance
Marianne Fredericks	Deputy Henry Pollard
George Gillon	Tom Sleigh
Alderman David Graves	Patrick Streeter
Deputy Brian Harris	Deputy James Thomson
Graeme Harrower	Michael Welbank (Chief Commoner)

Officers:

Amanda Thompson	-	Town Clerk's Department
Simon Owen	-	Chamberlain's
Deborah Cluett	-	Comptrollers & City Solicitor
Alison Hurley	-	Assistant Director Corporate Property Facilities Management
Carolyn Dwyer	-	Director of Built Environment
Annie Hampson	-	Department of the Built Environment
Sam Cook	-	Remembrancer's Department
Simon Glynn	-	Department of the Built Environment
Simon McGinn	-	City Surveyor's Department
James Murray	-	City Surveyor's Department
Ted Rayment	-	Department of the Built Environment
Peter Shadbolt	-	Department of the Built Environment

1. APOLOGIES

Apologies for absence were received from Alex Bain-Stewart, Henry Colthurst, Sophie Anne Fernandes, Deputy Henry Jones, Gregory Jones QC, James de Sausmarez, Angela Starling and Graeme Smith.

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

Peter Dunphy declared a personal interest in Agenda Item 12 – Application for Designation of the Still & Start Public House as an Asset of Community Value – by virtue of being a member of the Campaign for Real Ale.

3. **MINUTES**

RESOLVED – That the minutes of the meeting held on 4 October 2016 be agreed as a correct record.

4. **PUBLIC MINUTES - STREETS & WALKWAYS - 27 SEPTEMBER 2016**

RESOLVED – That the minutes of the meeting held on 27 September 2016 be received.

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. **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.

RESOLVED – That the report be noted.

7. **NEIGHBOURHOOD PLANNING BILL**

The Committee received a report of the Remembrancer advising of the provisions of the Government's Neighbourhood Planning Bill, recently introduced to Parliament. The Bill would prevent the use of pre-commencement planning conditions without the agreement of the applicant, and empower the Secretary of State to impose further restrictions on the use of planning conditions through regulations. It also made changes to the neighbourhood planning regime and the compulsory purchase system.

RESOLVED – That the report and provisions of the Bill be noted.

8. **REPORTS OF THE DIRECTOR OF THE BUILT ENVIRONMENT**

8a. **Variation of City Walkway - London Bridge Staircase, Fish Wharf at the Rear of Adelaide House**

The Committee received a report concerning the variation of a City Walkway known as Fish Wharf.

The variation was required due to the construction of a new staircase and landings leading from London Bridge directly on to the River Walk, and a new

area of footbridge, which improved the existing access between the River Walk and London Bridge.

Members of the Committee welcomed the report and the new staircase was considered to be an outstanding success.

RESOLVED – That approval be given to vary the resolution of the Court of Common Council, dated 6th November 2001 in the area shown on the City Walkway Variation Plan No. CWVP-01-16 (Appendix B) in accordance with the resolution set out in Appendix A.

8b. Allocation of the 2016/17 Transport for London Grants

The Committee received a report detailing the allocation of Transport for London (TFL) grants for 2016/17.

The report advised that TFL might award grants in respect of expenditure incurred by the City of London in doing anything that in the opinion of Transport for London was conducive to the provision of safe, integrated, efficient and economic transport facilities or services. For the 2016/17 financial year TFL would allocate grants to the City totalling at least £3 137 456, the details of which were set out in the report.

RESOLVED – That the proposals outlined in the report be approved.

8c. City Fund Surplus Highway - Fenchurch Street & Leadenhall Street

The Committee received a report of the City Surveyor seeking approval to declare an area totalling 24.243 sq m (261 sq ft) of City Fund highway land at Fenchurch Street and Leadenhall Street EC3 (above ground, and to be restricted by upper and lower datum levels) to be surplus to highway requirements, to allow its disposal and enable the development scheme which was being proposed by Vanquish Properties (managed by TH Real Estate).

The Committee was advised that the City Corporation regularly granted suitable land interests to owners and developers whose permitted schemes encompassed City owned highway, for the purpose of promoting long term development. In order to grant third party interests in City Fund highway land, the affected parts first needed to be declared surplus to highway requirements.

In response to questions concerning why the matter was not dealt with when planning permission was originally granted and whether or not public highway status would be lost, the Committee was advised that the request had not been made at the time and the existing highway stratum would remain public highway unless that status was removed by a stopping-up order.

The Deputy Chairman advised that the Committee was being asked to consider the highways issue not the disposal issue which would be separately reported for approval to the Property Investment Board.

A Member raised the question of whether or not consideration should be given to the introduction of a new policy when dealing with matters such as these and it was agreed that officers should report back on this issue.

RESOLVED – That:

1. approval be given to declare the airspace areas of City Fund highway land at Fenchurch Street and Leadenhall Street, EC3 with a combined total of 24.243 sq m (261 sq ft) as shown on the plan at Appendix 1 of the report and described in Appendix 2 (Parcel nos. 7, 9, 10, 12, 13, 15 and 16) to be surplus to highway requirements to enable its disposal upon terms that are to be subject to the approval of the Property Investment Board; and
2. the Director of the Built Environment be requested to report back on the merits of the introduction of a new policy for dealing with the declaration of surplus highway land.

8d. Parking Ticket Office Update and Annual Statistics for 2015-2016

The Committee received a report advising on the activities and progress of the Parking Ticket Office (PTO).

The report advised of the key successes and improvements over what had been a highly successful year, particularly in relation to improving on previous performance, mitigating the impact of a change in legislation that banned the use of CCTV for issuing Penalty Charge Notices (PCNs, parking tickets) for certain contraventions and the PTO becoming even more effective in the use of technology. It also set out the key business challenges for the coming year.

Members of the Committee raised a number of questions in relation to illegal parking by delivery vans, advantages and disadvantages of clamping, the introduction of a freight strategy and the impact of the body worn cameras for parking enforcement officer.

A Member commented that that the Parking Ticket Office should consider taking a stand at the London Summit and it was agreed that this would be looked into.

RESOLVED – That the report be noted and that officers explore the merits of taking a stand at the London Summit.

9. PUBLIC LIFT UPDATE

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

The Chairman reminded Members that a site visit had been arranged for 2.00pm that afternoon.

RESOLVED – That the report be noted.

10. **CRANES/DEVELOPMENT PIPELINE/BREXIT - PRESENTATION**

The Committee received the presentation.

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

Ludgate Circus

A Member reported that the No.11 Bus had recently been diverted without prior notice resulting in chaos at Ludgate Circus and asked why no information was available on the City Corporation website.

The Committee was advised that this was probably an emergency closure but that officers would provide a more detailed response to the Member.

12. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**

The Committee considered the following item of urgent business:-

Application for Designation of the Still & Start Public House as an Asset of Community Value

The Committee received a report of the Director of the Built Environment in relation to the application for the designation of the Still & Star public house as an Asset of Community Value (ACV).

The report advised that within the City Corporation responsibility for the determination of ACV nominations had never been specifically delegated to a committee and therefore currently rested with the Policy & Resources Committee. However, the issues raised were considered relevant to the terms of reference of the Planning & Transportation Committee and as such the Committee was asked to consider the evidence and provide advice to Policy & Resources Committee for determination.

Members considered the information put forward in the nomination from the Campaign for Real Ale, comments submitted in objection to a wider office-led redevelopment scheme for Aldgate Bus Station which would impact on the Still & Star, the participation of the Still & Star at City Corporation annual Community Fair events, and comments from the building's owners.

The Committee debated the evidence presented but did not consider that the Still & Star met either of the required tests for designation as an ACV for the following reasons:

- a) Members did not consider that the pub furthered the social interests and wellbeing of the local community. The lack of engagement and support from the local resident community was considered to be important.

Although a significant number of objections had been received to the demolition of the pub as part of a wider office-led redevelopment, it was felt that few of these objectors had a direct City of London connection;

- b) The pub was closed at weekends and therefore could not serve the social interests of the local community at these times;
- c) There were many other licensed premises and public houses in the City which could meet social interests and wellbeing and the application contained little information to enable the Still & Star to be distinguished from these other premises;
- d) No information had been provided to satisfy the Committee that it was realistic to think that the pub could continue to meet the social wellbeing or social interests of the local community in the future and thereby meet the second test in legislation.

The application was put to a vote and resulted in:-

10 votes in favour of the application
13 votes against the application
2 Members who abstained

RESOLVED – it be recommended to the Policy and Resources Committee that:-

- 1. the application for the designation of the Still & Star public house as an Asset of Community Value be refused for the reasons referred to above; and
- 2. consideration of the procedure for the determination of future nominations for ACV status be deferred, pending the Planning & Transportation Committee's further consideration of and recommendations on appropriate guidelines for determining ACV applications in the City of London.

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 I of Schedule 12A of the Local Government Act.

Item Nos.	Paragraph(s) in Schedule 12A
14 - 16	3

Part 2 – Non-Public Agenda

14. **NON-PUBLIC MINUTES - STREETS & WALKWAYS - 27 SEPTEMBER 2016**
RESOLVED – That the minutes of the meeting held on 27 September 2016 be received.
15. **HIGHWAYS TERM MAINTENANCE CONTRACT EXTENSION**
The Committee considered and agreed a report of the Director of the Built Environment and the Property & Construction Category Board in relation to the Highways Term Maintenance Contract.
16. **DEPARTMENT OF THE BUILT ENVIRONMENT - SBR PROGRESS REPORT**
The Committee received the Service Based Reviews (SBR) progress report for the Department of the Built Environment.
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**

Planning Committee Dinner

The Chairman reported that the Planning Committee dinner, to be held in honour of the past Chairman Mr Michael Welbank, would be held on Tuesday 22 November 2016.

Changes to November Meetings

The Committee noted that the scheduled meeting of the Committee on 17 November had been cancelled.

New dates for meetings of the Planning & Transportation Committee were as follows:

Monday 28 November at 10.30am
Wednesday 30 November at 9.30am.

The meeting closed at 12.50pm

Chairman

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