

PLANNING AND TRANSPORTATION COMMITTEE

Wednesday, 30 November 2016

Minutes of the meeting of the Planning and Transportation Committee held at Livery Hall - Guildhall on Wednesday, 30 November 2016 at 9.30 am

Present

Members:

Christopher Hayward (Chairman)	Alderman Vincent Keaveny
Revd Dr Martin Dudley	Oliver Lodge
Emma Edhem	Paul Martinelli
Deputy Bill Fraser	Sylvia Moys
Marianne Fredericks	Graham Packham
George Gillon	Deputy Henry Pollard
Graeme Harrower	James de Sausmarez
Alderman Peter Hewitt	Patrick Streeter
Alderman Robert Howard	Deputy James Thomson
Gregory Jones QC	Michael Welbank (Chief Commoner)

Officers:

Simon Murrells	-	Assistant Town Clerk
Julie Mayer	-	Town Clerk's
Natasha Dogra	-	Town Clerk's
Deborah Cluett	-	Comptroller and City Solicitor's Department
Carolyn Dwyer	-	Director of the Built Environment
Alison Hurley	-	Department of the Built Environment (DBE)
Annie Hampson	-	Chief Planning Officer, DBE
Iain Simmons	-	Department of the Built Environment
Steve Presland	-	Department of the Built Environment
Louisa Allen	-	Department of Open Spaces

1. APOLOGIES

Apologies were received from Deputy Alastair Moss, Deputy Chairman (*absent due to his attendance at City of London Corporation business*), Randall Anderson, Henry Colthurst, Sophie Fernandes, Deputy Brian Harris, Deputy Henry Jones, Judith Pleasance, Graeme Smith, Angela Starling.

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

There were no declarations.

3. STREETS AND WALKWAYS SUB-COMMITTEE MINUTES

Members commended the Town Clerk for an excellent summary of a complex discussion.

RESOLVED, that – the draft minutes of the meeting of the Streets and Walkways Sub Committee of 8 November 2016 be noted.

4. **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.

Members noted that the City had been advised yesterday of a decision to list 1 Poultry as Grade 2*, which superseded the decision taken a year ago not to list it. The Chief Planning Officer had previously advised that this was a non-designated heritage asset and would be in contact with the developers in respect of implications on planning applications and further proposals.

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. **REPORTS RELATIVE TO PLANNING APPLICATIONS**

60 London Wall London EC2M 5TQ

Proposal: Partial demolition and redevelopment to provide a basement, ground floor plus ten upper storey building, to provide retail (Class A 1) and/or restaurant (Class A3) (floorspace 2,319sq.m GIA) at ground floor and basement levels and offices above (Class 81) (floorspace 42,984sq.m GEA) with associated roof top plant, terraces, reconfigured servicing, ancillary cycle parking and other associated works.

Registered No: 16/00776/FULMAJ

The Chief Planning Officer (CPO) introduced the application and made a presentation, which had been emailed to Members prior to the meeting. The Committee discussed the proposal and the following points were highlighted:

- Officers had responded to an objection from the City Heritage Society. This had not been withdrawn nor had further comments been made.
- Some Members felt that the loss of the Arcade was regrettable but others felt that it provided very little amenity, given that it was north-facing, dark and lead to a dead end. Members were reminded that the Arcade had been introduced as part of a possible widening of London Wall but this had been dropped in the 2015 Local Plan, as part of the City of London Corporation's emerging policies on traffic reduction.

- Given the forecast 25% increase in the City's business population over the next 10 years, Members were concerned about preserving pedestrian space and officers were working on a policy designed to address this. In respect of this development, Members noted there would be no alteration to the alignment of the frontage on Copthall Avenue and the increased footfall had been taken into account.
- There were mixed views as to the design of the building but it was noted that the floor to ceiling windows would make for an attractive working environment.
- The reference to three wheeled vehicle parking spaces applied to tricycles used by pedestrians with disabilities but, given these required more space, conditions as to their safeguarding would need to be very precise.
- Strong support was given to the introduction of consolidation centres and officers advised that, whilst they were keen to encourage them, they were not currently part of the Local Plan. However, it could be considered as part of delivery and management plans. There was a further suggestion that more loading bays be introduced on wider pavements, in order to reduce congestion on side roads.
- The Chairman, who was also the local Ward Member, had consulted with fellow Ward Members and they found the design to be sophisticated and in keeping with the local area, although they accepted this was a personal view. Furthermore, they felt that the application provided much needed office space.

RESOLVED, that – the application, on being put to the vote be approved.

Vote: 12 in favour; 5 against; 0 abstention.

- 1) That planning permission be granted for the above proposal in accordance with the details set out in the attached schedule subject to:
 - (a) 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.
- 2) That you agree in principle 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.

- 3) That your 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.

Postman's Park King Edward Street London

Proposal: Fell one London Plane and one Horse Chestnut and the planting of a replacement tree.

Registered No: 16/00619/TPO

The Chief Planning Officer presented the report, supported by a representative of the Department of Open Spaces. In responding to Members questions, officers advised that the replacement tree would be in accordance with the strategy approved with the Open Spaces Department. Members noted that Postman's Park had many London Plane trees, which are known to be afflicted with a disease called Massaria. Officers advised that the disease was active in the park and affected closely knit trees.

RESOLVED, that – the application, on being put to the vote be approved.
Vote: 17 in favour; 0 against; 1 abstention.

- 1) Consent be granted for the above trees to be removed, subject to a replacement tree being planted in accordance with the conditions and informatives as set out in the schedule.
- 2) Then financial implications in respect of compensation be noted.

7. TRAFFIC CONGESTION

The Committee considered a report of the Director of the Built Environment, together with resolutions from both the Streets & Walkways Sub and Policy & Resources Committees in respect of the current traffic situation in the City of London. Members noted that the resolution from the Policy and Resources Committee of 30 November proposed 2 amendments to the resolutions set out in the report.

During the discussion and debate on this report and the resolutions, a number of points were raised by Members of the Committee:

- There was a general concurrence with the resolutions from both the Streets and Walkways Sub and the Policy and Resources Committee.
- Members accepted this was a key issue with unknown outcomes and therefore the report had been drafted in such a way as to highlight the key issues which Members may wish to consider at this stage. Therefore, the report sought to demonstrate what the City of London Corporation were doing to achieve small 'wins'.

- Members suggested that officers should investigate innovative solutions to assist in managing traffic and congestion levels, in order to achieve a shared space for all road users, with safety as paramount. Officers advised they were thoroughly investigating all the new smart technologies available to them.
- Members noted that the new Mayor of London had produced a document; 'City for all Londoners' proposing radical changes towards reducing traffic in the City. This document was currently with Officers and a response was required in January, at which time Members would be asked whether they would want to support the Mayor's proposals.
- Officers advised that traffic levels in both Central London and the City had been steadily decreasing but delays in Central London had increased by 30%. Members noted that the ring of steel isolated a lot of the City but there was still considerable congestion on its fringes, often caused by diversions.
- The Streets and Walkways Sub Committee had not supported an increase in the congestion charge. There was a further challenge to this on the basis that, when the charge had first been introduced, the immediate impact was eroded once motorists decided to accept it.
- A Member suggested that the use of Walbrook Wharf for bringing goods in to the City be investigated, as had been agreed during discussion at the last meeting of the Streets and Walkways Sub Committee. The Member also asked for this point to be minuted again to ensure it would not be overlooked. The Member also suggested that reference to '*park and ride*' schemes should be '*park and walk*' schemes, otherwise it would undermine the objective of reducing congestion.
- A Member quoted the arrangements made for night time deliveries during the 2012 Olympics as an exemplar. Officers advised that a recent work strand had changed the format of surveys to a full working day and week, not just 7 am to 7pm. Members also noted that the Department of the Built Environment had recently made three new appointments to manage freight coming into the City. Plans for consolidation centres were due to be signed off this week and would shortly be available for Members.
- Members were reminded that the next iteration of the Local Plan was underway and this would seek to address Members' emerging views, in new joined-up policies.

RESOLVED, that – approval be given to:

1. the next steps as set out at paragraph 41-45 of the report but reserving a view on increasing the congestion charge; and subject to the proposal contained in paragraph 43 being amended to include a focus on reducing

deliveries within certain times and hours with a view to achieving consolidation;

2. an overarching objective of reducing traffic in the City, subject to establishing the extent that the City Corporation's communities find it acceptable and that this be emphasised in the next draft of the Local Implementation Plan;
3. the allocation of a sum of £50k and £40k, respectively, towards the appointment of consultants to advance the City of London's approach to consolidation centres and the appointment of a FTE post, on a one year trial basis, to investigate how better construction and servicing/delivery planning might alleviate City congestion;
4. with the exception of the introduction of toll on bridges, the measures be developed in more detail;
5. officers investigating a proposal of setting up a Member/Officer Working Party to consider policy development in respect of managing traffic congestion in the City and, that:
6. The Resolutions of the Streets and Walkways Sub and Policy and Resources Committees be noted.

8. **LIFTS AT WOOD STREET/LONDON WALL**

The Committee received a resolution of the Barbican Residential Committee in respect of the poor performance of the lifts at Wood Street and London Wall. Officers advised that there had not been further disruptions since September but would closely monitor the situation. Officers also agreed to investigate the ramp and signage in order to ensure that there was adequate and safe thoroughfare.

In respect of the erratic performance of the escalators, Members accepted that they were outside the remit of the City of London Corporation but officers agreed to talk to the Management Company for 124 London Wall to ensure they were being maintained regularly.

RESOLVED, that – the Resolution of the Barbican Residential Committee be noted.

9. **PUBLIC LIFT UPDATE**

The Committee received a report of the City Surveyor in respect of lift performance. In response to questions, Members noted that the Millennium Inclinor was now back in service and had only been unavailable for a short time. The lift at the eastern side of Tower Bridge was waiting for an inspection and would be back in service shortly. Officers advised that, for future developments, they would stipulate that lift mechanisms/storage rooms be easily accessible.

RESOLVED, that – the report be noted.

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

The following items were discussed during questions:

- Members had recently received an update on progress on the new Local Plan and noted that all businesses were being consulted and the consultation period had been extended by a month.
- Taxi companies had asked to be included in consultations on applications which might benefit from taxi ranks being located close by.

11. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT

There were no items.

The meeting ended at 11.20 am

Chairman

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