

PLANNING AND TRANSPORTATION COMMITTEE

Tuesday, 8 May 2018

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

Present

Members:

Christopher Hayward	Deputy Jamie Ingham Clark
Deputy Alastair Moss	Alderman Gregory Jones QC
Munsur Ali	Shravan Joshi
Randall Anderson	Oliver Lodge
Peter Bennett	Alderman Nicholas Lyons
Sir Mark Boleat	Andrew Mayer
Mark Bostock	Deputy Brian Mooney
Deputy Keith Bottomley	Sylvia Moys
Henry Colthurst	Barbara Newman
Peter Dunphy	Graham Packham
Emma Edhem	Susan Pearson
Stuart Fraser	Judith Pleasance
Marianne Fredericks	Deputy Henry Pollard
Alderman Prem Goyal	Oliver Sells QC
Graeme Harrower	Graeme Smith
Christopher Hill	Alderman Sir David Wootton

Officers:

Simon Murrells	- Assistant Town Clerk
Amanda Thompson	- Town Clerk's Department
Jennifer Ogunleye	- Town Clerk's Department
Simon Owen	- Department of the Built Environment
Deborah Cluett	- Comptrollers & City Solicitor
Annie Hampson	- Department of the Built Environment
Paul Beckett	- Department of the Built Environment
Paul Monaghan	- Department of the Built Environment
Ian Hughes	- Department of the Built Environment
Iain Simmons	- Department of the Built Environment
Steve Presland	- Transportation & Public Realm Director

1. APOLOGIES

Apologies for absence were received from Rehana Ameer and James de Sausmarez.

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

Deputy Alastair Moss declared a personal interest in agenda item 11 - 3-4 Bartholomew Place, London and advised that he would leave the meeting during the deliberations.

Randall Anderson and Alderman Sir David Wootton also declared personal interests in this item as Members of the Worshipful Company of Information Technologists who had objected to the proposal. However they indicated that they would remain in the meeting and vote..

Barbara Newman and Deputy Brian Mooney declared personal interests in agenda item 12 – Broken Wharf House – and advised that they would remain in the meeting and vote.

3. **ORDER OF THE COURT OF COMMON COUNCIL**

The Order of the Court of Common Council, appointing the Committee and approving its Terms of Reference was received.

4. **ELECTION OF CHAIRMAN**

The Committee proceeded to elect a Chairman pursuant to Standing Order No. 29. A list of Members eligible to stand was read and Christopher Hayward declared his willingness to serve.

With Christopher Hayward being the only member indicating his willingness to do so, the Committee;

RESOLVED – That Christopher Hayward be elected Chairman in accordance with Standing Order 29 for the year ensuing.

On being elected, the Chairman thanked the Committee for its support.

The Chairman welcomed new Members Alderman Prem Goyal, Alderman Sir David Wootton, Munsur Ali, Peter Bennett, Stuart Fraser and Shravan Joshi to the Committee, and expressed his thanks and appreciation to Alderman Vincent Keaveny, Alderman Robert Howard, Sophie Fernandes and Jason Pritchard who were standing down.

5. **ELECTION OF DEPUTY CHAIRMAN**

The Committee proceeded to elect a Deputy Chairman pursuant to Standing Order No. 30. A list of Members eligible to stand was read and Alastair Moss declared his willingness to serve.

With Alastair Moss being the only member indicating his willingness to do so, the Committee;

RESOLVED – That Alastair Moss be elected Deputy Chairman in accordance with Standing Order 30 for the year ensuing.

On being elected the Deputy Chairman thanked the Committee for their support.

6. **APPOINTMENT OF SUB-COMMITTEES**

The Committee considered a report of the Town Clerk relative to the appointment of Sub Committees for the ensuing year (2018/2019).

RESOLVED – That,

- a) the Streets and Walkways Sub Committee Terms of Reference be approved;
- b) the following memberships be agreed:-

Streets and Walkways Sub Committee

Chairman of the Grand Committee – Chris Hayward
Deputy Chairman of the Grand Committee – Deputy Alistair Moss
Randall Anderson
Keith Bottomley
Marianne Fredericks
Alderman Gregory Jones
Deputy Jamie Ingham Clark
Graham Packham
Oliver Sells

Together with three ex-officio Members representing the Finance, Police and Open Spaces & City Gardens Committees.

Local Plans Sub Committee and Local Plan Working Party

Chairman of the Grand Committee – Chris Hayward
Deputy Chairman of the Grand Committee – Deputy Alistair Moss
Randall Anderson
Mark Bostock
Deputy Keith Bottomley
Marianne Fredericks
Alderman Gregory Jones

Together with an ex-officio Member representing the Policy and Resources Committee.

RESOLVED – That the report be noted

7. **MINUTES**

RESOLVED - That the minutes of the meeting held on 8 May 2018 be agreed as a correct record subject to:

In the fourth para of item 13 the addition of the words “70% identified themselves as taxi/private hire drivers”.

Question from Sir Mark Boleat

Officers have been instructed to model allowing black cabs greater access through Bank Junction. What is the rationale behind considering giving preference to just one category of vehicle with few passengers? How was the decision taken and what opportunity have Members had to consider or review it?

Response from the Chairman

The instruction to officers to examine the opportunities for introducing some relaxation of the restrictions at Bank, to allow taxis to use the junction, was given by me. Throughout the course of the project, officers and I have met with representatives of the taxi trade on a number of occasions. They have repeatedly asked that the scheme be modified and taxis be allowed to drive through the junction at all times. During the early stages of the experiment, I was being approached by many; including Members of the Court. The request was always to modify the scheme to allow taxis to use the junction during the day.

The experiment was initiated with safety as its key objective and modelling the impact of letting taxis into Bank looked to establish whether there was an alternative option that would greater satisfy acceptance of the experiment and reduce the risk of ending the experiment with no permanent change agreed. This was about managing risk.

Officers have just completed their modelling of the impact of letting taxis use Bank. The information will be shared with members at two briefing sessions that have been lined up for the 15 May and 28 June. The report that will come to this Committee on the 19 June, seeking a recommendation on the future of Bank, will mention the assessment undertaken by officers.

Question from Marianne Fredericks

Ms Fredericks referred to the question asked at the last meeting regarding action taken under urgency in relation to this matter and asked why the Committee had still not seen any record or minute to that effect.

The Transportation & Public Realm Director advised that the decision to utilise central contingency funds was taken following consultation with the Chairman, Deputy Chairman and the Chairman and Deputy Chairman of the Projects Sub Committee, and the delegated decision would be placed before the Project Sub-Committee on the 16 May 2018.

8. 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.

9. **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

10. **35 FURNIVAL STREET LONDON**

The Chairman reported that this item had been deferred from the last meeting to enable a site visit to take place.

The Chairman advised that the Committee would resume debate on the matter and only Members present at the last meeting were eligible to consider and vote on the application.

The Chairman then read out a list of those Members eligible to do so.

Debate ensued and several Members spoke in support of the application which they felt would not impact on privacy or increase the level of overlooking over and above the existing situation.

The proposal was put to the vote with 15 voting FOR, 3 AGAINST and 2 ABSTENTIONS.

RESOLVED - That planning permission be granted for the above proposal in accordance with the details set out in the attached schedule

11. **3 - 4 BARTHOLOMEW PLACE LONDON**

The Deputy Chairman left the meeting during discussion on this item.

The Chief Planning Officer (CPO) introduced the application concerning the redevelopment of an existing light industrial building to provide a seven-storey building to create nine residential units.

Members asked a number of questions in relation to the green roof, the use of the courtyard, the life span and relevance of the planning policies, and daylight and sunlight issues.

Some Members expressed concern regarding the height of the building and the lack of sunlight, however other members considered that these concerns were outweighed by the fact that the building was currently vacant and in a poor state of repair.

The proposal was put to the vote with 28 voting FOR, 4 AGAINST and 0 ABSTENTIONS.

RESOLVED – That

- 1) Planning permission be granted for the above proposal in accordance with the details set out in the attached scheduled; and
- 2) That negotiate and execute obligations in respect of those matters set out in "Planning Obligations".

12. **BROKEN WHARF HOUSE. 2 BROKEN WHARF**

The CPO introduced the application relating to the change of use of Broken Wharf House to create an apart-hotel with ancillary gym, workspace and restaurant.

The Committee noted that local residents had expressed concerns over the servicing arrangements and the impact of the scheme on residential amenity, and that the applicant had now revised the application to address the matters raised.

Members sought clarification of the proposed servicing arrangements, in particular the collection of refuse, and it was suggested that perhaps residents could be written to and asked to ensure that the conditions were met.

A member of the public present interrupted the meeting at this point to advise that he had requested to speak in objection to the application but had received no confirmation to do so, in the circumstances the Chairman advised the objector that he would allow him to address the Committee.

Mr Forlin spoke in objection to the application on the grounds of servicing issues, noise and disturbance, lack of access for the fire brigade, and the fact that there was no need for any more hotel development in the City.

The proposal was put to the vote with 31 voting FOR and 1 ABSTENTION.

RESOLVED - That planning permission be granted for the above proposal in accordance with the details set out in the attached schedule and for the reasons set out in this report.

13. **DECLARATION OF CITY WALKWAY AT 33 KING WILLIAM STREET**

The Committee received a report of the Director of the Built Environment concerning the new public staircase and lift at 33 King William Street between Upper Thames Street and King William Street which had now been constructed and conformed to the City Corporation's standards for new city walkways.

RESOLVED – To

- 1) Declare to be a city walkway the new public staircase and lift at 33 King William Street between Upper Thames Street and King William Street on a date to be determined in the terms of the resolution set out at Appendix 1 to this report; and
- 2) Delegate authority to the Transport Planning and Development Manager to insert an appropriate date for the declaration to come into force, such a date to be within 30 days of your Committee resolving to make the declaration.

14. CITY CORPORATION RESPONSE TO GOVERNMENT CONSULTATION ON THE NATIONAL PLANNING POLICY FRAMEWORK

The Committee received a report of the Director of the Built Environment concerning the City of London's response to the National Planning Policy Framework (NPPF), published by the Ministry of Housing, Communities and Local Government.

Members welcomed the report and the work undertaken by officers, but commented that a greater steer from London Councils was needed in relation to the national drive for affordable housing.

RESOLVED – To agree the comments set out in paragraphs 4 to 20 of this report, and the detailed comments in Appendix 1, as the City Corporation's response to the Government's consultation on the draft National Planning Policy Framework.

15. CITY CORPORATION RESPONSE TO GOVERNMENT CONSULTATION ON SUPPORTING HOUSING DELIVERY

The Committee received a report of the Director of the Built Environment concerning the City of London's response to the Government consultation on supporting housing delivery through developer contributions.

The Committee were not content with the suggested use of the CPI inflation index and it was agreed that the suggested response should not advocate a specific inflation index but should refer to the factors that should be taken into account by the Government when recommending an inflation index. These factors were changes in the cost of construction and changes in the value of the development as evident from sales or lettings information relevant to central London including the City of London.

RESOLVED - That in the light of comments made by Members, officers amend the final wording and approval be delegated to the Town Clerk, in consultation with the Chairman and Deputy Chairman.

16. **ARTICLE 4 DIRECTION**

Prior to the introduction of this item the Chairman sought the Committee's agreement to extend the meeting and this was supported.

The Committee received a report of the Director of the Built Environment regarding the confirmation of a non-immediate Article 4 Direction to remove permitted development rights for the change of use of offices (B1(a)) to dwelling houses (C3).

RESOLVED - to:

- 1) Approve the confirmation of the non-immediate Article 4 Direction made on 31 January 2018 and coming into force on 31 May 2019 for the whole of the City of London, removing permitted development rights granted by Class O, Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 for the change of use of a building and any land within its curtilage from offices (Use Class B1(a)) to dwellinghouses (Use Class C3).
- 2) Authorise officers to take all necessary steps to give effect to the decision including publicising confirmation of the Article 4 Direction in accordance with statutory requirements.

17. **FUNDING FOR ENFORCEMENT OFFICER FOR CITY'S BRIDGES**

The Committee received a report of the Director of the Built Environment seeking approval to the funding from Bridge House Estate of an additional post managed within the Markets and Consumer Protection Department for a Licensing Officer to be dedicated to carry out enforcement activities on the City's Bridges, particularly those bridges, parts of bridges and adjacent areas which were normally within the jurisdiction of neighbouring Local Authorities.

Members questioned if one officer was sufficient for the task and it was agreed that the Committee should be provided with a progress report in case further resources were needed,

RESOLVED - to

- 1) Agree to the creation of a full time Licensing Officer post dedicated to enforcing across the City's Bridges; and
- 2) Agree to the funding of this post from the Bridge House Estates Fund.

18. **BANK ON SAFETY**

The Committee received a report of the Director of the Built Environment detailing the consultation results of the Bank on Safety consultations.

Members were advised that of the consultation survey, 45% of respondents supported the experiment as implemented, a further 29% generally supported the scheme but wanted to see changes, and a total 75% of respondents supported or generally supported the experiment.

Members noted that the majority of business and representative group respondents were supportive, including the City Property Association, which represented 150 businesses within the City.

Overall, the most frequent request of a variation in the consultation survey was to allow black cabs through the junction. This was suggested by 12% of the total respondents.

Members asked a number of questions in relation to the effect of the closure on public transport and whether or not the impact of the gas main repair had strengthened the evidence to close

Members commented that the consultation response had been excellent and the data entirely conclusive.

RESOLVED – That the outcomes of the Bank on Safety Consultation exercise be noted.

19. **HIGHWAY INFRASTRUCTURE CODE OF PRACTICE**

The Committee received a report of the Director of the Built Environment concerning the adoption of the Highways Infrastructure Code of Practice.

RESOLVED – That the report be noted.

20. **DEPARTMENT OF THE BUILT ENVIRONMENT RISK MANAGEMENT - QUARTERLY REPORT**

The Committee received the quarterly risk management report for the Department of the Built Environment.

RESOLVED – That the report be noted.

21. **REFERRAL FROM PORT HEALTH & ENVIRONMENTAL SERVICES.**

The Committee received a note of the discussion and issues raised by the Port Health & Environmental Committee in relation to the proposal to substitute Moor Lane as an ultra-low emission street due to the illegal levels of air pollution within Beech Street.

RESOLVED – That the referral be noted.

22. **OUTSTANDING REFERENCES**

RESOLVED – That the Outstanding References be noted and updated as appropriate.

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

Beech Street Tunnel Closure

A Member requested some feedback on the impact of the closure of the Beech Street Tunnel due to an event.

Committee Away Day

In response to a question concerning the organisation of a Committee Away Day, the Chairman agreed that this would be good idea and asked the Town Clerk to arrange this.

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

There were no items of urgent business.

25. **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.

26. **SECURITY PROGRAMME**

The Committee received a Gateways 3/4 report of the Director of the Built Environment concerning a security programme for the City of London.

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

There were no questions.

28. **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 1.15 pm

Chairman

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