

PLANNING AND TRANSPORTATION COMMITTEE

Tuesday, 24 February 2015

Minutes of the meeting of the Planning and Transportation Committee held at the Guildhall EC2 at 11.00 am

Present

Members:

Deputy Michael Welbank (Chairman)	Gregory Jones QC
Oliver Lodge (Deputy Chairman)	Alderman Professor Michael Mainelli
Randall Anderson	Paul Martinelli
Alex Bain-Stewart	Brian Mooney
David Bradshaw	Deputy Alastair Moss
Deputy John Chapman	Sylvia Moys
Dennis Cotgrove	Graham Packham
Emma Edhem	Tom Sleigh
Marianne Fredericks	Angela Starling
Deputy Bill Fraser	Patrick Streeter
Brian Harris	Deputy James Thomson

Officers:

Simon Murrells	Assistant Town Clerk
Katie Odling	Town Clerk's Department
Deborah Cluett	Comptroller and City Solicitor's Department
Philip Everett	Director of the Built Environment
Annie Hampson	Department of the Built Environment
Steve Presland	Department of the Built Environment
Ted Rayment	Department of the Built Environment
Victor Callister	Department of the Built Environment
Paul Monaghan	Department of the Built Environment
Iain Simmons	Department of the Built Environment
Tom Leathart	City Surveyor's Department
Alison Hurley	City Surveyor's Department
Bella Longman	Public Relations
Alan Rickwood	City Police
Alexander Williams	City Police

1. APOLOGIES

Apologies for absence were received from Deputy Ken Ayers, Alderman Peter Estlin, Sophie Anne Fernandes, Christopher Hayward, Deputy Henry Jones, Henry Pollard and Graeme Smith.

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

There were no declarations of interest received.

3. **MINUTES**

RESOLVED - That the Minutes of the meeting held on 3rd February 2015 be approved.

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

RESOLVED - That the Minutes of the Streets and Walkways Sub Committee meeting held on 19th January 2015 be received.

5. **TOWN PLANNING AND DEVELOPMENT APPLICATIONS**

The Committee received a report of the Chief Planning Officer and Development Director relative to development and advertisement application dealt with under delegated authority since the previous meeting.

6. **VALID PLANNING APPLICATIONS RECEIVED BY DEPARTMENT OF THE BUILT ENVIRONMENT**

The Committee received a report of the Chief Planning Officer and Development Director which provided details of valid planning applications received by the Department.

7. **REPORTS OF THE CITY PLANNING OFFICER RELATIVE TO PLANNING APPLICATIONS**

7.1 **130 Fenchurch Street, Fountain House**

Registered No: 14/00496/FULMAJ

Proposal: Demolition of the existing building and erection of a new building of two basements, ground and 17 upper storeys comprising (i) office (Class B1) use [40,502sq.m GEA] (ii) flexible retail (Class A1/A3) floorspace [558sq.m GEA] (iii) associated cycle parking, servicing, storage and plant. [Total 41,060sq.m GEA].

The Chief Planning Officer and Development Director detailed site and surrounding information to Members and also advised of the following amendments –

Page 27, Summary; 2nd paragraph should read “Existing retail space at basement and mezzanine levels would be lost **(824sq.m)**.”

Page 37, Paragraph 58; Should read “would be entirely concealed by buildings on the **south** side of Fleet Street.”

Page 39, Paragraph 75; Should read “**As agreed in writing (email from GVA dated 12th February 2015)** this would be at the applicant’s cost and would form part of the legal agreements under s.106.”

The Committee were keen to ensure that satisfactory servicing was maintained particularly around Fenchurch Avenue, Lime Street and Cullum Street which were partly pedestrianised. Members were informed that all servicing arrangements would be subject to a Servicing Management Plan.

In relation to wind tunnelling, Members were informed that the applicant had carried out a desktop study that indicated the wind effects at ground level around the new building would be similar to those that existed around the current building. In response to a concern regarding overshadowing posed by the new building, the Chief Planning Officer replied that the level of overshadowing and the alignment of the building were acceptable in relation to the level of open space.

VOTE: 15 in favour, 0 against, 1 abstention.

RESOLVED – That,

- a) Planning permission be granted for the above proposal in accordance with the details set out in the attached schedule subject to planning obligations and other agreements being entered into in respect of those matters set out in the report, the decision not to be issued until such obligations have been executed; and
- b) Officers be instructed to negotiate and execute obligations in respect of those matters set out in the report under Section 106.

7.2 **St Bartholomew's Hospital - full**

Registered No: 14/01283/FULL

Proposal: application under section 73 of the Town and Country Planning Act 1990 to vary condition 17 of planning permission 14/00319/FULL dated 17th July 2014 to revise the design of the Maggie's Centre including extension of the footprint by 0.4 metres, extension of the lift shaft to second floor level and revised entrance design.

The Chief Planning Officer and Development Director detailed site and surrounding information to Members and also advised of the following amendments –

- **Page 83, Summary Box;** Should read 'Listed Building: Yes'.
- **Page 99, paragraph 67, line 5;** consideration should be replaced with conservation.
- **Page 101, paragraph 82, line 3;** should read "development does not involve a net increase..."
- **Page 108, Conditions;** The following building recording condition should be inserted as condition 4. The subsequent numbering of the conditions would be amended accordingly:

No development shall take place until the developer has secured the implementation of a programme of building recording to be carried out in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. This shall include all on site work, including monitoring by the Local Planning Authority and all off site work such as the analysis, publication and archiving of the results. All works shall be carried out and completed as approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that a record of the building is made in accordance with the following policies of the Local Plan: CS12, DM12.1.

Peter Schmidt spoke against the application.

The Comptroller and City Solicitor informed the Committee that if this application was permitted then the intention of the parties would be to proceed with the development pursuant to this later permission and withdraw the application for judicial review of the previous permission.

Notwithstanding the creation of two entrances at the eastern end of the hall, it was important that the existing entrance should be retained as the main entrance to ensure proper appreciation of the statue and great hall is maintained. Concern was expressed about the removal of the blind windows. Members were informed that these matters would be dealt with by the Chief Planning Officer when dealing with the detail of the scheme.

VOTE: 15 in favour, 2 against, 2 abstentions.

REOLVED – That planning permission be granted under section 73 of the Town and Country Planning Act 1990 in accordance with the details set out in the attached schedule.

7.3 St Bartholomew's Hospital - LBC

Members were informed of the following amendments to the report –

Page 161, Summary Box; Should read 'Listed Building: Yes'.

Page 164, Site location plan: Should be as per committee presentation.

Page 181, Conditions; The following building recording condition should be inserted as condition 4. The subsequent numbering of the conditions would be amended accordingly:

No development shall take place until the developer has secured the implementation of a programme of building recording to be carried out in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. This shall include all on site work, including monitoring by the Local Planning Authority and all off site work such as the analysis, publication and archiving of the results. All works shall be carried out and completed

as approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that a record of the building is made in accordance with the following policies of the Local Plan: CS12, DM12.1, DM12.3.

RESOLVED – That Listed Building Consent be granted in accordance with the recommendations set out in the schedule.

N.B: One Member opposed the application.

8. REPORTS OF THE DIRECTOR OF THE BUILT ENVIRONMENT

8.1 Barbican Area Strategy Review: Summary of Public and Stakeholder Feedback

The Committee considered a report of the Director of the Built Environment concerning feedback from the public and stakeholder information gathering exercise on the Barbican Area Strategy Review.

RESOLVED – That the use of five performance objectives as set out in the report to develop the Barbican Area Enhancement Strategy be approved.

8.2 Implementation of Sustainable Drainage Systems

The Committee considered a report of the Director of the Built Environment concerning Sustainable Drainage System which will be operative from 6th April 2015, and be implemented as an additional consideration within the planning system for housing developments of more than 10 units or major commercial developments.

RESOLVED – That,

- a) the Department of Built Environment be authorised to provide and coordinate the response of the lead local Flood Authority for consultations on planning applications from the Local Planning Authority; and
- b) it be noted that the provision of Sustainable Drainage Systems will be relevant for planning applications from April 2015.
- c)

8.3 Cycle Superhighways - The Mayor's Decision

The Committee considered a report of the Director of the Built Environment concerning the Cycle Superhighways, the Mayor of London decided to proceed with his programme of Cycle Superhighways which will run through parts of the City of London.

In relation to the remaining significant concerns detailed in paragraph 9 of the report, Members were informed that Officers were working closely with colleagues at Transport for London to find solutions and to ensure objectives were met particularly in relation to creating a better environment for pedestrians.

The Chairman of the Streets and Walkways Sub Committee thanked the Officers for their continued efforts involving lengthy negotiations with Transport for London.

RESOLVED – That,

- a) Members accept the Mayor of London’s proposal for the Cycle Superhighways with the City of London Corporation, as set out in the appendix;
- b) Members agree to Officers working with Transport for London to facilitate the introduction of the proposals using the powers and authority available to the City of London Corporation; and
- c) Members direct Officers to work with Transport for London to identify and bring forward further improvements to the Cycle Superhighway infrastructure.

NB: The appendix to this report has been circulated as a separately bound document.

8.4 Department of Built Environment Projects Programme

The Committee considered a report of the Director of the Built Environment which provided an overview of Department of Built Environment Capital Projects.

RESOLVED – That,

- a) the Finance Committee note the £71,000 expended to date from the City Surveyor’s budgets on counsel fees and for arbitration costs; and
- b) the use of the City Fund contingency to fund the cost of £71,000 together with the future costs of the appeal up to a maximum of a further £71,000 be approved.

9. MILLENNIUM BRIDGE INCLINATOR OPTIONS PAPER

This report was withdrawn and an updated version would be presented to the next meeting.

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

There were no questions.

11. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT

There were no items of urgent business.

12. SUGAR QUAY, LOWER THAMES STREET - AFFORDABLE HOUSING CONTRIBUTION FROM PROPOSED RESIDENTIAL DEVELOPMENT

The Committee considered a report of the Director of the Built Environment regarding a section 106 agreement associated with a residential development at Sugar Quay. This required the developer to make an affordable housing payment split into two instalments in lieu of affordable housing on the site. The first instalment was provided with the developer submitting a viability

assessment for the second with a view of being unable to afford the second instalment.

In line with section 106 direction an independent expert was appointed to consider the viability assessment submitted by the developer. The expert decided that the second instalment amount should be £3,699,592 bringing the total amount to £11,203,000. The expert's findings are not binding although the developer has agreed to this amount.

RESOLVED – That under Section 100a(4) of the Local Government Act 1972, the public be excluded from the meeting to allow consideration of the Appendix on the grounds that they involved the likely disclosure of exempt information as defined in Part I of Schedule 12A of the Local Government Act.

The public were invited to re-join the meeting for the decision to be heard.

One Member commented on the lack of affordable housing and emphasised the need to be reactive in responding to the needs of the City.

RESOLVED – That £3,699,592 as the value of the second instalment of affordable housing payment be not approved.

VOTE: 6 in favour, 11 against, 1 abstention.

EXTENSION OF THE MEETING

At this point, the time limit for Committee meetings as set out in Standing Order No 40 had been reached, but there being a two-thirds majority of the Committee present who voted in favour of an extension, the Committee agreed to continue the meeting.

13. EXCLUSION OF THE PUBLIC

RESOLVED – That under Section 100a(4) of the Local Government Act 1972, the public be excluded from the meeting for the following items of business on the grounds that they involved the likely disclosure of exempt information as defined in Part I of Schedule 12A of the Local Government Act.

14. GLA ROADS - LAND DISPUTE WITH TRANSPORT FOR LONDON

The Committee considered a joint report of the Comptroller, City Solicitor and City Surveyor concerning regarding the land dispute with Transport for London.

15. SUGAR QUAY, LOWER THAMES STREET - AFFORDABLE HOUSING CONTRIBUTION FROM PROPOSED RESIDENTIAL DEVELOPMENT

A report of the Director of Built Environment regarding a confidential appendix for item 8b.

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

There were no questions.

17. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREES SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED

London Bridge Staircase

The Committee considered a report of the Director of the Built Environment.

18. PUBLIC REALM SAFETY

The Committee considered a report of the Director of the Built Environment in relation to public realm safety.

The meeting closed at 1.30 pm

Chairman

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