

PLANNING AND TRANSPORTATION COMMITTEE

Tuesday, 14 November 2017

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

Present

Members:

Christopher Hayward (Chairman)	Deputy Jamie Ingham Clark
Rehana Ameer	Paul Martinelli
Randall Anderson	Andrew Mayer
Alderman Sir Michael Bear	Deputy Brian Mooney
Sir Mark Boleat	Sylvia Moys
Mark Bostock	Barbara Newman
Deputy Keith Bottomley	Graham Packham
Henry Colthurst	Susan Pearson
Peter Dunphy	Judith Pleasance
Emma Edhem	Deputy Henry Pollard
Marianne Fredericks	James de Sausmarez
Graeme Harrower	Oliver Sells QC
Christopher Hill	Graeme Smith
Alderman Robert Howard	William Upton

Officers:

Amanda Thompson	-	Town Clerk's Department
Jennifer Ogunleye	-	Town Clerk's Department
Deborah Cluett	-	Comptrollers & City Solicitor
Carolyn Dwyer	-	Director of Built Environment
Annie Hampson	-	Department of the Built Environment
Paul Monaghan	-	Department of the Built Environment
Iain Simmons	-	Department of the Built Environment
Peter Young	-	City Surveyor's Department
Rachel Sambells	-	Markets & Consumer Protection
Julie Smith	-	Chamberlain's Department
Ted Rayment	-	Department of the Built Environment

1. APOLOGIES

Apologies for absence were received from Deputy Alastair Moss, Sophie Anne Fernandes, Alderman Gregory Jones, Alderman Vincent Keaveny, Olive Lodge, James de Sausmarez and Deputy James Thompson.

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

James de Sausmarez declared an interest in agenda items 6a) and 6b) – St Paul's Cathedral – by virtue of being a member of St Paul's Council.

3. **MINUTES**

RESOLVED - That the minutes of the meeting held on 24 October 2017 be approved as a correct record subject to the following amendments:

Matters Arising – 6-8 Bishopsgate and 150 Leadenhall Street.

A Member had previously queried the wording in resolutions that the "The Mayor of London be given 14 days' and thought that there had been agreement that this would be corrected going forward. However resolution 7a still used the old terminology.

It was agreed that going forwards the wording be changed to "That, subject to any powers that the Mayor of London may exercise under.....", and then the first recommendation could be removed.

Blocked Pavements

A member stated that the point previously made was that the signs should not have been there at all not that they were there early and asked that this be changed.

Matters Arising

Death of a Pedestrian at Ludgate Circus

The Committee was advised that officers had met with TfL and a letter would also be going from the Chairman requesting that urgent action be taken.

Cycle Hire Scheme

The Committee was advised that the issue had been raised with Surface Transport and officers were working with them to find a solution.

4. **DELEGATED DECISIONS**

The Committee received a report of the Chief Planning Officer and Development Director in respect of development and advertising applications determined by the Chief Planning Officer and Development Director or those so authorised under their delegated powers since the last meeting.

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 detailing valid development applications received by the Department of the Built Environment since the last meeting.

RESOLVED - That the report be noted.

6. REPORTS RELATIVE TO PLANNING APPLICATIONS

a) **St Paul's Cathedral, St Paul Churchyard**

The Committee received a report of the CPO in relation to the installation of a permanent, equal, step free access between the North Transept of St. Paul's Cathedral and the North Churchyard to replace the existing single temporary ramp.

The Committee was advised that the proposal had been assessed in accordance with the relevant statutory duties, the development plan and other relevant policies, and would result in less than substantial harm to the special architectural or historic interest of the Cathedral. The harm was outweighed by the public benefits of the proposal to provide equal access for the greatest number of people with a minimal and visual impact.

The Chairman told officers that the site visit had been arranged at too short notice and advised members that going forwards he would be establishing a fixed date and time for these before each meeting.

In response to a question concerning why the papers did not include an image of the proposal and only gave the existing situation, the CPO advised that it was the City's practice to only include images of the existing situation. The proposed image was not included as a limited view of the proposal could be seen as giving an impartial picture of the proposal which could give rise to a challenge.

Members raised a number of questions in relation to the proposed design and sought clarification on the term 'less than substantial harm' which they felt gave no acknowledgement of any actual harm to the building and conservation area.

In response to a question concerning why a more substantial temporary ramp could not be installed instead, the CPO advised that the proposal was fully reversible with no risk of damage to the building.

Arising from the discussion the application was put to the vote, the result of which was as follows:

18 votes in favour
6 votes against

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

b) **St Paul's Cathedral, St Paul Churchyard - Listed Building Consent**

The Committee received a report of the CPO in relation to the listed building consent for the relocation of the west gate to the North Churchyard to the north within the existing wall and historic Grade I Listed Churchyard railings, alterations to existing gates and railings.

RESOLVED – That listed building consent be granted for the works referred to in the report in accordance with the details set out on the attached schedule.

c) **Broken Wharf House**

This item was withdrawn.

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

a) **Barbican and Golden Lane Proposed Conservation Area**

The Committee received a report concerning the Barbican and Golden Lane proposed conservation area, the assessment for which had been undertaken at the request of the Barbican and Golden Lane Estates Residents' Associations Committee and approved by the Committee in May 2017.

The report set out the results of the assessment which were that two parts of the proposed conservation area would meet the criteria for conservation area designation, i.e. the Barbican Estate and the Golden Lane Estate. The remainder of the proposed area did not meet the criteria, with the exception of Brewery Conservation Area, where no changes were proposed and it would remain a conservation area in its own right.

The CPO referred Members to a late representation from Fred Rodgers, Chair of the Bernard Morgan Liasion Group which had been circulated electronically and tabled.

Debate ensued and several Members expressed the view that it was wrong to exclude Zone 2 which they considered was a critical part of the estate and should be included in the consultation.

Other Members considered that it would be wrong to include the area given that future planning applications would be affected, and also that it would be wrong to seek the views of people who wouldn't be affected.

William Upton proposed an AMENDMENT to the recommendation to include Zone 2 as part of the consultation and this was SECONDED BY Randall Anderson.

The amendment was put to the vote, the result of which was as follows:

FOR – 11
AGAINST – 14

The amendment was lost.

The Committee then voted on the substantive recommendation, the result of which was as follows:

FOR – 23
AGAINST – 0
ABSTENTIONS - 2

RESOLVED – to authorise that public consultation be carried out on the proposals for the two new conservation areas as detailed in the report.

b) **Culture Mile Look and Feel Strategy - Draft Consultation**

The Committee received a report concerning the draft consultation for the draft 'Culture Mile Look and Feel Strategy' which aimed to produce a clear and demonstrable direction to the City's ambitions for the public realm in Culture Mile and set out how to deliver change in the area in the most efficient and coordinated manner.

RESOLVED - That the draft Culture Mile Look and Feel Strategy be publically consulted upon in November, December and January 2017, and a final version brought back to members for adoption, incorporating the feedback received.

c) **Update to Scheme of Delegations**

The Committee received a report concerning the Scheme of Delegations and the minor modifications to legislation and responsibilities that had taken place in relation to Planning and Transportation.

RESOLVED – To approve the new and updated delegations as set out in the updated Scheme of Delegations at Appendix A of the report for onward approval by the Court of Common Council.

d) **Thames Court Footbridge**

Members considered a Gateway 1 & 2 Project Proposal report of the Director of the Built

Environment regarding the Thames Court Footbridge which had previously been considered by the Projects Sub-Committee.

The Chairman read out the decision of the Sub-Committee who, despite giving authority to the Town Clerk to approve the Gateway process, had asked that the level of fees quoted by the contractor be first reviewed and challenged and reduced if possible.

Several members expressed frustration at the apparent lack of progress in reopening the Bridge and urged officers to expediate matters as soon as possible.

The Director of the Built Environment advised that officers were moving as fast as they could however the views of Projects Sub-Committee could not be

ignored and were just intended to keep costs down as opposed to delaying the process.

RESOLVED – That the report and views of the Projects Sub-Committee be noted.

8. **ANNUAL ON-STREET PARKING ACCOUNTS 2016/17 AND RELATED FUNDING OF HIGHWAY IMPROVEMENTS AND SCHEMES**

The Committee received the annual on-street parking accounts 2016/17 which were required to be reported to the Mayor for London.

Members noted the following:

- The surplus arising from on-street parking activities in 2016/17 was £6.313m; a total of £3.421m, was applied in 2016/17 to fund approved projects; and
- The surplus remaining on the On-Street Parking Reserve at 31st March 2017 was £20.121m, which would be wholly allocated towards the funding of various highway improvements and other projects over the medium term.

RESOLVED – That the contents of the report be noted before submission to the Mayor for London.

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

Questions from Mark Bostock in relation to Bernard Morgan House

I would like the Committee to have an Update on the BMH application 16/00590/FULL and specifically the legal action. Is CoL defending the action?

An application for leave to Judicially Review the planning permission has been made on a number of grounds. The City will be filing Grounds of Resistance against all the grounds and this is likely to be later this week.

What is the amount of compensation the CoL will be claiming for the loss of legal rights of light to Bowater house? How much of this will be paid to the lessees and tenants there?

The Planning and Transportation committee does not have within its remit the ownership and management of Bowater house or of compensation in relation to its ownership. However the city surveyor has undertaken to respond to Mr Bostock in writing and this will be circulated to all Committee Members.

If it is still the case that the demolition may begin before the Hatching Dragons nursery has been relocated, does the CoL accept full responsibility for any death or injury occurring as a result?

Arrangements relating to the nursery are being made in full liaison with the nursery and it would not be appropriate for the city to accept liability.

With regard to the Demolition Method Statement, and in view of both the Mayor's new T charge and the creation of the Barbican area LEN, can officers please assure local residents and school children that only the lowest polluting engines will be used in both wagons and on-site machinery? Also can officers ensure that all possible best practices to reduce pollution on site will be adopted?

The commitment within the Demolition Method Statement is for full compliance with the new 8th Edition City of London Code of Construction Practice which requires the best available equipment and practices to be utilised at all times. The CoL will require a list of all equipment to be submitted as part of the requirements for Non Road Mobile Machinery which will be audited on site alongside the site vehicles and their relevant emission standards to ensure best practices are in place. The audits will be carried out by CoL officers alongside officers appointed as part of the Mayors Air Quality Fund.

The Logistics and Traffic Management Plan proposes a new route for the large 8-wheel tippers and articulated vehicles. This will place significant pressure on the Golden Lane pedestrian crossing used throughout the day, not only by users of Fortune Park but also children going to and from Prior Weston School and the Children's Centre, as well as the park. Can Officers assure us that this new route constitutes the safest possible one and that the pedestrian crossing will be manned at all times whilst work continues on the site?

Yes, this is the best route as it avoids the nursery, and anyone wishing to safely cross Golden Lane has the zebra crossing. The DLP is very clear on the potential conflicts and a number of measures have been put in place by the contractor:

- 1. Staging areas to ensure the driver checks that they can safely arrive at the site.***
- 2. A delivery management system to regulate vehicle numbers.***
- 3. Weekly delivery schedules will be issued to CoL Officers for monitoring purposes.***
- 4. Deliveries will be prioritised between 9.30 and 3.30 to avoid school drop-off/pick-up times.***
- 5. Traffic marshals will be deployed at the site entrance and at the junction with Golden Lane.***
- 6. The marshal positioned at the junction with Golden Lane will monitor and control all construction movements along this stretch, which includes the pedestrian crossing.***

We will be keeping this site under surveillance to ensure that they do what they have promised, and in particular to assist the main contractor to develop the construction phase plan.

Question from Graham Harrower

'Does the Chairman agree that the Chairmen of all the major residents' associations in the City should be invited to all future dinners of the Planning and Transportation Committee, in recognition of the fact that the residents whom they represent are also stakeholders in the planning process?'

The Chairman advised that on the advice of the Remembrancer, each dinner had a purpose and strategic theme which for this year had been 'A future City meeting the needs of new occupiers and emerging technologies' and it was necessary to promote this to a particular group. Therefore, the need to invite Chairmen of residents' associations to any future dinner would be considered each year, depending on their relevance to the strategic aims.

In response to a further question asking why the Committee was not asked to decide what the strategic theme would be, the Chairman advised that he would be happy to take suggestions based on topics of future relevance.

Suggestion from Marianne Fredericks

In previous years the Police and local contractors such as Riney have gone into local schools to raise awareness of safety around construction sites and it would be helpful if they could be asked to do this again.

10. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**
There were no items of urgent business.
11. **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.
12. **NON-PUBLIC MINUTES**
RESOLVED - That the non-public minutes of the meeting held on 24 October 2017 be approved as a correct record subject to the following amendments:
13. **REPORT OF ACTION TAKEN UNDER URGENCY PROCEDURES**
The Committee received a report of the Town Clerk in relation to decisions taken under urgency procedures.
RESOLVED – That the report be noted.
14. **NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**
There were no non-public questions.

15. **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 non-public urgent business.

16. **WIND MITIGATION AND MODELLING - PRESENTATION**

The Committee received a presentation from Ender, one of the leading climate consultants in the UK and consultant to the CoL, which provided an overview of the City's work on refining its approach to wind impacts from developments.

The meeting closed at 12.10 pm

Chairman

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