PLANNING AND TRANSPORTATION COMMITTEE

Monday, 22 June 2026

Minutes of the meeting of the Planning and Transportation Committee held at Committee Room, 2nd Floor West Wing, Guildhall on Monday, 22 June 2026 at 1.45 pm

Present

Members:
Deputy Tom Sleigh (Chair)
Deputy Madush Gupta (Deputy Chair)
Sheriff & Deputy Keith Bottomley
Alderman Sir Charles Bowman
Deputy John Edwards
Deputy John Fletcher
Deputy Marianne Fredericks
Alderman Alison Gowman CBE
Josephine Hayes
Deputy Jaspreet Hodgson
Shravan Joshi MBE
Alderwoman Elizabeth Anne King, BEM JP
Charles Edward Lord, OBE JP
Tim McNally
Sophia Mooney
Deputy Alastair Moss
Deputy Deborah Oliver
Deputy Henry Pollard
Alderman Sushil Saluja
Deputy Oliver Sells KC
Matthew Waters
Jacqui Webster
David Williams

Officers:

Gudrun Andrews	-	Environment Department
Ben Bishop	-	Environment Department
Ruth Calderwood	-	Environment Department
Polly Dunn	-	Assistant Town Clerk, Town Clerk's Department
Fleur Francis	-	Comptroller and City Solicitor's
David Horkan	-	Environment Department
Ian Hughes	-	Environment Department
Rob McNicol	-	Environment Department
Bruce McVean	-	Environment Department
Tim Munday	-	Environment Department
Tom Nancollas	-	Environment Department
Gwyn Richards	-	Environment Department

Simon Owen	-	Chamberlain's Department
Callum Southern	-	Town Clerk's Department
Katie Stewart	-	Executive Director, Environment Department
Gemma Stokley	-	Town Clerk's Department
Samamtha Tharme	-	Environment Department
Isobel Tucker	-	City Surveyor's Department

1. **APOLOGIES**
Apologies were received from Tana Adkin KC, Josephine Hayes, Philip Kelvin, Charles Edward Lord OBE JP, Antony Manchester, Deputy Henry Pollard, Deputy Nighat Qureishi and Naresh Hari Sonpar.

2. **MEMBERS' DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THE AGENDA**
No declarations of interest were received.

3. **MINUTES**

3.1 **Minutes of the Meeting of the Planning & Transportation Committee held on 13 March 2026**
Tim McNally indicated he attended the meeting of the Planning & Transportation Committee on 13 March 2026 but was not noted as present on the attendance list. The Clerk confirmed he would amend the list to reflect his attendance at the meeting.

RESOLVED – That the public minutes of the meeting held on 13 March 2026 were approved as a correct record.

3.2 **Minutes of the Meeting of the Planning & Transportation Committee held on 6 May 2026**
Deputy Keith Bottomley drew attention to an error on the draft minutes relating to Members who stood for the Streets and Walkways Sub-Committee. The Clerk confirmed he was content to amend the minutes to correct the error.

RESOLVED – That the public minutes of the meeting held on 6 May 2026 was approved as a correct record, subject to removal of the reference to Deputy Keith Bottomley having stood for the Streets and Walkways Sub-Committee.

3.3 **Minutes of the Streets and Walkways Sub-Committee held on 13 May 2026***
RESOLVED – That the Committee noted the draft minutes and non-public summary of the Streets and Walkways Sub-Committee held on 13 May 2026.

4. **WARDMOTE RESOLUTIONS**

The Committee received two Wardmote resolutions from the Wards of Cripplegate and Tower.

In relation to the Cripplegate resolution which concerned an independent design review process, a Member asked that the matter be kept under review. The Chair confirmed that this would be considered further by the relevant lead officer.

The Committee then considered the Tower resolution which concerned the loss of retail and hospitality units at 47-50 Mark Lane.

A Member expressed concern that retail, cultural and wider public benefits secured through planning applications were being reduced through subsequent Section 73 applications, especially in relation to Mark Lane and the Migration Museum. Officers advised that the City Plan supported retail growth, particularly in principal shopping centres, but noted that national planning changes had limited the City Corporation's control over changes of use between retail and office.

Officers added that activation could also be achieved through cultural spaces, public realm improvements, publicly accessible areas and high-quality office development.

The Member reiterated concern about the loss of cultural uses, noting the importance of cultural provision to Destination City and the area around the Tower of London. The Chair acknowledged the points raised and noted the need for the Committee to balance competing policy objectives when considering applications on their individual merits.

RESOLVED – That the Committee:

i) Noted the resolutions received by the wards of Cripplegate and Tower.

5. **REFORM OF PLANNING COMMITTEES - OUTCOMES AND PROPOSED IMPLEMENTATION**

The Committee received a report which, in response to the Planning and Infrastructure Act 2025 which legislated for major reforms to the planning system, sought to further outline the new requirements and the proposed steps for local adoption, with a view to ensuring the governance framework is in place to enable compliance and to ensure the lawful discharge of the City's local planning authority functions from the date the new legislation takes effect.

The Chair explained that the Government had introduced legal requirements affecting the size and operation of planning committees, including delegation arrangements, the circulation of papers, and the handling of later representations. He added that the report had been brought forward at the earliest opportunity in order to meet the required October implementation date and allow time for the necessary internal approvals, including consideration by the Court of Common Council where required.

A Member noted that the Government's proposed reforms were primarily directed at addressing housing delivery issues and stated the City's planning context was different. He added it was important to retain a broad range of voices when determining applications, particularly given the balance between the City's commercial responsibilities and the interests of residential wards.
David Williams, accordingly, moved an amendment with the effect of increasing the Planning Applications Sub-Committee membership from 11 to 13 Members to reflect the proposed statutory maximum.

The motion was seconded by Jacqui Webster.

The Committee did not discuss the amendment and moved straight to a vote.

RESOLVED – That the Committee approved an amendment to increase the proposed Planning Applications Sub-Committee membership from 11 to 13 Members to reflect the proposed statutory maximum;

Members debated how the Sub-Committee should be constituted, with views differing on whether membership should be determined by a straightforward election, by a rotating panel system, or by drawing lots from those willing to serve. Members raised concerns about maintaining democratic legitimacy, avoiding perceptions of lobbying or undue influence, ensuring continuity, preserving expertise, and reflecting the City's mix of business and residential representation.

Several Members indicated they supported a rotating panel model and one Member argued that it would involve more of the Committee, spread the workload more evenly, and reduce any perception of a preferred or secondary group of Members. Other Members favoured a conventional election, which they suggested, would emphasise simplicity, accountability and consistency with the Corporation's wider committee arrangements.

Another Member suggested that places could be allocated by lot to avoid campaigning or perceived factionalism.

The Committee also discussed whether places should be reserved for Aldermen or for representatives of residential ward. Some Members considered that specific representation would help maintain public confidence and reflect previous commitments relating to residential representation. Other Members cautioned that Members sitting on the Sub-Committee would be acting as members of the planning authority rather than as ward representatives, and that formal carve-outs could become difficult to define and administer.

Officers told the Committee that several options could be developed, but that the deadline for papers for the July meeting was very tight. The Committee accepted that more detailed proposals should be brought back in September with informal Member engagement over the Summer if necessary. Officers noted that, depending on the preferred option, interim arrangements might be required for a short period in November, and that the arrangements could be reviewed again at the next annual reconstitution.

The Committee considered delegations arrangements and Members asked for clearer guidance on how the nominated Member and Chief Planning Officer would decide whether Schedule 2 applications should be referred to the Sub-Committee. Several Members emphasised the need for transparency, clear criteria, published information on decision, and examples tailored to the City's circumstances rather than generic national examples. Members also raised particular concern about applications involving the reduction or removal of significant public benefits, such as cultural provision, and whether such changes should return to the Sub-Committee.

Officers explained that the proposed arrangements were intended to align statutory schedules with the Corporation's existing scheme of delegations. Applications of wider economic, social or environmental significance would be considered for referral, and the involvement of the Chair would add elected-Member oversight to the process. In response, a Member asked that the September report include clearer parameters, transparency arrangements and reporting mechanisms, including the possibility of notifying Members of relevant Schedule 2 applications before gateway decisions are made.

Concerns were raised by some Members with regard to the proposed quorum and suggested that three Members out of a 13 Member Sub-Committee appeared low and ought to be reviewed.

The Committee discussed late representations and the need for a clear deadline, subject to the Chair's discretion where genuinely material matters had arisen. Members also noted that late officer papers created similar difficulties and sufficient time needed to be allowed for Members to review papers for significant applications.

A Member raised concerns about the accessibility and reliability of the planning portal, particularly if reliance on electronic documents increased. It was noted that Members requiring paper copies would continue to receive them, and that appropriate provision should be made for residents and other parties unable to access documents electronically.

The Chair thanked Members for their contributions and confirmed that the points raised would be considered further before the matter returned to Committee in September.

RESOLVED – That the Committee

i) Deferred consideration of the report until a later meeting of the Planning & Transportation Committee and requested further refinement of the proposals before they returned for consideration;
ii) Approved an increase in the proposed Planning Applications Sub-Committee membership from 11 to 13 Members to reflect the proposed statutory maximum.

6. **AIR QUALITY SUPPLEMENTARY PLANNING DOCUMENT**

The Committee received a report which sought authorisation to adopt the Air Quality Supplementary Planning Document (SPD) by the Government's deadline at the end of June 2026, and to be used in planning decisions within the City of London from 16 November 2026. Officers presented the report and noted it was the result of a four week consultation period and, as a result of comments received, relatively minor amendments had been made to the draft SPD to provide clarity and improve readability.

RESOLVED – That the Committee:

i) Approved the final Air Quality SPD, attached at Appendix 2, with the adoption date to be no later than 30 June 2026.
ii) Agreed that the proposed implementation date of the SPD would be 16 November 2026, conditional on the prior adaptation of the City Plan 2040, from which date the current Air Quality SPD 2017 would be revoked and no longer apply.

7. **CELEBRATING HERITAGE SUPPLEMENTARY PLANNING DOCUMENT**

The Committee received a report which sought to provide guidance on the implementation of new policies relating to heritage within the City Plan 2040 and sought authorisation to adopt the Celebrating Heritage SPD by the Government's deadline of the end of June and to be used in planning decisions within the Square Mile from the date of adoption of the City Plan. The Committee also received a late addendum which contained an updated foreword.

Officers noted that a four-week public consultation had taken place which had generated a significant number of responses from heritage bodies, individuals, planning agents and other interested parties, with the overall response being supportive.

Officers reported that most suggested changes had been incorporated including amendments to the case studies and refinements to the language on heritage assets.

RESOLVED – That the Committee:

i) Approved the adoption of the Celebrating Heritage SPD with the adoption date to be no longer than 30 June 2026;
ii) Agreed that the proposed implementation date of the SPD will be the date of adoption of the City Plan 2040.

8. **OFFICES SUPPLEMENTARY PLANNING DOCUMENT**

The Committee received a report which sought authorisation to adopt the Offices SPD by the Government's deadline of the end of June 2026, to be used in planning decisions within the City of London from 16 November 2026. Officers presented the report and noted that the SPD had been prepared to align with the emerging City Plan policies and would replace the 2015 Offices Use SPD.

Officers confirmed that the principal change, following discussion with key stakeholders, was the replacement of the former table with a diagram showing the strategic importance of sites and locations by location, type and scale.

RESOLVED – That the Committee:

i) Approved the adoption of the Offices SPD with the adoption date to be no later than 30 June 2026;
ii) Agreed that the proposed implementation date of the SPD will be 16 November 2026 and conditional on the prior adoption of the City Plan 2040, from which time the Offices SPD (2015) is revoked and will no longer apply.

9. **PLANNING OBLIGATIONS SUPPLEMENTARY PLANNING DOCUMENT**

The Committee received a report which sought authorisation to adopt the Planning Obligations SPD by the Government’s deadline of the end of June 2026, to be used in planning decisions within the City of London from 16 November 2026. Officers outlined the key change being a simplified cultural contribution formula which applied a cost per square metre to gross additional floorspace, with clearer guidance on payments in lieu. They also confirmed that the £46 per square metre contribution would be split equally between skills and cultural contributions, and that Section 106 cycle parking contributions would apply only where shortfalls required mitigation.

The Committee noted minor addendum corrections on vehicle servicing and management plans, and the Section 278 process, and was advised by officers that an adoption statement would be published.

In response to a question by a Member on residential guidance, officers advised that relevant matters were already covered by local plan policies and existing guidance, so a further SPD would likely duplicate existing provision.

RESOLVED – That the Committee:

i) Approved the adoption of the Planning Obligations SPD with the adoption date to be no later than 30 June 2026;
ii) Agreed that the proposed implementation date of the SPD will be 16 November 2026 and conditional on the prior adoption of the City Plan 2040, from which time the Planning Obligations SPD (2021) is revoked and will no longer apply.

10. **AUTOMATED PASSENGER SERVICES IN THE CITY OF LONDON**

The Committee considered a report which proposed that the City Corporation proactively engaged with automated passenger service operators with the intention of including the City of London within their initial operating areas.

Members considered how stalled or abandoned vehicles would be managed, including reporting and enforcement. Officers advised that the proposed operator, Waymo, had systems to manage faults and the arrangements would be tested through the trial.

Members asked whether routes could be restricted, particularly on narrow streets with high numbers of cyclists. Officers informed Members that the vehicles would be treated as general traffic, but would explore whether waiting locations or voluntary route exclusions could be agreed with the operator.

RESOLVED – That the Committee:

i) Agreed that officers should proactively engage with potential operators of automated passenger services with the intention of including the City of London within their operating areas;
ii) Noted that, for the purposes of highway network management, autonomous vehicles will be treated in the same way as general traffic, as outlined in Paragraph 15 of the report.

11. **CIL INSTALMENT POLICY REVIEW**
The Chair informed the Committee that the report had been deferred.

12. **DRAFT LOCAL FLOOD RISK MANAGEMENT STRATEGY 2027-2033 - AGREEMENT TO PUBLIC CONSULTATION**
The Committee received a report sought approval for a statutory public consultation on the draft Local Flood Risk Management Strategy 2027-2033 prepared with input from the officer level Flood Risk Steering Group and wider flood risk stakeholders.

A Member asked whether targeted engagement would take place with wards and areas most likely to be affected by flood risk, particularly those along the river. Officers confirmed that neighbouring risk management authorities were the primary consultees, but noted the duty to consult the public and invited suggestions for suitable local forums and recognised that July and August were not ideal months for consultation.

RESOLVED – That the Committee:

i) Noted the draft Local Flood Risk Management Strategy (Appendix 1);
ii) Approved a statutory public consultation period of at least six weeks of the draft Local Flood Risk Management Strategy 2027-2033;
iii) Noted that following public consultation, a final version of the Local Flood Risk Management Strategy would be brought back to the Committee for approval in November 2026.

13. **NATURE RECOVERY STRATEGY DEVELOPMENT PROPOSAL**
The Committee received a report which set out the proposed approach for developing the first corporate Nature Recovery Strategy which sought to set the long-term direction for biodiversity and nature across the City Corporation's functions, services and assets. Officers informed the Committee that the strategy would provide a framework for setting the City Corporation's long-term direction on biodiversity and nature recovery.

RESOLVED – That the Committee:

i) Approved the approach to developing the Nature Recovery Strategy;
ii) Noted the targeted consultation approach of the strategy.

14. **ENVIRONMENT DEPARTMENT BUSINESS PLAN 2025/26 - END OF YEAR PROGRESS REPORT***
The Committee received a report which provided an end of year update on the progress made towards delivering the Environment Department's high-level Business Plan 2025-30, and summarises progress made against major workstreams and performance measures during 2025-26.

RESOLVED – That the Committee noted the report.

15. **TRANSPORT STRATEGY: 2025/26 ANNUAL REPORT, 2026/27 - 2030/31 DELIVERY PLAN AND CITY STREETS 2025 SUMMARY REPORT***
The Committee received the 2025/26 Annual Report which detailed progress with delivering the Transport Strategy, the Delivery Plan for 2026/27 – 2030/31 and also presented the City Streets 2025 Summary Report which highlighted key findings from the 2025 strategic traffic counts.

Members raised questions relating to signage, including a long-standing request relating to the Barbican, Thames Path and wider coordination with the Culture, Heritage and Libraries Committee. Officers conformed that discussions would take place with relevant colleagues and further signage phases, including for the Riverside and Barbican areas, were planned for later in the year.

The Committee considered the impact of consolidation centres on delivery vehicle movements and wider traffic levels. Officers advised that the consultation response would return in September and that a further report on consolidation impacts, including evidence from 22 Bishopsgate and 8 Bishopsgate, would also be presented to Committee.

RESOLVED – That the Committee noted the report.

16. **DISTRICT SURVEYORS ANNUAL REPORT***
The Committee received a report which updated the Committee on the workings of the District Surveyor's office which reported to it for the purposes of building control, engineering services for the City's major infrastructure and to provide resilience to buildings and businesses within the Square Mile that could be affected by climatic and environmental risks.

RESOLVED – That the Committee noted the report.

17. **REVENUE OUTTURN 2025/26***
The Committee received a report which compared revenue outturn for services overseen by the Committee in 2025/26 with the budget for the year.

RESOLVED – That the Committee noted the report.

18. **RISK MANAGEMENT UPDATE REPORT***
The Committee received a report which sought to provide assurance that risk management procedures in place within the Environment Department are satisfactory and meet the requirements of the Corporate Risk Management Framework.

RESOLVED – That the Committee noted the report.

19. **REPORT OF ACTION TAKEN***
The Committee received a report which advised the Committee of action taken by the Town Clerk outside of the Committee's meeting schedule, in consultation with the Chair and Deputy Chair, in accordance with Standing Order No. 40 (a) and (b).

RESOLVED – That the Committee noted the report.

20. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**
A Member raised concerns about the publication of residents' full names and addresses on the planning portal when submitting representations on planning applications. Officers advised that this issue had previously been raised and work was underway with IT colleagues to introduce a redaction process. It was anticipated that residents' names and addresses would be redacted, while retaining sufficient location information, such as a property number identifier and postcode, to show where representations had originated. Officers confirmed they expected the process to be implemented shortly.

21. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**
The Chair reported to the Committee that the Planning & Development Team had received national recognition at the National Planning Awards, winning awards for Reinventing the City Alleys in the Fostering a Healthy Town Centre category, which recognised the delivery of new pedestrian routes through the planning process, and for 85 Gracechurch Street in the Use of Culture in Placemaking category. The Chair also noted the team had received three commendations in other categories and congratulated the team.

22. **EXCLUSION OF THE PUBLIC**
RESOLVED – That under Section 100(A) of the Local Government Act 1972, the public were excluded from the meeting for the following items on the grounds that they involved the likely disclosure of exempt information as defined in Part I of the Schedule 12A of the Local Government Act.

23. **NON-PUBLIC MINUTES**

23.1 **Non-Public Minutes of the Streets and Walkways Sub-Committee held on 13 May 2026***
RESOLVED – That the Committee noted the draft non-public minutes of the Streets and Walkways Sub-Committee held on 13 May 2026.

24. **DELEGATED AUTHORITY REQUEST - DECLARATION OF CITY FUND LAND SURPLUS TO HIGHWAY REQUIREMENTS - 1 UNDERSHAFT, LONDON EC3A 8EE**
The Committee received a report of the City Surveyor.

25. **DEBT ARREARS - ENVIRONMENT DEPARTMENT***
The Committee received a report of the Chamberlain.

26. **NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**
No questions were received in non-public session on matters relating to the work of the Committee.

27. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREES SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**
No other business was raised in non-public session.

The meeting ended at 3.26 pm

Chair

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