

PLANNING AND TRANSPORTATION COMMITTEE

Tuesday, 7 June 2022

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

Present

Members:

Deputy Shравan Joshi (Chairman)	Alderman Alastair King DL
Deputy Alastair Moss (Deputy Chairman)	Alderman Ian David Luder
Deputy Randall Anderson	Deputy Susan Pearson
Brendan Barns	Deputy Henry Pollard
Ian Bishop-Laggett	Ian Seaton
Deputy Keith Bottomley	Alethea Silk
Deputy Michael Cassidy	Luis Felipe Tilleria
John Edwards	William Upton QC
Anthony David Fitzpatrick	Alderman Sir David Wootton
Martha Grekos	

Observing:

Judith Pleasance
Shailendra Umrada

Officers:

Gwyn Richards	- Chef Planning Officer and Development Director
Joseph Anstee	- Town Clerk's Department
Samantha Tharme	- Environment Department
Fleur Francis	- Comptroller and City Solicitor's Department
Leah Coburn	- Environment Department
David Horkan	- Environment Department
Ian Hughes	- Environment Department
Tom Nancollas	- Environment Department
Peter Shadbolt	- Environment Department
Bruce McVean	- Environment Department
Rob McNicol	- Environment Department
George Wright	- Environment Department
Dipti Patel	- Chamberlain's Department

Introductions

The Town Clerk opened the meeting, confirming that a quorum of Members were present. The Town Clerk then highlighted that the meeting was being recorded as well as live streamed and would be made available on the City Corporation's YouTube page for a period of time after the meeting had concluded. It was confirmed that all personal data would be processed in accordance with the Data Protection Act 2018. The Town Clerk highlighted that, for further information on this, viewers could contact the City Corporation using the details provided on the public webpages.

The Chairman then welcome all those in attendance to the meeting, as well members of the public and external stakeholders observing the meeting via YouTube.

1. **APOLOGIES**

Apologies for absence were received from Emily Benn, Deputy John Fletcher, Deputy Marianne Fredericks, Jaspreet Hodgson, Natasha Lloyd-Owen, Deputy Edward Lord, Alderman Bronek Masojada, Andrew Mayer, Deborah Oliver and Deputy Graham Packham.

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

There were no declarations.

3. **MINUTES**

RESOLVED – That the public minutes and non-public summary of the meeting held on 17 May 2022 be agreed as a correct record.

Matters Arising

With regards to the Wood Street escalators referenced at Item 8, the Committee noted that whilst maintenance of the escalators was not specifically referenced within the conditions attached to the planning permission granted, legal agreements in respect of the development were being examined to assess relevant obligations.

4. **15-16 MINORIES, 62 ALDGATE HIGH STREET LONDON EC3N 1AL: SUBMISSION OF DETAILS TO PARTIALLY DISCHARGE CONDITION 37-A (EXTERNAL FACADE MATERIALITY), 37-B (TYPICAL FACADE DETAILS) AND 37-L (FLANK WALL TREATMENT) OF PLANNING PERMISSION 15/01067/FULL DATED 19.08.2016**

The Committee considered a report of the Chief Planning Officer and Development Director regarding the submission of details to partially discharge Condition 37-A (External Facade Materiality), 37-B (Typical Facade Details) and 37-L (Flank Wall Treatment) of planning permission 15/01067/FULL dated 19 August 2016. The Chief Planning Officer and Development Director introduced and presented the report, setting out the history of the relevant planning permission and conditions, and outlining the proposals for consideration. The recommendation was that the Committee agree to discharge conditions 37-A and 37-B in part, and 37-L in full.

A Member noted that the Committee had previously asked for details in respect of materials to be brought back to the Committee for approval, and queried whether similar requests should be made more frequently where necessary. The Member commented that there would be no daylight lost as a result of the proposals, and that the proposed red render to the flank wall was interesting and satisfactorily explained. The Committee was assured that the proposals would not compromise the climactic integrity of the building and all panels would be appropriately insulated. In response to a question from the Chairman regarding fire safety, the Committee was advised that the proposed materials were non-combustible, and compliant with fire regulations.

Arising from the discussion, the Chairman drew the Committee's attention to the recommendation, which was agreed.

With regards to whether similar decisions should routinely be reserved to the Committee, the Chairman sought the views of Members, first commenting that he felt officers were capable of making all necessary technical decisions, and that whilst these matters may be of human interest, the Committee should delegate these decisions to officers, noting that effective time and agenda management would be important going forward, with a number of major applications in the pipeline.

A Member added that they did not feel it was an efficient use of the Committee's time to consider the discharging of conditions unless it were absolutely necessary, although more detail on this matter could have been included at the time. Another Member commented that whilst it would be more work for the Committee, applications were sometimes sufficiently outline that the Committee should have the ability to reserve approval of the discharging of certain conditions, adding that if the Committee set stronger conditions at the planning permission stage, this would seldom be necessary. A Member added that they agreed that the default position should be to delegate to officers, but noted that there would be rare circumstances in which a particular condition frustrated to the extent that it should be put to the Committee to consider.

The Chief Planning Officer and Development Director clarified that as a matter of policy, the Committee did not consider outline planning permissions, and confirmed that the planning application originally approved in this case had not been for outline planning permission. The Chief Planning Officer and Development Director further advised that in their view, these matters should continue to be delegated to officers.

RESOLVED – That the Planning & Transportation Committee resolves to discharge condition 37 (a) and (b) in part and condition 37 (l) in full, of planning permission reference 15/01067/FULL.

5. **PLANNING ADVICE NOTE: WHOLE LIFECYCLE CARBON OPTIONEERING**
The Committee considered a report of the Executive Director of Environment presenting a first draft of a guidance note advising developers on carrying out whole life-cycle carbon options appraisals, including their scope and methodology, to assist pre-application procedures for major applications in ensuring that development proposals are pursued that minimise operational and embodied carbon emissions. The Chairman introduced the item, commenting that this was a crucial piece of work and central to the Committee's strategy, and thanking Members and officers for their work on this so far.

The Executive Director of Environment then introduced the report and draft guidance note, drawing Members' attention to the key points and setting out next steps for taking it forward, adding that a six-week consultation on the document was planned, if approved. The Executive Director of Environment

then addressed several points and comments raised by Members ahead of the meeting, giving the Committee further detail on the lifecycle of developments, carbon emissions, commercial development policy and the provision of independent advice.

The Chairman commented that the Committee would look increasingly badly on the strategic use of carbon offsetting to meet targets, and it would be useful to make this clear within the guidance. The Chairman added that the guidance note had been equally encouraged by developers, and that he hoped this work would facilitate mutual steps forward.

In response to questions from a Member, the Executive Director of Environment advised that officers would work with the public realm team on materials and their impact. It was also accepted that the guidance note would need to account for a wider range of technologies and avoid promoting any specific technology. The Executive Director of Environment added that points around technology reinforced the complexity of the issue, and there would be a need to adjust and adapt the guidance over time. The Committee was advised that work was underway to map the locations across the City of London where ground source heat pumps could be installed, and that at least one had already been installed. Officers had tried to include as much information as possible to provide granularity.

A Member asked whether the guidance note incorporated all best practice and international learning, noting the points raised on the evolution of technology, and suggested that industry experts be specifically consulted on the guidance note with a view to scrutinising it as widely as possible. The Committee was advised that work and projects undergone elsewhere had been reviewed during the process, but that the main objective was to set a framework, with consistent information. The Executive Director of Environment added that the City Property Association and developers had asked that a workshop be held, and that it was planned to reach out to professional bodies representing facets of the industry, as well as residents. The Chairman commented that it was hoped that the guidance note would be industry-leading and therefore they may be elements of the guidance note from which a limited amount could be drawn from contemporary work.

The Deputy Chair commented that the guidance note should account for the re-use of foundations, and address crossover points, at which an enhanced building would achieve carbon payback. The Executive Director of Environment advised that officers would look into the re-use of foundations and that ideally crossover points would be before the 2040 target for net zero. In response to a question from the Chairman, the Executive Director of Environment advised that developers should already be following much of the guidance set out, but as this was being executed in various ways, it was hoped that the document would consolidate and made implementation of the guidance easier.

In response to a question from a Member, the Executive Director of Environment advised that once finalised, the document would be something that developers would be required to look at and provide information in

response, but a lack of conformity would not sufficient for refusal on its own. However, the document would be incorporated into a Supplementary Planning Document (SPD) which would be stronger, and the messaging around the guidance note would be clear that developers would have to deliver on the expectations set out.

Members commented that the document fit in well with the wider Transport Strategy, and encouraged the inclusion of transport elements such as electric vehicles and road infrastructure. In response to a question from a Member, the Executive Director of Environment advised on the timescales for taking the document forward and its interaction with the planned Climate Action Strategy SPD. The Committee was advised that it was ultimately intended that when a planning application was submitted, the document would be used for optioneering, and would be presented as a distinct part of the application, with a condition to monitor compliance.

The Chairman thanked Members for their comments, which demonstrated the depth of work on this to date, before drawing the Committee's attention to the recommendation which was agreed.

RESOLVED – That the Planning & Transportation Committee approve the draft Planning Advice Note “Whole Lifecycle Carbon Optioneering” for public consultation.

6. 1 BROADGATE SECTION 278 HIGHWAY WORKS

The Committee considered a report of the Executive Director of Environment regarding Section 278 highway works at 1 Broadgate. The Executive Director of Environment introduced the report and explained that the proposals were put to the Planning & Transportation Committee rather than the Streets & Walkways Sub Committee due to the exchanges of land proposed as part of the scheme.

RESOLVED – That the Planning & Transportation Committee:

1. Authorise officers to proceed with the statutory process and legal agreements required to progress the highway boundary adjustments (appendix 2) pursuant to Section 256 of the Highways Act 1980;
2. Delegate authority to consider any objection to the advertised Section 256 application, and whether to proceed, to the Executive Director Environment (in consultation with the City Solicitor);
3. Delegate any budget adjustments to the Chief Officer should further Section 278 funds be required from the developer prior to Gateway 5 approval; and
4. Authorise officers to enter into a Section 278 agreement with British Land.

7. **ALL CHANGE AT BANK: TRAFFIC AND TIMINGS REVIEW PLAN**

The Committee considered a report of the Executive Director of Environment asking the Committee to approve in principle a methodology for the review of traffic and timings at Bank Junction, acknowledging that it might have to vary depending upon the results of the work, engagement, and agreements with Transport for London on the technical specification of the traffic model (which has yet to take place). The Executive Director of Environment introduced the report and drew Members' attention to the key points. The Committee noted that the recommendations had been supported by the Streets & Walkways Sub Committee, following substantive discussion.

A Member commented that effort should be made to learn lessons from the review and take these forward into policy-making, and to take account of the consequences of matters such as Covid-19, going forwards as well as in the present. The Member added that schemes and strategy considered by the Committee should prioritise the restoration of economic activity, and that the relevance of proposals to this aim should be clearly stated within reports. The Chairman responded that full account needed to be taken of the lessons learned from previous projects, and that Bank Junction should still be seen as an opportunity, and needed to be considered in the context of other work, such as the Bank Station capacity upgrades by TfL.

The Chairman added that the original driver of the Bank Junction schemes was health and safety, and this had to be kept in mind. The Chairman encouraged Members' feedback on the approach to the review, but noted that the Committee could not revisit the Motion instructing the review, or the All Change at Bank or Bank on Safety projects themselves.

A Member advised that they had concerns over the risk implications set out in the report and whether these were sufficiently ameliorated. The Executive Director of Environment responded that the review originally planned had been brought forward as a result of the Motion, and accepted that this had risk implications, but officers would try to mitigate against the risks set out as far as possible. Officers also held regular discussions with TfL, with whom as much as agreement as possible would be reached. The Chairman added that the Motion had immediate requirements for the Committee, and these would need to be worked through in accordance with the current circumstances.

Arising from the discussion, the Chairman sought the views of the Committee on the recommendations, and with a majority of Members voting in favour, the recommendations were agreed.

RESOLVED – That the Planning & Transportation Committee:

1. Agree, in principle, the methodology set out in Appendix 1 for undertaking the traffic and timing mix review as part of the All Change at Bank project; and
2. Note the associated risks with the proposed plan (outlined in paragraphs 19-24).

8. **TRANSPORT STRATEGY: 2021/22 PROGRESS UPDATE AND 2022/23 - 2024/25 DELIVERY PLAN***

The Committee received a report of the Executive Director of Environment summarising progress with delivering the Transport Strategy in 2021/22 and setting out the Delivery Plan for 2022/23– 2024/25. In response to a question from a Member, the Executive Director of Environment advised that officers were working on testing different materials and wanted to assess their suitability for use.

RESOLVED – That the report be noted.

9. **LEVELLING UP AND REGENERATION BILL ***

The Committee received a report of the Executive Director of Environment summarising the key provisions of the Levelling Up and Regeneration Bill as they related to the work of the Planning & Transportation Committee, with a focus on planning reform.

RESOLVED – That the report be noted.

10. **RISK MANAGEMENT UPDATE REPORT***

The Committee received a report of the Executive Director of Environment providing the Planning & Transportation Committee with assurance that risk management procedures in place within the Environment Department were satisfactory and that they met the requirements of the Corporate Risk Management Framework.

RESOLVED – That the report be noted.

11. **PUBLIC LIFT REPORT***

12. **VALID PLANNING APPLICATIONS RECEIVED BY ENVIRONMENT DEPARTMENT***

The Committee received a report of the Chief Planning Officer and Development Director detailing development applications received by the Department of the Built Environment since the report to the last meeting.

RESOLVED – That the report be noted.

13. **DELEGATED DECISIONS OF THE CHIEF PLANNING OFFICER AND DEVELOPMENT DIRECTOR***

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

RESOLVED – That the report be noted.

14. **OUTSTANDING ITEMS***

The Committee received a report of the Town Clerk setting out its list of Outstanding Actions. A Member provided feedback on the draft Scheme Dashboard provided, around square footage measurements, cycle parking compliance and project breakeven points. The Chairman added that the document was a work in progress and a live document, and encouraged feedback from Members on it. The Chief Planning Officer and Development Director thanked Members for their feedback and advised that it was hoped to evolve the document, adding that this was another opportunity to demonstrate leadership. The Chief Planning Officer and Development further advised that once finalised, the document would be included alongside the Executive Summary within planning application reports.

RESOLVED – That the list of outstanding actions be noted.

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

In response to a question from the Chairman, the Executive Director of Environment advised that the security barriers placed around the City of London for the Platinum Jubilee weekend had been deployed on behalf of the Metropolitan Police and the Department of Culture, Media and Sport, and that it was hoped they would be removed as quickly as possible.

A Member advised that barriers had been placed on St Alphage Highwalk without adequate accompanying signage, and ask that this be reviewed, particularly with regards to wayfinding. The Executive Director of Environment thanked the Member for flagging this and advised that officers would look into this.

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

The Chairman introduced Rob McNicol, Assistant Director (Policy and Strategy) within the Environment Department, who would be working with the Committee and the Local Plans Sub Committee.

17. **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 the Schedule 12A of the Local Government Act.

Item	Paragraph
18	3
19	3,5,7
20-21	-

18. **NON-PUBLIC MINUTES**

RESOLVED – That the non-public minutes of the meeting held on 7 June 2022 be agreed as a correct record.

19. **DEBT ARREARS - ENVIRONMENT DEPARTMENT (P&T COMMITTEE)***
The Committee received a report of the Chamberlain.
20. **NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**
There was one question.
21. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREES SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**
There was one item of other business.

The meeting closed at 12.06 pm

Chairman

Contact Officer: Joseph Anstee
joseph.anstee@cityoflondon.gov.uk