

PLANNING AND TRANSPORTATION COMMITTEE

Friday, 4 October 2024

Minutes of the meeting of the Planning and Transportation Committee held at the Guildhall EC2 at 1.45 pm

Present

Members:

Deputy Shравan Joshi MBE (Chairman)	Alderwoman Elizabeth Anne King, BEM JP
Deputy Randall Anderson	Deputy Natasha Maria Cabrera Lloyd-Owen
Ian Bishop-Laggett	Owen
Mary Durcan	Eamonn Mullally
Deputy John Edwards	Deborah Oliver
Deputy John Fletcher	Judith Pleasance
Deputy Marianne Fredericks	Ian Seaton
Jaspreet Hodgson	Hugh Selka
	Jacqui Webster

Officers:

Baljit Bhandal	- Comptroller & City Solicitor
Ian Hughes	- Environment Division
Rob McNicol	- Environment Division
Gwyn Richards	- Environment Division
Gemma Stokley	- Town Clerk's Department
Blair Stringman	- Town Clerk's Department
Isobel Tucker	- City Surveyors

1. **APOLOGIES**

Apologies for absence were received from the Deputy Chairman Graham Packham, Deputy Edward Lord OBE, Deputy Brian Mooney, Deputy Henry Pollard, Alderman Simon Pryke and Tom Sleigh.

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

There were no declarations.

3. **MINUTES**

MATTERS ARISING:

In relation to page 7, paragraph 3, A Member requested that it be reflected that the concern raised was out the lighting charter not addressing boundary issues between officers and residents in Farringdon. Members agreed that the wording be amended to "address boundary issues between officers and residents in Farringdon" instead of "address issues in Farringdon" to accurately reflect the discussion.

RESOLVED – That, the public minutes and non-public summary of the meeting held on 23rd July 2024 be agreed as a correct record subject to requested corrections.

4. *** OUTSTANDING ACTIONS**

The Committee received a report of the Town Clerk concerning outstanding actions.

5. **CITY FUND HIGHWAY DECLARATION: ONE BISHOPSGATE PLAZA, 80 HOUNDSDITCH, LONDON, EC3A 7AB**

The Committee considered a joint report of the City Surveyor and Executive Director Property concerning approval to declare a volume of City Fund owned airspace measuring 775 sq ft/ 72 sq m, situated at One Bishopsgate Plaza, 80 Houndsditch, London, EC3A 7AB, to be surplus to highway requirements and allow its disposal in conjunction with the permitted development.

Members noted that the affected airspace is occupied by a canopy benefiting the building owned by Success Venture Investments. Planning permission for the canopy was approved in 2019, and construction has been completed. City engineers have been consulted and are satisfied with the canopy's design and height.

A Member raised concerns about why the issue was not identified earlier in the process. It was explained that the canopy was flagged during planning, and the owner approached city engineers for approval, leading to the current request to regularise the encroachment.

In response to a question about whether the regularising of canopies is common, officers noted that canopies are quite common, and the process of regularising encroachments into city ownership is standard. Members were informed that the City Surveyors review all planning applications to ensure any encroachments are addressed.

When asked why the decision was brought to the Committee, officers informed Members that the authority to declare airspace surplus is not delegated to officers, so it requires Committee approval.

In response to a question about responsibility for the cleanliness of the pavement under the canopy, officers noted that the City remains responsible for maintaining the public highway, including the pavement under the canopy.

RESOLVED – That Members, resolve to declare a volume of City Fund owned airspace totalling 775 sq ft (held for highway purposes), situated around 80 Houndsditch, London, EC3A 7AB, be surplus to highway requirements to enable its disposal upon terms to be approved under the delegated authority of the City Surveyor.

6. **CITY FUND HIGHWAY DECLARATION: 160 QUEEN VICTORIA STREET, LONDON, EC4V 4BF**

The Committee considered a joint report of the City Surveyor and Executive Director Property concerning approval to declare a volume of City Fund owned airspace measuring 116.25 sq ft / 10.8 sq m, situated at 160 Queen Victoria St, London EC4V 4BF, to be surplus to highway requirements and allow its disposal in conjunction with the permitted development.

Members were informed that the affected airspace is occupied by a canopy that benefits the building owned by Lanwand. Planning permission for the canopy was approved in 2020, and construction was completed in 2020-2021. City engineers have been consulted and are comfortable with the canopy's design and height.

RESOLVED – That Members, resolve to declare a volume of City Fund owned airspace totalling 116.25 sq ft (held for highway purposes), situated around 160 Queen Victoria St, London EC4V 4BF, be surplus to highway requirements to enable its disposal upon terms to be approved under the delegated authority of the City Surveyor.

7. *** TO NOTE THE DRAFT MINUTES OF THE STREETS AND WALKWAYS SUB-COMMITTEE MEETING HELD ON 9 JULY 2024**

The Committee received a the draft minutes of the Streets and Walkways Sub-Committee held on 9th July 2024.

8. *** REPORT OF ACTION TAKEN**

The Committee received a report of the Town Clerk concerning a report of action taken under urgency powers.

The committee discussed the unintended consequences around the lift and escalator report and requested a quarterly report in future for PASC meetings.

The committee reviewed the consultation submission to the government on the National Planning Policy Framework (NPPF). Members expressed concerns about the inclusion of certain policy matters, particularly question 61, which addresses the setting of listed buildings.

The committee was informed that the City Plan had been submitted to the Secretary of State for examination in public on August 29th. The timing of the examination hearings is dependent on the planning inspectors, and it is possible that the hearings may take place next year.

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

There was one question from a Member regarding an update on the City Plan.

The Committee was informed that the City Plan had been submitted to the Secretary of State for examination in public on August 29th. The team is working with stakeholders to produce statements of common ground and potential changes to the plan. The timing of the examination hearings is dependent on the planning inspectors, and it is possible that the hearings may take place next year.

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

There was one item of urgent business.

The Chairman highlighted the following:

The 8 Bishopsgate tower was awarded the best tall building in the world for its height category at the Council for Tall Buildings and Urban Habitat awards last week. The tower was an exemplary collaboration between City planning officers and the applicant and was directly informed by the need to respect heritage views of St Paul's.

In the same awards, 21 Moorfields was awarded the international award for structural ingenuity. Members will have been sent an invitation to visit this completed scheme in the coming weeks, the City HQ of Deutsche Bank

8 Bishopsgate was also awarded the City Building of the Year award by the Architects Company.

More evidence of the world class architecture being delivered through the City's Planning team and both buildings almost entirely let showing the vigour of occupier demand in the City.

Members will also note the invitation to visit the completed Fredericks Place scheme with a new pedestrian arcade linking Fredericks Place with Ironmongers Lane and a new colonnade walkway along Ironmonger Lane with a new archive centre for the Mercers Company, an exceptional sensitive and contextual scheme.

The City of London Building Control team have been nominated for the LABC Building Excellence Awards as the national, "Best Local Authority Building Control Team".

The City also has two other finalists, as they have won the London region awards.

8 Bishopsgate for the "Best Non-residential New Build", and James Binstead as the "LABC Newcomer of the Year". James is on his final year of a 4 year apprenticeship program.

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 the Schedule 12A of the Local Government Act.

12. **REVIEW OF PUBLIC CAR PARK PROVISION IN THE CITY**

The Committee considered a joint report of the Executive Director Environment, City Surveyor and Executive Director Property.

13. **NON-PUBLIC MINUTES**

RESOLVED – That, the non-public minutes of the meeting held on 23rd July 2024 be agreed as a correct record.

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

There were no questions.

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

There was no urgent business.

The meeting closed at time not specified

Chairman

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