

PLANNING AND TRANSPORTATION COMMITTEE

Tuesday, 3 February 2015

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

Present

Members:

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| Deputy Michael Welbank (Chairman) | Deputy Keith Knowles |
| Oliver Lodge (Deputy Chairman) | Brian Mooney |
| Randall Anderson | Deputy Alastair Moss |
| Alex Bain-Stewart | Sylvia Moys |
| Deputy John Chapman | Graham Packham |
| Emma Edhem | Deputy Henry Pollard |
| Alderman Peter Estlin | Tom Sleigh |
| Brian Harris | Angela Starling |
| Christopher Hayward | Patrick Streeter |
| Deputy Henry Jones | |

Officers:

| | |
|--------------------|---|
| Simon Murrells | Assistant Town Clerk |
| Katie Odling | Town Clerk's Department |
| Deborah Cluett | Comptroller and City Solicitor's Department |
| Annie Hampson | Department of the Built Environment |
| Paul Beckett | Department of the Built Environment |
| Steve Presland | Department of the Built Environment |
| Ted Rayment | Department of the Built Environment |
| Peter Shadbolt | City Surveyor's Department |
| Iain Simmons | Department of the Built Environment |
| Peter Young | Corporate Property Group Director, City Surveyor's Department |
| Tom Leathart | City Surveyor's Department |
| Sam Cook | Remembrancer's Office |
| Bella Longman | Public Relations |
| Alan Rickwood | City Police |
| Alexander Williams | City Police |

1. **APOLOGIES**

Apologies for absence were received from The Reverend Dr Martin Dudley, Sophie Anne Fernandes, George Gillon, Alderman Professor Michael Mainelli, Graeme Smith and Deputy James Thompson.

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

There were no declarations of interest.

3. **MINUTES**

RESOLVED – That the minutes of the meeting held on 13 January 2015 be approved.

Item 8 – Millennium Inclinor – The City Surveyor confirmed that a detailed action report would be presented to the next Committee.

4. **TOWN PLANNING AND DEVELOPMENT APPLICATIONS**

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

5. **VALID APPLICATIONS LIST FOR COMMITTEE**

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

6. **IMPLICATIONS FOR THE CITY CORPORATION OF AMENDED GOVERNMENT POLICY ON AFFORDABLE HOUSING**

The Committee considered a report of the Director of the Built Environment regarding the implications for the City Corporation of an amendment to Government policy on Affordable Housing.

Members requested that the Director of the Built Environment and the City Remembrancer seek out appropriate opportunities to make the Government aware of the impact that the amendment would have on the City of London and its neighbouring boroughs.

RESOLVED – That,

- a) the implications of the Government's revised policies for affordable housing in the determination of future planning applications for residential development in the City be noted;
- b) Officers be authorised to commence scoping work on the potential for a Local Plan Alteration to make a locally specific case that the vacant building credit should not apply in the City of London; and
- c) the Director of the Built Environment and the City Remembrancer be instructed to seek out appropriate opportunities to make the Government aware of the impact that its policy amendment in relation to Affordable Housing would have on the City of London and its neighbouring boroughs.

7. **REPORTS RELATIVE TO PLANNING APPLICATIONS**

7.1 **YMCA Building, 2 Fann Street, London EC2Y 8BR**

Registered Plan No.: 14/00322/FULMAJ

Proposal: Refurbishment, infill at basement, lower ground and ground floor levels, and change of use from hostel (Sui Generis) and gym/dance studio (Use Class D2) to provide 74 residential apartments (Use Class C3) with associated

cycle parking and public realm improvements (Increase in floor space of 407sq.m GIA).

The Committee were informed of the following corrections -

- Policy 10.5 was not relevant so should be removed for the decision notice.
- The following policies were duplicated and should also be removed: DM10.8, DM12.1, DM12.3, DM15.6, DM15.7, DM16.1, DM17.1, DM19.2, D21.3, DM21.5, DM22.1.

The Committee expressed their support for the application, however, noted the loss of Section 106 monies.

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 as set out in the body of the report, the decision notice 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 “Planning Obligations” under Section 106 of the Town and Country Planning Act 1990 (as amended).

7.2 **YMCA - 2 Fann Street, London, EC2Y 8BR - Listed Building Consent**

RESOLVED – That Listed Building Consent be granted subject to appropriate conditions set out in the attached schedule.

7.3 **Aldgate Open Space-Duke Street, St Boltoph's Street, Aldgate High Street, London EC3**

Registered Plan No.: 14/00986/FULL

Proposal: Erection of new railings and gates and creation of enclosed gardens; alterations to existing churchyard railings and gates and the layout of the churchyard; erection of a single storey pavilion for café/restaurant use; use of existing subway tunnels for ancillary storage and servicing in association with the proposed pavilion; relocation of the police public call box and Mocatta drinking fountain; and other ancillary works.

The purpose of this report was to inform Members of the applications for those parts of the Aldgate Project that require planning permission and listing building consent.

As the planning application was submitted on behalf of the Committee by the Streets and Walkways Sub Committee, the Grand Committee could not determine the planning application. This application would therefore be determined under powers delegated to officers.

The Committee expressed their support for the scheme and in doing so, discussed the measures to design out skateboarding to ensure the space was protected. Furthermore, Members were informed that as part of the Aldgate Project there were plans to redevelop the passageway behind St Botolph.

The Chairman of the Streets and Walkways Sub Committee informed the Committee that this project had emanated from Ian Burley, former Member of the Court and therefore expressed thanks to him on behalf of the Committee.

RESOLVED – That, subject to the views expressed above, the following be noted -

- a) the intention to grant planning permission for the above proposal in accordance with the details set out in the attached schedule; and
- b) the intention to notify the DCLG that Listed Building Consent would have been granted for application 14/00987/LBC.

8. **FOSTER LANE CONSERVATION AREA CHARACTER SUMMARY AND MANAGEMENT STRATEGY - DRAFT SUPPLEMENTARY PLANNING DOCUMENT**

The Committee considered a report of the Chief Planning Officer and Development Director regarding the Foster Lane Conservation Area Character Summary and Management Strategy.

Page 178 & 179 – amendments:

Page 178

'This consultation Statement is provided as a supporting document for the formal consultation period (2015).'

Stages of Consultation *'...on the above Supplementary Planning Document between October 2014 and February 2015.'*

Page 179

Local Plan Bulletin – *'The Barbican Guidelines Foster Lane SPD has been included since 2013.'*

RESOLVED – That,

- a) the draft text of the Foster Lane Conservation Area Character Summary and Management Strategy, appended as Appendix A to the report be approved and placed on the website as a 'living draft' prior to formal public consultation in 2015;
- b) the Chief Planning Officer be authorised to make amendments in response to the public's comments, providing these do not materially change the document; and
- c) following informal public consultation, the document be published for formal consultation, prior to adoption as a Supplementary Planning Document.

9. **PLANNING APPEAL DECISIONS**

The Committee considered a report of the Chief Planning Officer and Development Director which advised on the decisions made by the Planning Inspectorate on appeals made against the decisions of the City Corporation during 2014.

RESOLVED – That the report be noted.

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

10.1 **Response to Mayor's Draft City Fringe Opportunity Area Planning Framework**

The Committee considered a report of the Director of the Built Environment detailing the suggested response of the City Corporation to the Mayor's Draft City Fringe Opportunity Area Planning Framework (December 2014).

For future, it was proposed that local Members should be consulted on these types of documents.

RESOLVED - That Appendix A be approved to form the basis of the City Corporation's submission to the Mayor in response to his consultation paper.

10.2 **Department of the Built Environment, Business Plan Progress Report for Q2 & Q3 2014/17**

The Committee considered a report of the Director of the Built Environment which set out the progress made during Q2 & Q3 (July – December) against the 2014 – 2017 Business Plan.

RESOLVED – That the report be noted.

10.3 **On Street Parking Charges Pay & Display**

The Committee considered a report of the Director of the Built Environment which recommended an increase in the hourly rate for on-street parking (Pay & Display) to £4.80, effective from 6 April 2015 which was in line with the charges of neighbouring boroughs.

The Committee discussed potential alternative payment methods for car parking and whether there were future plans to phase out the use of cash entirely. The Public Realm and Transportation Director advised the Committee that when reviewing the parking metres, Officers would consider the most economic method of collecting money. Furthermore, the idea of offering a reduced fare for card/phone payments would be explored.

RESOLVED – That an increase in the hourly rate for on-street parking (Pay & Display) to £4.80 (£1.20 for 15 minutes) to be effective from 6 April 2015, be approved.

11. **INFRASTRUCTURE BILL**

The Committee received a report of the Remembrancer which advised of the relevant provisions of the Infrastructure Bill currently before Parliament.

The Remembrancer informed the Committee that the provisions in the Bill to replace the Electronic Communications Code had been withdrawn by the Government, and that the details of the proposed Code would now be the subject of further consultation.

The Remembrancer also informed the Committee that new amendments had been introduced to the Bill which would require the Government to set a five-year Cycling and Walking Investment Strategy.

In response to a question, Members were informed that more efficient ways of working would need to be considered to respond in time to developers seeking to discharge planning conditions, which would become more pressing in the light of the "deemed discharge" measure.

RESOLVED – That the report be received; and that it be noted that confirmation was being obtained that property not held by the Common Council as a local authority would be excluded from the scope of the new schemes for the transfer of public land.

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

Queensbridge House – The City Surveyor provided an update in relation to the redevelopment at Queensbridge House. Members were informed that if the redevelopment had not begun then a scheme would be initiated by the City of London Corporation via the Gateway Project procedure, beginning with a report to the Project Board on 3 March.

Transport/bus routes – The Assistant Director, Local Transportation informed the Committee of the ongoing work with Transport for London to safeguard the use of bus stops and buses in the City and part of this work was around better management of the bus service. An update would be provided to a future meeting.

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

Cycle Superhighway – A report concerning the outcome of the consultation in particular for the East/West and North/South routes would be presented to the next meeting of the Committee.

Review meeting – The Chairman informed the Committee that a meeting of Officers and a small group of Members of the Planning and Transportation Committee would be meeting in March to discuss ways in which the format of planning application reports could be improved.

14. **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.

15. NON-PUBLIC MINUTES

RESOLVED – That the non-public minutes of the meeting held on 13 January 2015 be approved.

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

There were no items of urgent business.

The meeting closed at 1.00 pm

Chairman

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