

PLANNING AND TRANSPORTATION COMMITTEE

Tuesday, 23 September 2014

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

Present

Members:

Deputy Michael Welbank (Chairman)	Deputy Keith Knowles
Randall Anderson	Alderman Professor Michael Mainelli
Deputy John Chapman	Paul Martinelli
Dennis Cotgrove	Deputy Alastair Moss
Revd Dr Martin Dudley	Sylvia Moys
Emma Edhem	Graham Packham
Alderman Peter Estlin	Deputy Henry Pollard
Marianne Fredericks	Alderman Neil Redcliffe
Brian Harris	Graeme Smith
Christopher Hayward	Angela Starling
Gregory Jones QC	Patrick Streeter
Deputy Henry Jones	

Officers:

Katie Odling	Town Clerk's Department
Deborah Cluett	Comptroller and City Solicitor's Department
Philip Everett	Director of the Built Environment
Annie Hampson	Department of the Built Environment
Paul Beckett	Department of the Built Environment
Alan Rickwood	City Police

1. APOLOGIES

Apologies for absence were received from Oliver Lodge, Alex Bain-Stewart, Sophie Fernandes, Deputy Bill Fraser and Deputy James Thomson.

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

The Town Clerk informed the Committee that Mrs Ann Holmes, Ward Member for Farringdon Within had been granted a dispensation by the Standards Committee and would therefore speak at the meeting in relation to item 6B. Mrs Holmes has a pecuniary interest as she and her husband own a flat that is affected by the Bart's Close application.

3. MINUTES

RESOLVED- That the public minutes and summary of the meeting held on 17 July 2014 and the minutes of the Special meeting held on 30 July 2014 be approved as a correct record.

Matters arising:

North Wing St Bartholomew's Hospital – The Comptroller and City Solicitor informed the Committee that a Judicial Review had been filed seeking permission to apply for quashing of 4 decisions (relating to the North Wing and the proposed Maggie's Centre) taken on 17 July 2014. Alternative Dispute Resolution was being explored but in the meantime the Corporation would file grounds of rebuttal. .

RESOLVED – That the Minutes of the Streets and Walkways Sub Committee meeting held on 9 July 2014 be received.

4. **VALID PLANNING APPLICATIONS RECEIVED BY DEPARTMENT OF THE BUILT ENVIRONMENT**

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

5. **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.

6. **REPORTS OF THE CITY PLANNING OFFICER RELATIVE TO PLANNING APPLICATIONS**

6.1 **Fleet House - 8-12 New Bridge Street**

Registered Plan No.: 14/00254/FULMAJ

Proposal: Demolition of existing buildings and redevelopment of the site to provide an eight storey building to contain offices, two retail units (New Bridge Street and Bridewell Place (Class A1/A2/A3/A4/B1) and New Bridge Street and Bride Lane (Class A1/A2/A3).

The Chief Planning Officer and Development Director detailed site and surrounding information to Members.

The Comptroller and City Solicitor advised the Committee in relation to the Human Rights Act and in the present case it was considered that the public interest in facilitating the redevelopment outweighs the rights and the granting of planning permission amounted to a proportionate interference in all of the circumstances.

Karen Perkins and David Perkins spoke against the application.

In response to questions, Mr Perkins advised he had been informed of the buildings listed status and added they had not received compensation for their potential loss nor had this been offered. The Chief Planning Officer responded advising that the façade was not listed but was well conceived in relation to the public house and that the proposed alterations had needed to take account of the building.

During the discussion, reference was made to the following –

- The proposal was similar in height to the existing building and the view of St. Bride's church was protected by the set-back in form of the proposed building; and
- The Chief Planning Officer confirmed that servicing of the proposed building would take place off-street. The application for planning permission was advertised in accordance with our procedure and that commercial occupiers were not notified individually.

A motion was proposed and seconded to review the current notification policy to include commercial neighbours as part of the consultation process. The Chairman advised that Officers would consider this issue.

Upon being put to the vote, planning permission was granted.

Vote; 8 in favour, 5 against, 4 abstentions.

RESOLVED – That:

- a) Planning Permission be approved in agreement with the details set out in the attached schedule subject to planning obligations and other agreements being entered into as set out in the report, the decision notice not to be issued until obligation have been executed.
- b) Officers are instructed to negotiate and execute in respect of the matters set out in the "Planning Obligations" under Section 106 and any necessary agreements under Section 278 of the Highway Act 1980.

6.2 Site Bounded By 34-38, 39-41, 45-47 & 57B Little Britain & 20, 25, 47, 48-50, 51-53, 59, 60, 61, 61A & 62 Bartholomew Close, London EC1

Proposal: Amendment of the approved scheme under section 73 of the Town and Country Planning Act. Revisions relate to phase 1 and 1A of the development (Building A-G). Alterations are proposed to: the external appearance of the buildings, retail floorspace, lower ground floorspace, the refuse strategy and the energy strategy.

The Chief Planning Officer detailed site and surrounding information to Members.

Natasha Curran and Ann Holmes spoke against the application and Gerald Kaye was heard in reply.

During discussion, reference was made to -

- alternative access to the bike store on Middlesex Passage and refuse collections from Bartholomew Close;
- The resident's lounge/club was only intended as a sitting lounge area, and would therefore not be used as a reception;
- The Cinema on Bartholomew Close had a total capacity of 19 and was only to be used by residents and their guests;
- Archaeology plans were required to be published and this would be reflected in the conditions, should it be approved; and
- The decision to transfer to low flow sanitary fittings had been made; however, whether the future use of high flow fittings could be enforced would be reviewed and conditions attached thereto.

Upon being put to the vote, planning permission was granted.

Vote: 12 in favour, 7 against, 2 abstentions.

RESOLVED: That permission is granted for the above proposal in accordance with the details set out in the attached schedule, amended as agreed.

7. REDEVELOPMENT OF FLEET BUILDING & PLUMTREE COURT - POTENTIAL ACQUISITION OF LAND FOR PLANNING PURPOSES

RESOLVED – That the decision be referred back to the next meeting to allow for a scheduled meeting between the parties to take place and to allow time to consider representations received from neighbouring owners since the report was published.

A Member asked that when the item was referred back the report should address relevant requirements to obtain best consideration and any consultation requirements in respect of the proposed disposal of an interest in the site.

8. CONSERVATION AREA CHARACTER SUMMARY AND MANAGEMENT STRATEGY SPDS: ADOPTION

The Committee considered a report of the Chief Planning Officer which sought approval of the amendments to the Bishopsgate and Trinity Square Conservation Area Supplementary Planning Documents and the amended Conservation Area SPDs.

RESOLVED – That the amendments to the Bishopsgate and Trinity Square Conservation Area Supplementary Planning Documents and the amended Conservation Area SPDs be approved.

9. REPORTS OF THE DIRECTOR OF THE BUILT ENVIRONMENT

9.1 Clarifications to Naming and Numbering Advice Note and Authorisation of 110 Bishopsgate EC2

The Committee considered a report of the Director of the Built Environment regarding the Naming and Numbering Advice Note and which also sought authorisation of a revised address for 110 Bishopsgate, EC2.

The Committee were reminded that a report was considered by this Committee on 17 July 2014 to change the building name part of the authorised address of Heron Town, 110 Bishopsgate EC2. This application was not approved as it was considered that the proposed change raised new and wider issues that needed to be addressed by clarifications to the City Corporation's existing Street Naming and Numbering Advice Note. The original application had been withdrawn and replaced with a new application to simplify the authorised address to just 110 Bishopsgate EC2.

RESOLVED – That,

1. the City Corporation's Street Naming and Numbering Advice Note be amended to include the additional guidance on building names set out in Appendix A; and
2. the authorised address of the Heron Tower, 110 Bishopsgate EC2 be amended to become just 110 Bishopsgate EC2 consistent with the authorisation documents set out in Appendix B.

9.2 **Suggested Response of the City Corporation to the Government's 'Technical Consultation on Planning'**

The Committee considered a report of the Director of the Built Environment regarding the Corporation's suggested response to the Government's 'Technical Consultation on Planning'.

The most significant part of the report was the Government's proposal to end existing local exemptions from national change of use permitted development rights from May 2016. In response to comments, the Director of Policy and Performance advised that the Corporation was currently in consultation with other London Authorities who were seeking to maintain local exemptions and it was expected that the Mayor of London would also object to the loss of existing local exemptions for central London. Furthermore, this was year one of a three year long experiment so evidence had not been fully gathered by Government to justify further change.

RESOLVED – That,

- 1) Appendix A form the basis of the City Corporation's submission to the Secretary of State in response to his consultation paper; and
- 2) Appendix A should form the basis of discussions with the Secretary of State in order to refine the proposals to increase housing delivery nationally without adversely affecting the City's economic role.

9.3 **Department of the Built Environment, Business Plan Progress Report for Q1 2014/17**

The Committee received a report of the Director of the Built Environment which set out the progress made during Q1 (April – June) against the 2014/17 Business Plan. The report showed what had been achieved, and the progress made against the departmental objectives and key performance indicators.

RESOLVED – That the report be noted.

9.4 **City's Local Flood Risk Management Strategy (LFRMS) and the London wide Flood Risk Management Plan**

The Committee considered a report of the Director of the Built Environment in relation to the City's Local Flood Risk Management Strategy and the London wide Flood Risk Management Plan.

RESOLVED – That,

- 1) the City of London Local Flood Risk Management Strategy be adopted;
- 2) the actions from this LFRMS form part of the Environment Agency's draft Thames River Basin District – Flood Risk Management Plan for public consultation starting in autumn 2014; and
- 3) the continued implementation of flood risk management be endorsed through the officer led Flood Risk Steering Group.

10. **REPORT ON ACTION TAKEN**

RESOLVED – That the following decisions taken under Urgency/Delegated Authority procedures be noted –

- **London Safer Lorry Scheme** - Authority was therefore given to London Councils Transport and Environment Committee (TEC) (under s6 of Road Traffic Regulation Act 1984) to make new London wide Traffic order requiring all vehicles over 3.5 tonnes to have side guards and safety mirrors and related

to matters including enforcement. Urgent action was enabled to allow the process to commence as soon as possible ensuring road danger reduction benefits were realised and to minimise risks of further death and injury. It would also guarantee TfL and TEC timetable was met.

- **London Bridge Staircase** - Approval was given for the following –
 - to increase the budget for the London Bridge project from £1,695,000 to £2,138,000 to be funded by £2,064,000 from Bridge House Estates (including £36,000 from the Bridges Repairs and Maintenance Fund) and £74,000 from TfL (Grant funding for riverside projects utilised in previous years in developing the scheme).
 - officers to enter into a licence agreement with the Fishmongers' Company to allow access across their land to construct the staircase; and
 - the Comptroller and City Solicitor to complete the necessary documentation for the licence with Fishmonger's Company and the contract with Littlehampton Welding Ltd (providing the revised tender sum is within the approved budget).

11. QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE

There were no questions.

12. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT

There were no items of urgent business.

13. 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.

14. NON-PUBLIC MINUTES

RESOLVED – That the non-public minutes of the meeting held on 30 July 2014 be approved.

RESOLVED – That the non-public minutes of the Streets and Walkways Sub Committee meeting held on 9 July 2014 be received.

16. 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 12.05 pm