

OLYMPIC DELIVERY AUTHORITY

ODA PLANNING COMMITTEE

26 June 2007

SUBJECT: MINUTES OF 8th COMMITTEE MEETING
Held on 12 June 2007 at 18.00

Old Town Hall, Stratford, 29 Broadway, London E15 4BQ

Present: Lorraine Baldry Chairman

Local Authority Members:

Cllr Rofique Ahmed	LB Tower Hamlets
Cllr Conor McAuley	LB Newham
Cllr Geoff Taylor	LB Hackney
Cllr Terry Wheeler	LB Waltham Forest

Independent Members:

Michael Appleton
Celia Carrington
William Hodgson
Janice Morphet
Dru Vesty

Officers in attendance:

Vivienne Ramsey	ODA, Head of Development Control
Anthony Hollingsworth	ODA, Chief Planner, Development Control
Richard Griffiths	ODA, Legal adviser, Planning Decisions Team, (Pinsent Masons)
Vanessa Brand	ODA, Committee Secretary

**1. APOLOGIES
(AGENDA ITEM 1)**

1.1. Apologies were received from David Taylor who was unable to attend the meeting

2. UPDATES, ORDER OF BUSINESS AND REQUESTS TO SPEAK (AGENDA ITEM 2)

2.1. In respect of Item 5 the Chairman drew attention to updates to the report as circulated:

Item 5

- Amended recommendation: additional condition and informatives
- Updates to paragraphs 7.3.3, 7.4.4, 7.5.2, 7.9.2, 7.9.3, 7.10.3, and 7.10.5
- Additions to the report at paragraphs 4.4 and 4.5
- Updated S106 schedule

2.2. The order of business was unchanged

2.3. The following representatives of the applicants were present and would address the Committee in relation to Item 5:

- John Shimmen, Stratford City Developments Ltd
- John Burton, Stratford City Developments Ltd
- David Leonard, David Leonard Associates

There had been no other requests to speak.

3. DECLARATIONS OF INTEREST (AGENDA ITEM 3)

3.1. The Secretary read the following statement:

Members of this Planning Committee need to declare personal interests relevant to the agenda at the beginning of each meeting of the Planning Committee. Item 5 is an application made to ODA which has been delegated to Newham Council. This Committee is asked to make comments on the application. Comments have already been made by London boroughs and other organisations as listed in the paper.

Rofique Ahmed is

- Elected member of LB Tower Hamlets
- Chair of Tower Hamlets Development Committee
- Chair of Tower Hamlets Strategic Development Committee

Lorraine Baldry is

- Board Member of ODA
- Chairman of London Thames Gateway Development Corporation
- *Ex officio* voting member of LTGDC Planning Committee

Conor McAuley is

- Elected member of LB Newham
- Vice Chair of Stratford Renaissance partnership
- Vice Chair, Thames Gateway London Partnership
- Board Member of London Thames Gateway Development Corporation
- and Member of LTGDC Planning Committee

Janice Morphet declares a personal interest relating to her daughter who is employed by Ashursts, the firm of solicitors acting for Stratford City Developments Ltd on work not connected with that contract or any other planning issues.

David Taylor is

- Board Member of ODA
- David Taylor has sent a statement declaring a personal interest in relation to his instructing Anthony Curnow of Ashursts, Solicitors. Mr Curnow is instructed by Stratford City Developments Limited, one of the joint applicants on the planning application to be considered under Item 5 of the agenda. David Taylor instructs Mr Curnow on a matter entirely unrelated to the Stratford City application and he has been advised that this connection may be perceived as giving rise to a prejudicial interest. Consequently, he has decided to withdraw from commenting on the application.

Geoff Taylor is

- Elected member of LB Hackney

Dru Vesty is

- Board Member of London Thames Gateway Development Corporation and
- Member of LTGDC Planning Committee

Terry Wheeler is

- Elected member of LB Waltham Forest
- Director, North London Ltd

Would Members please confirm:

- that the declarations of personal interests are correct; and state if there are any other interests you wish to declare?

Personal interests are prejudicial if a reasonable member of the public with knowledge of the relevant facts would conclude that the nature of your personal interest is such that your judgement of the public interest is likely to be affected. If, by virtue of your personal interest you have been involved in decisions about these proposals, you may have a prejudicial interest. In that circumstance you would need to leave the meeting during the consideration of that item. In light of the agenda before you this evening, please state whether or not any of the interests declared are prejudicial interests?

3.2. Members confirmed that the personal interests read out were correct and that there were no additional interests to be declared. Except as stated, these were not prejudicial interests.

4. MINUTES AND MATTERS ARISING (AGENDA ITEM 4)

4.1. The Chairman asked for the draft Minutes to be amended to include reference to her position as an ex officio voting member of the Planning Committee of

London Thames Gateway Development Corporation as recorded at para 3. 1 above.

4.2. The Committee

AGREED the Minutes of the 7th Committee Meeting held on 27 March 2007 subject to the amendment at para 4.1 above.

PLANNING APPLICATIONS

**5. PLANNING APPLICATION 07/90005/AODODA
APPROVAL OF ZONAL MASTERPLAN FOR ZONE 1 OF STRATFORD CITY**

5.1. The Committee considered the report and took into account the Updates which had been circulated and the additions to the report at paragraphs 4.4 and 4.5. A planning officer gave a presentation to the Committee explaining the report and the Updates.

5.2. Outline Planning Permission had been granted on 17 February 2005 by Newham Borough Council. The permission had approved 11 parameter plans and various supporting documents (such as the Design Strategy) with which all subsequent applications must comply. Zone 1 of Stratford City comprised the town centre extension and included a shopping centre, commercial and hotel facilities, community and health facilities, and residential development as specified in the second appendix to the report.

5.3. The site now fell within the ODA Planning Authority area. Following the S73 application to vary the original permission, which the ODA Planning Committee had approved in November 2006, a new S106 Agreement was being negotiated: it would include all those matters previously covered in the original S106 Agreement save as varied and added to by the ODA's resolution to grant approval to the S73 application. The new S106 Agreement would also cover the situation whereby the ODA is now the planning authority for the Stratford City Site whilst Newham retains certain functions in respect of the Site, including highways, education and housing. The Committee requested a summary of the key requirements included in the S106 agreement when finalised identifying the beneficiaries of all the financial contributions and who has the liability to perform the obligations.

**Action:
Head of Development Control**

5.4. The application before the Committee related to the approval of the Zonal Masterplan for Zone 1 submitted pursuant to Condition A1 of the permission. Under Condition C1, details of the Site Wide Strategies had to be approved prior to the approval of any Zonal Masterplan. The ODA Planning Committee would be considering applications for the Site Wide Strategies at its next meeting on 26 June 2007. An explanation was given to the Committee as to the timing of the application before them. Pursuant to the ODA Head of Development Control's delegation powers, the application for the approval of the Zonal Masterplan for Zone 1 had been delegated to the London Borough of Newham to determine on behalf of the ODA. Accordingly, the Committee was being asked today to comment to Newham on the current application for approval of the Zonal Masterplan for Zone 1. Newham's Planning Committee would be considering the application the following day, Wednesday 12 June

2007, and would be asked to take into account the Committee's comments. However, Newham would be unable to grant approval of the Zonal Masterplan until the ODA Planning Committee had considered and approved the Site Wide Strategies under Condition C1 of the permission. Accordingly, Newham's Planning Committee would be asked tomorrow to delegate authority to determine the Zonal Masterplan for Zone 1 to an Officer to make a decision after 26 June 2007. It was also noted that any resolution to approve the Zonal Masterplan for Zone 1 would not be handed down until the S106 Agreement had been completed and the S73 approval granted.

- 5.5. David Leonard, of David Leonard Associates, architects to Stratford City Developments Ltd, gave a presentation explaining the development of the Zonal Masterplan for Zone 1 since 2005 taking into account the proposals for development of the Olympic Park and the legacy proposals. He described the impact of the topography and illustrated the layout and circulation routes, the townscape features including the principal pedestrian route along Southern Boulevard linking southwards to Stratford across the railway and west and north to the adjacent zones. He also described the location of different uses including open space and issues affecting their design such as the heights and modelling of residential blocks to ensure maximisation of daylight and sunlight. All these would be subject to the submission of further details and the applicant was working closely with the Design Review Group, the Stratford City Consultative Access Group, and Stratford City Environmental Review Panel.
- 5.6. A number of matters needed still to be resolved and officers of Newham and ODA were continuing discussions with the applicant. The areas of concern needing detailed submissions in due course were: physical integration; creating a sense of place; connectivity with surrounding areas; accessibility; environmental compliance which would be subject to further study of daylight and sunlight and wind tunnelling effects; phasing and implementation and the relationship with the Olympic developments; housing and community facilities including particularly affordable housing, and Newham's aspiration for co-location of the library and other public facilities in a civic space.
- 5.7. The Committee were concerned that details of design affecting full accessibility, such as the pedestrian routes between Stratford International and Stratford Regional stations, must be satisfactorily resolved.
- 5.8. The Committee were also particularly concerned about the design of the public realm and questioned the need for an approach to transport hierarchies which appeared to ignore more recent developments in better integration of pedestrians, cyclists, and different transport modes elsewhere in London. In particular they commented on the excessive width, and poor layout and design of First Avenue and Second Avenue which they considered to be inappropriate and which should be redesigned. The Committee also expressed concern that the Zonal Masterplan for Zone 1 showed a significant amount of roof top parking above the shopping centre.
- 5.9. Representatives of the applicant confirmed that discussions were continuing with Transport for London about the approach and the capacity needed for the whole Stratford City development and taking into account other changes. They were also in discussion with Newham and ODA officers on these and other matters as described: further study was needed on some environmental matters before details could be submitted. The Committee noted that they

would have the opportunity to comment on all these when the respective reserved matters were submitted.

- 5.10. The Committee also noted that they would need to bear in mind their understanding of the Masterplan when considering the Site Wide Strategies and asked to be provided with a programme showing the timetable and decision-making responsibilities for the various applications which would be submitted in the coming months. They also requested a summary of the key requirements included in the S106 Agreement when finalised.

Action:
Head of Development Control

- 5.11. There being no further questions the Chairman moved to a vote and the Planning Committee RESOLVED unanimously in accordance with the recommendation as amended that the London Borough of Newham be advised that the ODA Planning Committee has no objections to the proposals in principle but has strong reservations about the width and design of First and Second Avenues and asks the London Borough of Newham to secure the review of the width and design of First and Second Avenues by imposing an appropriate condition on any permission, and to also consider including:

conditions covering the following issues:

- 1) Details of the co-location of community facilities
- 2) Town Centre Link – reserve approving width details to Reserved Matters
- 3) Details of Angel Lane in accordance with the ZMP Specification to be submitted
- 4) Details of the Eastern Egress link to the shopping centre, including route through and around the centre, and hours of access
- 5) Details of the link between Carpenters Estate and Zone 1
- 6) Details of emergency hardstanding around CTRL box to be submitted for approval;
- 7) Details of the shopping centre, when submitted as Reserved Matters, to maximise the potential to incorporate green and brown roofs in the interests of environmental quality, and to incorporate screening and enclosures where practicable in the interests of protecting visual amenity.
- 8) No application for Reserved Matters to be submitted in respect of Zone 1 until the changes to the Parameter Plans as reflected in the Zonal Masterplan for Zone 1 have been agreed in writing by the Local Planning Authority following the approval of applications 06/90017/VARODA and 07/90023/VARODA. The reason being to ensure that the Local Planning Authority is satisfied that the details and approach adopted are consistent with the principles of good masterplanning

and the following informative:

- 1) All applications for Reserved Matters that are shown to be located in the 'areas requiring further assessment' as specified in appendices 14, 15, and 16 of the

Design Statement Addendum, shall be subject to a full and detailed assessment of the likely wind tunnelling and daylight/sunlight impacts.

**6. ANY OTHER BUSINESS
(AGENDA ITEM 6)**

6.1. There was no further business

There being no other business the meeting closed at 7.20 pm

Signed: 

Chairman

Date: 28/8/2007

