

**OLYMPIC DELIVERY AUTHORITY**

**ODA PLANNING COMMITTEE**

13 May 2008

**SUBJECT: MINUTES OF 23<sup>rd</sup> COMMITTEE MEETING**  
Held on 22 April 2008 at 18.00

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

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**Present:** David Taylor

**Local Authority Members:**

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

**Independent Members:**

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
Liz Fisher	ODA, Planning Decisions Team
Allan Ledden	ODA, Legal adviser, Planning Decisions Team, (Pinsent Masons)
Vanessa Brand	ODA, Committee Secretary

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

1.1. Apologies were received from Mike Appleton, Lorraine Baldry, and Conor McAuley who were unable to attend the meeting

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

2.1. The Chairman drew attention to the update in respect of Items 4 and 5

#### Item 4

- recommended amendments to the Minutes of the previous meeting

#### Item 5

- comments from Union Railways and Network Rail on the standards for safety and security
- recommended amended condition

2.2. The order of business was unchanged.

#### 2.3. Item 5

It was agreed that Jason Robinson, Lend Lease, should address the Committee.

### **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.

'Members will see that the paper for Item 3 which has been circulated lists interests which they have declared which appear to be personal interests relating to Item 5

'Would Members please confirm that the declarations of personal interests listed in the paper for Item 3 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?'

Members confirmed that the personal interests read out were correct.. None of these personal interests were considered prejudicial.

### **4. MINUTES AND MATTERS ARISING (AGENDA ITEM 4)**

4.1. The Head of Development Control referred to the decisions minuted in the draft Minutes in respect of planning applications 07/90226/FULODA (Item 5) and 07/90023/VARODA (Item 6). The Committee had agreed the changes to the alignment and span of both bridges but had had concerns about the detailed

design of certain aspects of both bridges (nos 12 & 20), including the details of the parapet. The wording of conditions as minuted in the draft would require all the details to be submitted and approved before construction began (item 5 conditions nos 3, 8, & 10; item 6 conditions nos 2, 3, & 4). However, the timing of the works was critical to the Olympic Programme and the details in question were not essential to the early stages of construction. It was therefore recommended that the conditions imposed should be as set out in the Update and in line with the conditions as recommended for the Alma and Henrietta Street bridges (Item 5 below). This would allow more time for improvements to the design. Members noted that the wording of the proposed conditions would ensure that the details about which the Committee were concerned, would be subject to their approval as they had required, and that the amendments would not materially affect the decision made at the meeting on 8 April 2008. Following legal advice that Members could determine to make this change the Chairman moved to a vote and the Planning Committee RESOLVED to AGREE the draft Minutes subject to the following amendments:

#### Para 5.8

#### **Item 5, Bridge 12**

##### Conditions

3. Prior to the commencement of any part of the construction of the parapets of the bridge, full details of the parapet, railings, and bridge, abutments, shall be submitted to and approved by the Local Planning Authority, and shall be implemented and completed within 12 months of the approval of the details.

*Reason: To ensure that the Local Planning Authority are satisfied with the details and to ensure compliance with policy EQ19 of the Unitary Development Plan.*

8. Unless otherwise agreed in writing by the LPA, within six months from the approval of this application, an ecological management plan for the area SNHA4 of Zone 7 (as shown in approved Parameter Plan 5 of the Stratford City Planning Permission ref: 07/90023/VARODA) shall be submitted to the local planning authority for approval. The development hereby permitted shall be carried out in accordance with the approved ecological management plan.

*Reason: In the interests of the protection of ecology on the site and in accordance with Policy EQ9 of Newham's Unitary Development Plan and the Stratford City Site Wide Sustainability Manual.*

10. Unless otherwise agreed in writing by the Local Planning Authority, prior to the completion of the road carriageway associated with Bridge 12, details of the treatment of the pedestrian link and cycleway at the junction of the gradients of the Olympic Loop road and Bridge 12, for during the Olympic Games and in Legacy phase, shall be submitted to the local planning authority for approval. These works shall be carried out in accordance with the approved details.

*Reason: To ensure that the Local Planning Authority are satisfied with the details and to ensure compliance with policy EQ19 of the Unitary Development Plan.*

Para 6.8

**Bridge 20**

Conditions

- (2) Drawings SC-ARP-NA-00-DR-S-21005 (Issue P4) and SC-ARP-NA-00-DR-S-22002 (Issue P3) are not approved. Unless otherwise agreed in writing by the Local Planning Authority, within one month from the date of this permission, drawings are to be submitted to the Local Planning Authority for approval, showing the inclusion of a central delineator strip, of a minimum of 20mm, in the shared footway/cycleway to be provided on each side of the approved bridge in accordance with the Department for Transport guidance, as set out at Chapter 5 – Segregated Shared Cycle Track/Footway Surface and Central Delineator Strip. The development shall be carried out in accordance with the approved plans pursuant to this condition.

*Reason: To ensure that the bridge is accessible to people with limited mobility in accordance with Policy 4B.5 of the London Plan and EQ25 of Newham's UDP (as saved).*

- (3) Prior to the commencement of any part of the construction of the parapets of the bridge,, full details of the treatment of the appearance of bridge parapets shall be submitted to and approved by the Local Planning Authority, and implemented fully in accordance with such approval thereafter.

*Reason: To ensure that the Local Planning Authority are satisfied with the details and to ensure compliance with policy EQ19 of the Newham UDP (as saved).*

- (4) Full details of all street and architectural lighting including columns and siting proposed for the road/bridge shall be submitted to and approved by the Local Planning Authority prior to the completion of the road carriageway associated with Bridge 20. Such details shall include light spread, and lux levels.

*Reason: To ensure the Local Planning Authority (in consultation with the Local Highway Authority) are satisfied with the details of the proposal and in accordance with policies OS9 and EQ1 of the Hackney UDP(as saved) and EQ26 of the Newham UDP (as saved).*

4.2. The Committee

AGREED the Minutes of the 22<sup>nd</sup> Planning Committee Meeting as amended

4.3. There were no matters arising.

## PLANNING APPLICATIONS

### 5. PLANNING APPLICATION 08/90043/FULODA (AGENDA ITEM 5)

#### **Construction of 2 no road bridges over existing railway lines (Revised design of bridges previously approved as part of P/03/0660)**

- 5.1. A planning officer gave a presentation to the Committee who considered the report and the Update which had been circulated. The application was for new roads and bridges at Henrietta and Alma Streets spanning the railway lines to connect the new Stratford City development with the older established areas of Newham and Waltham Forest to the east. Planning permission had previously been granted on 17 February 2005 by London Borough of Newham but changes to the design and appearance of the bridges and the access routes made a new permission necessary. At the previous meeting on 8 April 2008 the Committee had accepted the changed spans and widths of the bridge structures, but had deferred a decision on the application because they considered that the appearance of the bridges was unacceptable and needed to be improved to ensure that these essential access routes were attractive to residents. Members had recognised that the width of the footways on the bridges had increased to provide space for pedestrians, wheelchair users, and cyclists but had requested evidence about the revised safety standards required by Network Rail which had led to an increase in the height of the parapets. The Committee was now recommended to approve the application subject to later submission and approval of the details of the design of the parapets themselves.
- 5.2. The applicant's representative, Jason Robinson, gave a presentation. The applicant recognised the importance of improving the design of bridges which must contribute to the long-term quality of the development whilst meeting safety standards. They also wished to ensure that the design was integrated with public realm and streetscape proposals being developed by ODA and Westfield for the adjoining sites. However, the construction programme was timed to meet the agreed railway possession date of 20 September 2008 when the prefabricated bridge structure could be lifted into place overnight. Piling was timed to begin on 15 May so that the abridgments would be in place.
- 5.3. Members recognised the needs of the construction programme and noted the comments set out in the Update from Network Rail and Union Railways (North) Ltd and that the safety standards were in line with the principles set out in the Rail Regulator's guidelines. Nevertheless they agreed that there need be no compromise between safety and good design.
- 5.4. Members agreed the recommendation that work to improve the design details, which were not critical to the early stages of the construction timetable, could be brought forward at a later date. However, they considered that the amended condition should apply to the design of the transition to the adjacent barriers and fences as well as the parapets.
- 5.5. Members noted that condition 7 related to the submission of details for the provision of a designated cycle route.

5.6. There being no further questions the Chairman moved to a vote and the Planning Committee RESOLVED unanimously that

The Committee

APPROVED the application for the road bridges at Henrietta Street and Alma Street for the reasons give in the report and granted planning permission subject to the conditions and informatives as set out in the report but subject to revised condition 2 as follows:

Condition 2

Prior to the commencement of any part of the construction of the parapets of either bridge, details of the design of the parapet and of the transition between the parapet and adjoining safety barriers and fences shall be submitted to and approved in writing by the local planning authority and shall be implemented and completed within 12 months of the approval of the details.

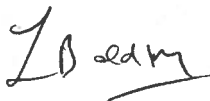
*Reason: To ensure that the design of the parapets is of sufficient quality to make a positive contribution to the visual environment of the area in which the bridges are located in accordance with saved policy EQ19 of the London Borough of Newham Unitary Development Plan (June 2001).*

**6. ANY OTHER BUSINESS  
(AGENDA ITEM 7)**

6.1. There would be a briefing meeting followed by a Committee meeting on Tuesday 13 May 2008.

*There being no other business the meeting closed at 6.45 pm*

Signed:



Chairman

Date: 10/6/2008