

OLYMPIC DELIVERY AUTHORITY

ODA PLANNING COMMITTEE

10 June 2008

SUBJECT: MINUTES OF 25th COMMITTEE MEETING
Held on 27 May 2008 at 18.00

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

Present:

Lorraine Baldry Chairman
David Taylor

Local Authority Members:

Cllr Rofique Ahmed LB Tower Hamlets
Cllr Conor McAuley LB Newham

Independent Members:

Mike 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
	ODA, Planning Decisions Team
Alex Savine	ODA, Planning Decisions Team
Tom Smith	ODA, Planning Decisions Team
John Gardener	ODA, Planning Decisions Team
Allan Ledden	ODA, Legal adviser, Planning Decisions Team, (Pinsent Masons)
Vanessa Brand	ODA, Committee Secretary

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

There were apologies from Cllr Geoff Taylor and Cllr Terry Wheeler 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 updates in respect of Items 5 - 7

Item 5

- discussions with London Borough of Hackney
- views of ODA as Promoter and of LDA

Item 6

- recommended deletion of conditions 2 & 4

Item 7

- consultation response from CABE

2.2. The order of business was unchanged.

2.3. There were requests to speak in relation to Items 6 & 7

Item 6

- Nick Ridout, Fletcher Priest Architects
- Byron Davies, Fletcher Priest Architects

Item 7

- David Baird, ODA
- James Lough, Arup
- Greg Holme, Allies & Morrison

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?'

Councillor Rofique Ahmed declared an interest in respect of his new appointment as Cabinet Lead Member of Culture & Leisure for the London Borough of Tower Hamlets, replacing his previous declared interest.

'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. Members noted the following corrections to the draft Minutes:

Para 5.2 Insert ‘agreement’

‘It was noted that the split of the November 2007 agreement ...’

Para 8.3 (p14) Amended condition 5 Change ‘from’ to ‘form’

‘...showing how the floating roof form...’

4.2. Subject to these amendments, the Committee

AGREED the Minutes of the 24th Planning Committee Meeting.

5. Hackney Local Development Framework (LDF) Core Strategy (AGENDA ITEM 5)

5.1. A Planning Officer gave a presentation to the Committee who considered the report and took into account the Update which had been circulated. The LDF Core Strategy had been prepared on the basis of extensive consultation, but prior to the establishment of the ODA Planning Committee in September 2006, which had not therefore previously commented on the document. The proposals for Hackney Wick designated the land for general industrial use and sport and leisure use and the industrial designation extended into an area of the Olympic Park including the IBC/MPC and land to be used as parkland and for development platforms. This conflicted with the existing outline planning permission and raised issues about the future use of the area and the designation of Metropolitan Open Land which would need to be addressed by the Legacy Masterplan Framework.

5.2. Members were concerned that, as currently drafted, the Core Strategy could prejudice the future development of the area and in particular the potential use of the buildings erected as the Gamestime IBC/MPC. They were also concerned about the protection of land which would be designated as reinstated Metropolitan Open Land. They agreed that mixed use of the area within the Olympic Park would be a more appropriate designation allowing for a variety of employment uses, and noted that it was premature to define a precise boundary for the parkland before the proposals for the Legacy Masterplan Framework had been developed.

5.3. Members also commented that approval of the plan might be delayed if it did not contain the arguments and evidence that would eventually enable the inspector to find the plan sound.

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

The Committee

- a) expressed general support for the preferred options for the Core Strategy;
- b) sought clarification in the strategy text for the Hackney Wick area as this affects the Olympic Park; and
- c) objected to the Proposals Map designation of General Industrial land extending across land that has extant planning permission for Legacy parkland within the Olympic Park, seeking
 - i. the amendment of the employment land designation to exclude the Olympic Parkland and the identification of that Legacy Parkland as having the potential for future designation as Metropolitan Open Land in line with the outcome of the Legacy Masterplan Framework process and once defined by the required Legacy Masterplan outline planning application.
 - ii. the inclusion of a proposal description specific to this location that identifies a requirement for predominant employment use but will allow a range of other uses where these are compatible with the long term development of the Hackney Wick area and with the function of the Olympic Park; or alternatively a statement within the Core Strategy that makes such a position clear and refers to specific land use proposals within this designation being defined within a different development plan document or a supplementary planning document.
- d) AUTHORISED the Head of Development Control to provide final written comments to the London Borough of Hackney as set out above and taking account of comments made during the discussion.

PLANNING APPLICATIONS

6. PLANNING APPLICATION: 08/90086/REMODA (AGENDA ITEM 6)

Reserved Matters Application pursuant to Conditions B1, B8 and B10 of outline planning permission 07/90023/VARODA for the construction of Building M7 (Retail) comprising 4625m² of retail floorspace.

6.1. Nick Ridout and Byron Davies gave a presentation on behalf of the applicant describing the M7 building at Stratford City which was in a key location on the 24 hour route through Chestnut Square and on a principal sight line. A Planning Officer then gave a presentation to the Committee who considered the report and took into account the Update which had been circulated. The application was for approval of reserved matters in respect of the M7 retail building in the Stratford City development. It had been designed

to form the podium for an office building for which a separate reserved matters application had been submitted. The decision had been delegated to Newham Borough Council and the Committee's comments were sought for submission to Newham Planning Committee.

- 6.2. Members noted that the amount of retail space would exceed that approved for the site but that a reconciliation statement had been submitted showing equivalent reductions in the quantity of retail space elsewhere in the development. They commented that no assessment had been made of the different value of retail space in different locations which might affect the public benefit as assessed for the S106 agreement. They noted, however, that any future application for an overall increase in retail space would have to be justified by appropriate studies.
- 6.3. Members noted that the developer was marketing the office development and that the retail building, which was the subject of the application, had been specifically designed on a grid to suit the construction of the office accommodation above. Nevertheless they were concerned that the office building was subject to a separate planning application.
- 6.4. Members noted that the building would achieve BREEAM 'very good' and was considered likely to achieve 'excellent' status, subject to future decisions by retail tenants. There would be a BREEAM post-construction assessment to monitor performance. Carparking and the design of the ramp was already subject to a condition on the outline permission
- 6.5. After discussion Members noted that conditions about noise and greywater recycling were no longer considered necessary and, there being no further questions, the Chairman moved to a vote and the Planning Committee RESOLVED unanimously that:

The Committee

AGREED that the London Borough of Newham be advised that the ODA Planning Committee has no objections to the grant of permission, but asks that the London Borough of Newham:

- a) take into account the need to ensure that the full benefits of the original planning permission are retained with regard to the design of both the retail and office accommodation at the M7 site, the overall quantity of retail space, and the sustainability of the development and the desirability of a BREEAM excellent rating being achieved
- b) consider imposing two conditions and an informative to cover the following:

Recommended Conditions:

- Works to be completed in accordance with submitted drawings
- Details of typical entrances, signage and joinery at 1:10

Recommended Informative:

- The applicant is advised of their obligations under Condition B10 of planning permission 07/90023/VARODA which requires full details (including samples) of all materials to be used on external surfaces to be provided to and approved by the Local Planning Authority, prior to their use within the site.

**7. Planning Application: 08/90045/REMODA
(AGENDA ITEM 8)**

Reserved matters application for construction of the central permanent section of highway bridge H08 over the North London Line and Lea Curve and temporary bridge over Carpenters Road and associated temporary embankment in partial discharge of condition OD.0.19 (details of bridges) and OD.0.59 (foundation details) in respect of Bridge H08 of the Olympic and Legacy Facilities Application reference 07/90010/OUMODA.

7.1. David Baird, James Lough, and Greg Holme gave a presentation on behalf of the applicant. A planning officer then gave a presentation to the Committee who considered the report and took into account the Update which had been circulated. The application was for reserved matters for the construction of the H08 bridge. The central section of the bridge spanning the railway would be a permanent structure but the access sections at both ends would be temporary and the application related to Games time use only. During the Games the bridge would carry the loop road with traffic from south to north. In Legacy, however, it would be remodelled as a pedestrian only bridge connecting the north and south parks. The application was for the approval of the permanent foundations, abutments, and bridge deck of the central section and the temporary end sections in partial discharge of condition OD.0.19 of planning permission 07/90010/OUMODA. It had been brought forward to meet the time arranged for railway possession. The design of the bridge parapet did not form part of the application and that element would be brought back to the Committee at a later date.

7.2. Members accepted the rationale for the proposals but considered that, as submitted, the structural elements of the central permanent section of the bridge would prejudice the development of a satisfactory design, particularly in relation to the junction with the temporary and later Legacy elements. During discussion Members recognised the significance of the timing of the railway possession but, noted that there was no information about the date of possession and the urgency of the grant of permission. They considered that the proposals were not acceptable in their present form.

7.3. A resolution that the decision be deferred was moved and seconded and, there being no further questions, the Chairman moved to a vote and the Planning Committee RESOLVED unanimously that

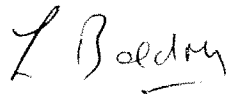
the application for approval under reserved matters of Bridge H08 be DEFERRED.

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

8.1. The Chairman reported that in accordance with the decision taken at the previous meeting on 13 May 2008 on Item 7 (Bridge 14a), the Metropolitan Police Service have been consulted. A Crime Prevention Design Adviser had discussed the bridge and materials with the architect for bridge 14a and, as a result of this discussion, he had confirmed that he had no adverse comment to make on behalf of the Metropolitan Police Service in respect of this bridge. The matter had been delegated to the Head of Development Control who would grant planning permission under delegated powers as agreed at the Committee meeting.

There being no other business the meeting closed at 7.30 pm

Signed



Chairman

Date 28/10/2008

