

**OLYMPIC DELIVERY AUTHORITY**

**ODA PLANNING COMMITTEE**

8 July 2008

**SUBJECT: MINUTES OF 27<sup>th</sup> COMMITTEE MEETING**  
Held on 24 June 2008 at 18.00

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

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**Present:**

Lorraine Baldry            Chairman  
David Taylor

**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:**

Celia Carrington  
William Hodgson  
Janice Morphet  
Dru Vesty

**Officers in attendance:**

Anthony Hollingsworth    ODA, Chief Planner Development Control  
Nathan Te Pairi            ODA, Planning Decisions Team  
Richard Ford                ODA, Legal adviser, Planning Decisions  
    Team, (Pinsent Masons)  
Vanessa Brand                ODA, Committee Secretary

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

There were apologies from Mike Appleton who was 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 and 6

### Item 5

Update 1

- Outcome of ODA Executive Management Board's decision on fuel delivery to the Energy Centre.
- Review of GLA's comments
- Amended conditions 2, 3 and 5
- Amendments to report

Update 2

- Amended condition 4

### Item 6

- Letter from Arup's dated 20 June 2008
- Additional information from the Applicant on project programme, cost and Legacy Transformation
- Reasons for approval and summary of relevant development plan policies

2.2. The order of business was unchanged.

2.3. There was a request to speak by representatives of the applicant in relation to Item 5.

## **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 Items 5 and 6.

'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 Committee

AGREED the Minutes of the 26<sup>th</sup> Planning Committee Meeting.

#### *PLANNING APPLICATIONS*

#### **5. PLANNING APPLICATION 08/90076/REMODA & PLANNING APPLICATION 08/90077/FULODA (AGENDA ITEM 5)**

**Reserved Matters application pursuant to OD 4.1 (i) to (xviii) and submission of details with respect to Conditions OD 4.2, OD 4.3 , OD 4.4, OD 4.5 of the Outline Planning Permission (Ref: 07/90010/OUMODA) for the Olympic, Paralympic and Legacy Transformation Planning Applications: Facilities and their Legacy Transformation dated 28/9/2007 for the construction of a new energy centre building housing combined heat and power units, absorption chillers, gas boilers, electric chillers and associated plant and use of an existing 2 storey building to house biomass boilers, offices and a visitor centre and provision of 3 car parking spaces.**

**Full planning application to construct an interconnecting flue between the existing 2 storey building and the proposed energy centre.**

5.1. The two applications were considered together.

5.2. Mike Carr (Elyo Ltd) explained that his company had signed a concession to provide energy to the Park for 40 years including an obligation to meet set targets for sustainable energy. Kevin Lloyd (McAslans Architects) gave a short presentation describing the Energy Centre for which permission was currently sought. Samples of materials and a model were displayed and inspected by the Committee.

5.3. A Planning Officer then gave a presentation to the Committee who considered the report and took into account the two Updates which had been circulated. Outline permission had been granted for the new Energy Centre including a new building and conversion of the separate retained King’s Yard building fronting the canal. Details had now been submitted to meet the conditions imposed. Full planning permission was also sought for the flue which would arch over the space between the two buildings connecting the biomass boilers to the main stack at the rear of the new Energy Centre building. Officers recommended that the proposals were considered acceptable subject to the revised conditions which responded to issues concerning flood risk, telecommunications, and noise and amenity, as set out in the Updates

- 5.4. The Energy Centre included biomass boilers installed in the retained building and fuelled by woodchips. A study had been undertaken to consider the feasibility of delivering the woodchip by barge and unloading directly to this building. It was proposed to consider further the practicality of delivery by barge direct to the energy centre over the next six months so that a final report could be considered by the ODA as joint applicant in December 2008. Alternatively the woodchips could be delivered via a multi-modal wharf near to the site and options for a multi-modal wharf would be explored as part of the Legacy Masterplan Framework. The proposals would ultimately be brought back to the Planning Committee. However, the applicant needed in any case to be able to deliver the woodchip by road as a back-up system and this was the proposed interim solution. These proposals would not prevent future delivery by water.
- 5.5. Members noted that the S106 Agreement governing the planning permission required ODA to monitor and report annually on meeting its targets for sustainable development including targets for sustainable transport and carbon emissions. The Committee were also told that Elyo Ltd were required by their contract to provide information to the ODA promoter, though that was a commercial matter only. The requirements could therefore be enforced by the local planning authority.
- 5.6. Members noted that bicycle parking spaces were specifically designated to the east and west of the retained building for use by both staff and visitors. They also noted that the control room had been located on the upper floor of the retained building which was accessible only by steps but, taking account of the use of the room, the application had been considered acceptable by the ODA's Built Environment Access Panel and ODA's Access Officer.
- 5.7. There being no further questions the Chairman moved to a vote and the Planning Committee RESOLVED unanimously that

#### The Committee

- a) APPROVED the Reserved Matters application for the Energy Centre in respect of Condition OD.4.1 parts (i) to (xi), and parts (xiii) to (xvii) and the information submitted pursuant to Condition OD.4.3 for the reasons given in the report and GRANTED planning permission subject to the conditions and informatives as set out in the report but with substitution of the following amended conditions 2-5:

#### Amended Condition 2

Prior to commencement of above ground works on the main Energy Centre Building, a report on flood defences shall be prepared by suitably qualified person(s) and submitted to and approved in writing by the local planning authority and works required shall be carried out in accordance with the approved details. The report shall provide the following:

- a) A structural assessment of the existing wall adjoining the tow path.
- b) Where and if required, as a result of the structural report prepared to meet part (a) of this condition, full details of an engineered method of

structurally supporting the existing wall adjoining the tow path, that is capable of withstanding a 1 in 100 year flood event, if the existing wall is shown as unable to do so.

The works required to make good the structural elements of the wall shall be carried out in accordance with the approved details before first occupation of the retained building.

*Reason: To ensure the flood defences are maintained for safety and to reduce flood risk in accordance with saved policies U2 and U3 of the Tower Hamlets Unitary Development Plan (Adopted 1998) which seek to ensure that flood defences are maintained and enhanced in conjunction with the Environment Agency.*

#### Amended Condition 3

Prior to the 31st of December, 2009 a report shall be prepared by suitably qualified person(s) on the access door to the tow path and submitted to and approved in writing by the local planning authority and works shall be carried out in accordance with the approved details. The report shall provide the following:

- a) Full details of the construction, design, materials and method of installation of the proposed access door into the existing wall adjoining the tow path.
- b) Demonstrate that the access door is capable of withstanding a load attributed by a 1 in 100 year flood event.

The approved details shall be implemented before first use of the visitors centre.

*Reason: To ensure the flood defences are maintained for safety and to reduce flood risk in accordance with saved policies U2 and U3 of the Tower Hamlets Unitary Development Plan (Adopted 1998) which seek to ensure that flood defences are maintained and enhanced in conjunction with the Environment Agency.*

#### Amended Condition 4

Development shall not progress further than the completed superstructure of the building until details have been submitted and approved by the Local Planning Authority that either:

- i. demonstrate that telecommunications apparatus will be installed elsewhere within and around the Olympic Park to meet the needs of the Olympic Park area during Games time and in Legacy and that no telecommunications equipment shall be required to be installed on the development hereby permitted; or
- ii. provide full details including the design, appearance and location of any telecommunication equipment and associated apparatus that will be installed on the Energy Centre; or

- iii. provide details of how the future ability to install telecommunications equipment and associated apparatus on the Energy Centre is safeguarded.

If the development commences prior to the details required above being submitted and approved by the local planning authority, the superstructure of the proposed development shall be sufficient to carry the loadings associated with telecommunications apparatus and associated equipment.

Any works shall be carried out in accordance with the approved details.

*Reason: To ensure that sufficient telecommunications equipment is provided with the Olympic Park in a manner that minimises its visual impact on the environment. This is in accordance with Section 5(5) of the London Olympic and Paralympic Games Act 2006, and with saved Policies DEV1 and DEV10 of the Adopted Tower Hamlets Unitary Development Plan (1998) which seeks to control the detrimental visual impact of development generally and telecommunications*

#### Amended Condition 5

The development shall be carried out in accordance with the submitted Noise Report prepared by Parsons Brinckerhoff dated February 2008. The use of the equipment specified in Table 9 is not to commence until the relevant noise attenuation measures outlined in Table 9, for that piece of equipment has been implemented.

*Reason: To ensure that the noise generated from the energy centre does not result in a detrimental impact on the amenity of surrounding future or current residential occupiers. This is in accordance with saved Policies DEV1 and DEV2 of the Adopted Tower Hamlets Unitary Development Plan (1998). These Policies seek to protect the amenity of surrounding residential occupiers.*

and

- b) APPROVED the full planning application for the interconnecting flue (Ref: 08/90077/FULODA) between the proposed new energy building and the retained building for the reasons given in the report and GRANTED planning permission subject to the conditions and informatives as set out in the report

## **6. PLANNING APPLICATION 08/90045/REMODA (AGENDA ITEM 6)**

**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/OU MODA.**

- 6.1. The Chief Planner gave a presentation to the Committee who considered the report and took into account the Update which had been circulated. He reminded the Committee that on 27 May they had deferred an application for

approval of reserved matters for a permanent bridge spanning the North London line and the Lea Curve railways connected to temporary structures on either side. In the light of the Committee's concerns about the changes that would take place to convert the structure as part of a pedestrian and cycle route connecting the North and South areas of the Park after the Games, the applicant had reviewed the proposals. Three options had been considered and proposals had now been submitted for the construction of a temporary highways bridge, H08, spanning the railways and Carpenters Road. This would be demolished and replaced after the Games. The applicant's agent, Arup, had submitted a letter explaining the importance of meeting the construction timetable including booked railway possessions, in order to prepare for the Games. Approval of a temporary highways bridge would avoid the delays and permit the works to proceed whilst the design of a more appropriate structure for Legacy could be developed alongside the Legacy Masterplan Framework. The proposals submitted related to details of the bridge to discharge in part condition OD.0.19, and foundation details to discharge condition OD.0.59. Taking account of the relevant factors officers considered the proposals to be acceptable.

6.2. Members noted that revised drawings had been submitted and the consultation period had not yet expired. They also noted that to meet the requirements for spanning a railway the proposed temporary structure had to have a life of over 40 years and was largely as previously submitted. However, the decorated surface of the abutment facing Carpenters Road and the design of the parapet had been simplified and did not match the common architectural language used for other bridges in the Park. Members were concerned both to ensure that the north-south connection across the railway was established after the Games and that the temporary structure should either be demolished and replaced by a more appropriate design, or be modified in a manner appropriate for a permanent feature of the Park. They considered that the previously submitted decorative treatment of the abutments and the design of the parapets to match the common architectural language as previously illustrated, were more appropriate and that approval should be subject to conditions requiring these features to be included. However, the Members also requested that a review of the feasibility of retention and transformation of the temporary bridge proposed be linked to the timetable for submission of the Legacy Masterplan Framework.

6.3. In light of Members' comments, Officers confirmed that an additional detail could be secured by condition which dealt with the design and finish of the parapets and abutments. It was also confirmed that the existing conditions could be amended to require a feasibility study with respect to the options for either a retained and transformed bridge or a new pedestrian/cycle bridge in Legacy.

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

The Committee

a) APPROVED the Reserved Matters application for bridge H08 as a Partial Discharge in respect of condition OD.0.19 of Planning Permission reference 07/90010/OUMODA subject to the revised conditions and informatives set out below;

- b) APPROVED the Details for bridge H08 in respect of condition OD.0.59 of Planning Permission reference 07/90010/OUMODA;
- c) DELEGATED authority to the Head of Development Control to grant reserved matters approval following the expiry of the consultation period, subject to there being no new material comments or issues raised by consultees which have not been reasonably considered by the Committee.

#### Amended Condition 1

Notwithstanding the details shown on the drawings hereby approved and prior to the commencement of above ground development, details of the design and finish of the parapets of the bridge and of the feature finish to the Carpenters Road face of the abutments shall be submitted to and approved by the Local Planning Authority. The design of the parapets and the feature finish to the Carpenters Road abutments shall be consistent with those proposed within the UDLF Appendices for over-rail highway bridges and abutment finishes for the Olympic Park site.

*Reason: To ensure a consistency of design detail and external across the Olympic Park bridges.*

#### Amended Condition 2

2. Before 31 December 2009 a study which investigates and considers the following matters:

- i. the potential for the transformation of the temporary H08 bridge and retention to accommodate use as a high quality, well designed pedestrian and cycleway in the Legacy Phase; and
- ii. options for the detailed design of a replacement pedestrian and cycle bridge to replace the temporary H08 bridge (the provision of which shall be required for opening to the public by 30 December 2014 if the temporary H08 bridge is not to be transformed and retained pursuant to (i) above)

shall be submitted to the Local Planning Authority for approval. The study shall recommend a preferred option to be pursued and shall have taken account of the views of the Local Planning Authority in reaching such recommendations. The study shall also demonstrate how the bridge options derived from consideration of i. and ii. above integrate and connect with approved footpaths, cycle routes and the neighbouring development platforms within the Olympic Park and with the proposals in the Legacy Masterplan Framework and related planning applications submitted by such date. Unless otherwise agreed in writing by the Local Planning Authority the preferred option identified in the study shall be implemented by 31 December 2014 in accordance with details which shall be submitted to and approved by the Local Planning Authority prior to 31 December 2013.

*Reason: To ensure that all options for a Legacy pedestrian and cycle bridge at the site are tested and that a permanent bridge is provided for Legacy.*

#### Additional Condition 3

3. The bridge hereby approved shall be erected and operated only no later than 31 December 2013, after which date following approval of details of the preferred bridge option pursuant to condition 2 of this approval, the bridge shall either (as the case may be pursuant to the outcome of the study referred to in condition 2) (i) be



retained and transformed for use as a pedestrian and cycle bridge and opened for use on or before 31 December 2014 or (ii) shall be removed and the site returned to a state and condition satisfactory to the Local Planning Authority prior to the subsequent development and opening to the public of a new pedestrian and cycle bridge by 31 December 2014 as required pursuant to condition 2.

*Reason: To ensure that the bridge would not have an adverse effect on the setting of the Olympic Park in Legacy*

### **Informative 1**

You are reminded that the details hereby approved represent a partial discharge of condition OD.0.19 in respect of bridge H08. Further detail is required to be submitted to fully show the design, external appearance and materials of all elements of the bridge as required by OD.0.19. These details should be specific to bridge H08 and include:

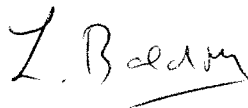
- Details, including sample panels, of the proposed concrete finishes to all exposed areas of concrete and the colour of any painted steelwork;
- Details of the finish to reinforced soil blocks;
- Details of the surface treatment of the bridge
- Detailed elevations at 1:50 scale or larger showing proposed parapet details including any transition between different designs of parapets and to include proposed colour, material and detail showing the parapet in relation to the top of the abutments and the surface of the bridge deck.
- Details of above and below deck bridge lighting.

## **7. ANY OTHER BUSINESS**

7.1. There was no other business.

*There being no other business the meeting closed at 7.00 pm*

Signed:



Chair

Date: 28/10/2008

