

OLYMPIC DELIVERY AUTHORITY

ODA PLANNING COMMITTEE

25 November 2008

SUBJECT: MINUTES OF 34th COMMITTEE MEETING
Held on 11 November 2008 at 18.00

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

Present:

Lorraine Baldry	Chairman
David Taylor	Deputy Chairman

Local Authority Members:

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

Independent Members:

Mike Appleton
Celia Carrington
William Hodgson
Dru Vesty

Officers in attendance:

Vivienne Ramsey	ODA, Head of Development Control
Anthony Hollingsworth	ODA, Chief Planner Development Control, Planning Decisions Team
Catherine Sherwin	ODA, Planning Decisions Team
Chris Lelliott	ODA, Planning Decisions Team
Allen Ledden	ODA, Legal adviser, Planning Decisions Team, (Pinsent Masons)
Vanessa Brand	ODA, Committee Secretary

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

- 1.1. There were apologies from Janice Morphet and Councillor Geoff Taylor who were unable to attend the meeting.

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

2.1. There were Updates for Items 5 to 7

Item 5

- Additional consultation response from CABB

Item 6

- Additional condition

Item 7

- Revised conditions

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 to 7.

'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 except that the Chairman declared that she was no longer on the Board of the London Thames Gateway Development Corporation. 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 33rd Planning Committee Meeting.

4.2. There were no Matters Arising

PLANNING APPLICATIONS

5. APPLICATION NUMBER: 08/90279/REMODA (AGENDA ITEM 5)

Details of Reserved Matters pursuant to 08/90059/OUTODA for the Terminal Pumping Station

Land in the South East of PDZ3, at the Southern end of the proposed Primary Foul Sewer, bounded on the South East by the Great Eastern Railway, to the South West by Pudding Mill Lane and to the North by the realigned Marshgate Lane.

- 5.1. Kay Hughes (ODA Project Sponsor) and Neil Young (John Lyall Architects) gave a presentation to the Committee about the design of the terminal pumping station and drew attention to the sample panels. These illustrated the proposed treatment of the patterned pre-cast concrete panels, though the colours and patterns used were not yet the final versions.
- 5.2. 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 details of reserved matters pursuant to condition 42 of application 08/90059/OUTODA for the terminal pumping station, which represented a 'slot-in' application to the main Olympic and Legacy Facilities planning permission. The additional consultation response from CABE drew attention to the importance of the detailing and colour of the external panels. These points were largely covered by the draft conditions included in the report, but it was proposed to amend the wording of the conditions as set out in the report and to stipulate that at least 50% of the external pre-cast concrete cladding panels must be decoratively moulded to the approved design. Members were recommended to delegate authority to the Head of Development Control to modify the wording of the proposed condition no.2 to include reference to the requirement for 50% of the panels to be etched and to make minor changes to conditions no. 5 and 7 in response to comments from the applicant, following consultation with the London Borough of Newham's Environmental Health officers..
- 5.3. Members generally welcomed the proposals but emphasised the importance of the detailing not only of the concrete panels, but also of the treatment of the rear of the building which would be prominent in views from the main railway line. In particular it was suggested that the applicant consider the use of the same decorated treatment of the posts supporting the mesh perimeter fence at the rear. They noted that the lower concrete panels on the building would be protected by an anti-graffiti surface and could also be easily cleaned without damage.

5.4. Members recognised that the lighting shown was illustrative only and did not form part of the application but made clear that the feature lighting would be an important aspect of the building which must be carefully considered. Members also sought reassurance that the detailing of the rear of the building (soffit, doors etc) would be of a sufficiently high quality. The architect confirmed that these details would be treated with care and an attention to detail that would compare with the front of the building.

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

the Committee

a) GRANTED a partial discharge of matters reserved under condition 42 of planning permission 08/90059/OUTODA subject to conditions and informatives as set out in the report with the exception of proposed condition 2

b) AUTHORISED the Head of Development Control

i. to amend the wording of proposed condition 2 as set out in the report, including the addition of a requirement that at least 50% of the concrete cladding panels should be decorated to the approved design and to make minor changes to conditions 5 and 7 following further consultation with the London Borough of Newham Environmental Health officers.

ii. to approve the further details and sample panels which had to be submitted to the local planning authority.

**6. APPLICATION NUMBER: 08/90273/AODODA
(AGENDA ITEM 6)**

Approval of details for construction of Landbridges LO3A & LO3B providing the details required by Condition 1 (details of materials, parapets) of Planning Permission 07/90185/REMODA

Olympic Park Planning Delivery Zones 4 & 5. Proposed Landbridges LO3A & LO3B cross the North London Railway Line & Carpenters Road (A115) to the West of the River Lea, within the London Boroughs of Hackney & Tower Hamlets.

6.1. A Planning Officer gave a presentation to the Committee who considered the report and took into account the Update which had been circulated. The application was for approval of details for bridges L03A and L03B pursuant to condition 1 of planning permission 07/90185/REMODA. The plate girders of bridge L03B spanning Carpenters Road would be painted orange, whereas the girders of bridge L03A over the railway would be made of weathering steel to limit the maintenance requirements. Samples of the concrete panels and the stone-filled basket cladding had been previously viewed on site by the Committee. However, the sample panel of the stone-filled basket cladding had not been approved and the sample parapets and the treatment of the transitions between different parapets had not yet been submitted. Further submissions would therefore be required.

6.2. Members noted that the proposed orange colour was designed to match the weathering steel and that bridge L03B was not part of the painting scheme of the twelve 'London 2012 bridges' which was to be applied mainly to bridges over water.

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

the Committee

GRANTED a partial discharge of details relating to condition 1 of planning permission 07/90185/REMODA for landbridges L03A and L03B subject to the following conditions

1. Samples of all parapets shall be provided for inspection and be approved in writing by the by the Planning Authority prior to their installation.
Reason: To ensure that the parapets are of an acceptable quality and finish.
2. Prior to the installation of the stone filled basket cladding, drawings showing the final detailed specification of the baskets shall be submitted and approved in writing by the Local Planning Authority.
Reason: To ensure that the stone filled basket cladding is of an acceptable quality and finish.

7. APPLICATION NUMBER: 08/90274/REMODA (AGENDA ITEM 7)

Reserved Matters Application for construction of the Northern temporary section of Highway Bridge H08 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 & Legacy Facilities Application reference 07/90010/OUMODA Olympic Park Planning Delivery Zones 1 & 9. The Northern section of Bridge H08 to the North of the Lea Curve Railway Line and Carpenters Road and to the East of the River Lea, in the London Borough of Newham.

7.1. A Planning Officer gave a presentation to the Committee who considered the report and took into account the Update which had been circulated. The application, which was for approval of reserved matters pursuant to planning permission 07/90010/OUMODA, was for the temporary northern section of bridge H08. At the Committee meeting on 24 June 2008 approval had been granted until the end of 2013 for the southern section of bridge H08, which was also a temporary structure. That approval had included the southern abutment of this northern section, and its northern abutment would form part of a subsequent separate application. The proposals to be considered were for the two central steel trestle supports and the principle of enclosing them in a galvanised mesh wrap, and for the bridge deck and parapets.

7.2. Members were concerned that consideration should be given at an early stage to the replacement of the bridge, which was recognisably intended as a temporary structure, by a more appropriate design. They noted that a condition had been imposed in June relating to the whole of bridge H08, which required the applicant to submit by the end of 2009 a feasibility study of the potential for transforming the temporary highway bridge for use as 'a high quality, well designed pedestrian and cycleway in Legacy' and for its total replacement by

the end of 2014. In the circumstances it was agreed that an informative should be imposed encouraging the early submission of the application for the Legacy bridge design well before the required demolition of the current bridge by the end of 2013.

7.3. 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 (Northern Temporary Section) as a partial discharge in respect of Condition OD.0.19 of Planning Permission 07/90010/OU MODA

and

b) APPROVED the details for Bridge H08 (Northern Temporary Section) in respect of Condition OD.0.59 of Planning Permission 07/90010/OU MODA

subject to the following conditions (as included in the Update report) and an informative

conditions

1. The bridge hereby approved shall be erected and operated no later than 31 December 2013 after which date this temporary section of bridge H08 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 of a Legacy pedestrian/cycle bridge in accordance with details submitted to and approved by the Local Planning Authority pursuant to condition 2 of planning permission 08/90045/REMODA. The new pedestrian and cycle bridge shall be opened to the public by 30 December 2014.

Reason: To ensure that an acceptable pedestrian/cycle bridge is provided in Legacy.

2. Prior to the installation of the parapets, drawings showing the final detailed specification including transitions between adjoining parapets shall be submitted and approved in writing by the Local Planning Authority.

Reason: To ensure that the parapets and transitions between parapets are of an acceptable quality and finish.

3. Samples of all parapets shall be provided for inspection and be approved in writing by the Local Planning Authority prior to their installation.

Reason: To ensure that the parapets are of an acceptable quality and finish.

Informative

1. Pursuant to condition 1, the applicant is advised that the submission of a planning application for the Legacy pedestrian/ cycle bridge should be submitted as early as practicable to ensure implementation and opening by 30 December 2014 as required.

8. ANY OTHER BUSINESS

8.1. It was suggested that Members consider altering the meeting dates for 2009 so that the Committee could meet instead on a Wednesday night. It was agreed that the Committee Secretary should canvas Members' views.

**Action:
Committee Secretary**

There being no other business the meeting closed at 7.05 pm

Signed: Z. Beamy
Chair

Date: 13/1/2009

