

OLYMPIC DELIVERY AUTHORITY

ODA PLANNING COMMITTEE

SUBJECT: MINUTES OF 59th COMMITTEE MEETING

Held on 26 January 2010 at 18.00

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

Present:

Lorraine Baldry Chairman

Local Authority Members:

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

Independent Members:

Mike Appleton
Celia Carrington
William Hodgson
Dru Vesty
Janice Morphet

Officers in attendance:

Vivienne Ramsey	ODA, Head of Development Control
Alex Savine	ODA Planning Decisions Team
Allison de Marco	ODA Planning Decisions Team
Allan Ledden	ODA Legal Adviser, Planning Decisions Team, (Pinsent Masons)
Susan Krouwel	ODA, Committee Secretary

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

1.1. David Taylor sent his apologies as he was unable to attend the meeting.

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

2.1. There was an update for Item 6, and a correction to the update page 12, paragraph 31, which should read "minimising water use" rather than "waste".

2.2. The order of business was unchanged.

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 recorded were correct and that none were considered prejudicial.

4. MINUTES AND MATTERS ARISING (AGENDA ITEM 4)

4.1. The Committee

AGREED the Minutes of the 58th Planning Committee Meeting.

5. Hackney Wick Area Action Plan (AGENDA ITEM 5)

5.1. A Planning Officer gave a presentation on the Area Action Plan (AAP). He explained that the Hackney Wick conservation area had been designated in December 2009 without consultation. Proposed comments included a request for greater reference to the Core Strategy direction for Hackney Wick and a reminder of the need to check against and reference the requirements from Olympic planning permissions.

5.2. A member noted that the boundary between Hackney and Tower Hamlets divided the Hackney Wick area and expressed a concern that whilst they had worked together on the background work this may not have been sustained. He suggested that the area should be treated by the boroughs as one unit. There was also concern that the plan was very inward focused. The potential

of the area as a destination for residents from neighbouring areas should be taken into account.

5.3. A member requested that the response suggested the inclusion of reference to sustainability and design quality in the housing chapter. A member queried why the Olympic Park had not been designated as Metropolitan Open Land. A Planning Officer explained that the process had not reached that stage yet.

5.4. There being no further comments the Committee unanimously resolved that:

the committee

- i) **AGREED** the comments set out in the report
- ii) **AUTHORISED** the Head of Development Control to provide final written comments to the London Borough of Hackney as set out in the report, incorporating the Committee's comments, and making any further minor amendments considered necessary.

6. 09/90361/FUMODA - Stratford City Temporary Use (AGENDA ITEM 6)

a) Modification works between 1 January 2012 and 31 May 2012 to support the temporary use (as described in (b) below) of Plots N01, N02, N03, N04, N07, N09, N10, N12, N13, N14, N15 and N26 of development built pursuant to outline planning permission 07/90023/VARODA and subsequent reserved matters;

b) Temporary use of 295,523m² of floorspace (within Plots N01, N02, N03, N04, N07, N09, N10, N13, N14, N15 and N26 of development built pursuant to outline planning permission 07/90023/VARODA and subsequent reserved matters) as living and sleeping accommodation for use only by athletes competing in and officials at the 2012 London Olympic and Paralympic Games ("Olympic Games Residential") (Sui Generis) and temporary use of 57,999m² of floorspace (within Plots N01, N02, N03, N04, N07, N09, N10, N12, N13, N14, N15 and N26 of development built pursuant to outline planning permission 7/90023/VARODA and subsequent reserved matters) as supporting uses to the Olympic Games Residential (within use classes A1- A5, B1, D1, D2 and Sui Generis (laundrettes)) for a limited period between 1 June 2012 and 30 September 2012; and;

c) Deconstruction works between 1 October 2012 and 30 December 2012 of the modification works referred to in (a) above to reinstate the approved use and layout of Plots N01, N02, N03, N04, N07, N09, N10, N12, N13, N14, N15 and N26 of development pursuant to outline planning permission 07/90023/VARODA and subsequent reserved matters.

Zones 3-6, Stratford City Development, Stratford, London

6.1. Tim Urquhart (Lend Lease) and Tony O'Reilly (LOCOG) spoke in favour of the proposals on behalf of the applicant. They explained that some permanent works were being deferred until after the Games, including the installation of the kitchens and some final finishes. The temporary works covered in the application included partitions to increase the number of bedrooms in the units. The application just covered the residential blocks, the other temporary facilities would be submitted in a subsequent application.

- 6.2. A Planning Officer gave a presentation on the application. She explained that the blocks would be used by around 17,350 athletes and officials during the Olympic Games, and by around 7,700 athletes and officials during the Paralympic Games. A member noted that the post-Games occupancy would be around half of the peak occupancy during Games time. It was explained that occupancy during the Games would not be a constant, and that larger capacity services had been installed where appropriate to ensure that they could cope with the peak occupancy level. The temporary works would not affect the BREEAM rating of the blocks.
- 6.3. A member queried whether the temporary materials, such as the partition walls, would be reused or recycled following their removal. The applicant explained that they were investigating options for this and that the quantity of plasterboard that they would have should help in finding a reuse. A Planning Officer explained that there was a condition for an environmental management plan to be produced, which would include a resource recovery and reclamation audit. There was a target of 90% of material (by weight) to be reused or recycled.
- 6.4. The dates in the permission were discussed. It was agreed that the expiry date should be clarified as referring to the temporary use expiration, rather than the deadline for the removal of all of the temporary works.
- 6.5. There being no further questions the Chairman moved to a vote and the Planning Committee unanimously RESOLVED that:

the committee

APPROVED the application for planning permission subject to the conditions and informatives in the report and update, and to the wording relating to the expiry date of the permission being clarified so that it clearly relates to the permission for temporary use, together with any consequential amendments to other conditions to ensure clarity and consistency in relation to the programme of works in particular.

There being no other business the meeting closed at 6:55pm.

Signed: Z. Baedyn

Date: 23/3/2010

Chairman