

OLYMPIC DELIVERY AUTHORITY

ODA PLANNING COMMITTEE

SUBJECT: MINUTES OF 81st COMMITTEE MEETING

Held on 10 May 2011 at 18.00

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

Present:

Lorraine Baldry	Chairman
David Taylor	Deputy Chairman

Local Authority Members:

Cllr Terry Wheeler	LB Waltham Forest
Cllr Geoffrey Taylor	LB Hackney
Cllr Conor McAuley	LB Newham
Cllr Judith Gardiner	LB Tower Hamlets

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, Planning Decisions Team
Richard Ford	ODA Legal Adviser, Planning Decisions Team (Pinsent Masons)
Saba Master	ODA Board Secretary

1. APOLOGIES (AGENDA ITEM 1)

1.1. There were no apologies.

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

2.1 There were no Updates.

2.2 The order of business was unchanged.

2.3 There was a requests to speak from Chris Jopson, from Populous, for Item 5 and Item 6.

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 and Item 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?'

The Members of the Planning Committee confirmed that the declarations of personal interests recorded on the paper for Item 3 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 80th Planning Committee Meeting, with minor amendments to paragraphs 5.23 and 5.29 to insert reference to 'a Member' rather than the 'Member for Newham'..

5. LOCOG BMX/Basketball/Velodrome 11/90003/AODODA

Submission of details of temporary buildings and structures surrounding the Basketball and the Velodrome venues in connection with the 2012 Olympic and Paralympic Games including: BMX temporary stands and start gate building; tarmac hard standing in back of house areas; front of house and back of house temporary structures; details of Basketball and Velodrome temporary buildings, retention of cabin (Basketball back of house area); temporary workforce dining hall; temporary back of house toilet facilities; provision of an operational and broadcast compound; fencing; and erection of temporary structures for media and broadcast use including an operational area; storage and media centre. These details are pursuant to condition OG.3 of application 07/90010/FUMODA, conditions VOD.13, VOG.3 and VOG.6 of application 08/90276/FUMODA, conditions BAOG.3 and BAOD.24 of application 08/90346/FULODA and condition PPRG.3 of application 09/90312/FULODA.

- 5.1 Chris Jopson, (Populous) gave a presentation in support of the application.
- 5.2 The applicant explained that the VeloPark proposals included a Back of House and Front of House for the Velodrome, with a 6,000 seat capacity. The Back of House facilities would be shared with the Basketball and BMX venues.
- 5.3 The applicant provided diagrams of detailed site plans and application boundaries for the Velodrome, BMX and Basketball venues. The objective is to minimise the amount of temporary overlay and to arrange the temporary buildings and structures efficiently, to accord with the 'Kit of Parts' design guide.
- 5.4 A PDT Officer gave a presentation and explained that the Application is a discharge of details pursuant to the 2007 OLF condition OG.3 07/900010/FUMODA, VOG.3, BAOG.3, VOG.6, BAOD.15, BAOD.24 and PPRG.3 in relation to the VeloPark and Basketball site areas. (08/90276/FUMODA, 08/90346/FULODA and 08/90312/FULODA). These conditions require that details of the temporary buildings/structures and landscaping to be erected during the Games are submitted for approval.
- 5.5 The PDT Officer went on to explain that the proposal covers all Front of House and Back of House temporary buildings on the site and seeks to discharge, siting, quantum, size and height parameters of structures, including Back of House surfacing and location of fencing. In addition, PDT the application seeks to discharge Condition VOD.13 of 08/90276/FUMODA in relation to reserved matters details for the BMX temporary 6,000 seat stand that was granted outline planning permission under the slot-in VeloPark consent. All temporary seating would be removed by December 2013.
- 5.6 The PDT Officer went through the considerations of the application. These included:
- 5.6.1 **Temporary Facilities** – PDT has considered the need for temporary structures surrounding the Velodrome/BMX venues and the Basketball Arena

to support the operation of the venues during the Games. The proposals would support the function of the venues and provide an attractive Front of House experience for visitors. In addition, PDT considers that the Back of House area is well ordered, efficiently arranged and visually acceptable. The proposals would not have a detrimental impact on the amenities of adjoining occupiers. Informatives have been recommended covering the information necessary to ensure the full discharge of the relevant conditions.

- 5.6.2 **BMX Stands** – The PDT Officer explained that CAGE were satisfied with the functional nature of the design and relationship with the Velodrome. Their main comment was that there was little detail on the materials and construction of BMX stands, mainly the scaffold stand with seating. The applicant is still in negotiations with suppliers and so has not been able to provide this information at this stage. This detail is secured for subsequent approval. PDT has clarified that the number of seats and rows, the location and number of accessible seating, position of vomitories, spectator access routes on the stands and position of media places are satisfactory insofar as they relate to the layout, scale and materials. Details relating to detailed appearance /dressing will be considered by PDT at a later date following the submission of those details by LOCOG.
- 5.7 A member asked for further information on the status of the “Kit of Parts” document. Officers confirmed that this was a LOCOG design guide which was not required to be approved by PDT under the 2007 OLF planning permission. The applicant agreed to send a copy, with further copies on discs, to the Committee.
- 5.8 There being no further questions, the Committee took a vote and unanimously:

AGREED to:

- i) the recommendation and condition and informatives in the report;
- ii) additional detailed information being required, including information on the “Kit of Parts”;
- iii) Conditions BAOG.3, VOG.3, PRPG.3 and OG.3 of the conditions VOG.3 (sanitary facilities) be partially discharged;
- iv) VOD.13 (temporary BMX stands) should also be partially discharged subject to the conditions and informatives set out in the report;
- v) the landscaping proposed around the Basketball arena would allow a partial discharge of condition BAOD.24;
- vi) Full discharge of condition BAOD.15 (BOH Buildings).

6. LOCOG Hockey and Paralympic Football venue10/90488/FUMODA

Proposal for the laying of temporary surfaces in back of house areas. Installation of a temporary Hockey/Football 7-a-side pitch, erection of a 16,000

seat stadium, and associated floodlighting for the purposes of the Olympic Hockey event and Paralympic Football 7-aside event. Installation of a temporary warm-up Hockey/Football 5-aside pitch, erection of a 3,000 seat stadium and associated floodlighting for the purposes of the Paralympic 5-aside event. Erection of temporary front of house structures. Associated temporary ground works and utility connections in the area forming the application site. Laying of surface water conduits. Construction of hard paved concourse areas to provide pedestrian circulation. Laying out of open space hardworks. Laying out of open space softworks.

- 6.1 Chris Jopson, Populous, gave a presentation in support of the application. The applicant explained that the Hockey and Paralympic Football venue would have a 16,000 seat capacity for Hockey, 7,000 seat capacity for 7-a side Paralympic football and a 3,000 seat capacity for 5-aside Paralympic football. Although the venue is temporary the applicant emphasised its importance as one of the four cornerstone developments in the Olympic Park.
- 6.2 The applicant presented images of short and long range views of the venue into and from the Olympic Park; diagrams of ground plans and sections of the Hockey/Paralympic Football venue; south and east elevations of the venue; and the magenta pink and turquoise blue colour scheme to be used for the pitch and as part of the venue 'look and feel'..
- 6.3 The applicant explained the design of the venue had been improved, particularly the reinforcement of the horseshoe shape of the arena, external lighting to the undersides of the stands and enhancements to the appearance of the temporary stands following consultation with CABE and PDT.
- 6.4 A PDT Officer gave a presentation and explained that the 2007 permission granted the construction of an Olympic Hockey and Paralympic Football venue, in PDZ 5. Changes have been made to the location and size of the venue which were outside of the approved parameters and therefore, a slot-in submission has been made jointly by the ODA and LOCOG. Photographs of the site were shown to the Committee.
- 6.5 The PDT Officer explained that the proposal included two stadia; a larger one at the northern end of the site which would host the Olympic Hockey events and Paralympic 7-aside Football; and a smaller stadium to the south for use as the warm up pitch during the Olympics and for the 5-a-side Football during the Paralympics. In addition, there would be Front of House and Back of House areas. Revised plans for the horseshoe shape seating and addition of "chevrons", which were outlined in detail in the report. A sample of the pitch material was available to view .
- 6.6 The PDT Officer explained that no public comments were received regarding the application. The consultation process was generally supportive and raised no objection. LB Hackney requested appropriate conditions be applied to control light spill and glare, to control the noise amplified music and PA systems and having regard to the residential amenity of surrounding occupiers. LB Newham provided advice in terms of access issues. The GLA stated that the Deputy Mayor considers that the application does not comply with the London Plan, due to lack of information on energy and water use. Officers confirmed that they are satisfied with LOCOG's approach to discharging sustainability details on a site-wide basis and that details on energy and water use at the

venue would be submitted as part of the site wide Sustainability Management Plan. The scheme was in accordance with LOCOG's approved Sustainability Strategy. Lee Valley Regional Park Authority confirmed they have no further comment on the reconsultation.

- 6.7 The PDT Officer went through the considerations of the application which included: the principle of development and section 5(5) of the Olympic Act, design and visual impact, integration with the approved schemes, ecology, transport, accessibility, sustainability, remediation, archaeology, amenity, flood risk and drainage, and the consultation responses. These were detailed in the report.
- 6.8 In conclusion, the PDT Officer informed the Committee that the revised design of the main hockey venue was a welcome enhancement of that originally submitted and was now considered to be satisfactory within the context of the Olympic Park.. Proposed conditions would address issues on sustainability the materials and detailed appearance and finishes to the structures , waste and water use. The application complies with the planning policies in the London Plan, draft replacement London Plan, LB Hackney UDP and their Core Strategy. Officers had noticed that condition HFOD.23 needed amending to make it read better and that HFOD.55 should refer to the London 2012 Overlay Access File (not the LOCOG Overlay Access File).
- 6.9 A member raised concern that the scheme was essentially similar to an outline planning permission (hence the need for the many conditions and informatives) and requested that further information on the final design detail of the venue is presented to Committee. PDT agreed to have further discussions with LOCOG and to bring back the design details to the Committee at an appropriate point.
- 6.10 There being no further questions the Committee took a vote and unanimously:

APPROVED the application for the venue and grant planning permission for the reasons given in the report subject to;

- i) referring the application to the Mayor of London for stage 2 consideration; and
- ii) the conditions and informatives set out in the report amended as in paragraph 6.8 above;

7. Any Other Business

There being no other business the meeting ended at 18.30.

Signed: Z B Aldmy

Chair

Date: 13/8/2011