

OLYMPIC DELIVERY AUTHORITY

ODA PLANNING COMMITTEE

27 May 2008

SUBJECT: MINUTES OF 24th COMMITTEE MEETING
Held on 13 May 2008 at 17.00

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
Cllr Geoff Taylor LB Hackney
Cllr Terry Wheeler LB Waltham Forest

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
Anne Ogundiya	ODA, Planning Decisions Team
Catherine Sherwin	ODA, Planning Decisions Team
Tom Smith	ODA, Planning Decisions Team
Richard Ford	ODA, Legal adviser, Planning Decisions Team, (Pinsent Masons)
Richard Griffiths	ODA, Legal adviser, Planning Decisions Team, (Pinsent Masons)
Allan Ledden	ODA, Legal adviser, Planning Decisions Team, (Pinsent Masons)
Vanessa Brand	ODA, Committee 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. The Chairman drew attention to the updates in respect of Items 6-10 and 12-15

Item 6

- recommended amendments to conditions

Item 7

- correction
- recommended amendments to conditions
- consultation response

Item 8

- consultation responses
- revised recommendation
- recommended amendments to conditions

Item 9

- consultation responses
- revised recommendation
- recommended amendments to conditions

Item 10

- recommended amendments to conditions

Item 12

- consultation responses
- corrections to report paras 3.6 and 3.9

Item 13

- recommended amendments to conditions
- draft S106 legal agreement

Item 14

- recommended amendments to conditions
- draft S106 legal agreement and heads of terms

Item 15

- recommended amendments to conditions
- draft S106 legal agreement
- consultations

2.2. The order of business was unchanged.

2.3. There were a number of requests to speak which would be considered under each item.

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?'

Celia Carrington declared that in respect of Items 6 and 7 WSP were working on transport issues for Swindon District Council but that this was unrelated to the work for Stratford City Developments Ltd and London and Continental Railways Ltd.

'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 that in respect of item 5 the proposed wording of condition 2 did not address the issue raised during the previous meeting concerning the design of the transition from the bridge to the adjacent land. They agreed that the Head of Development Control should revise the wording appropriately.

Action: Head of Development Control

4.2. Subject to the wording of the condition being appropriately amended the Committee

AGREED the Minutes of the 23rd Planning Committee Meeting.

PLANNING APPLICATIONS

5. Splitting of the Stratford City Section 106 Agreement dated 13 November 2007 into two separate Section 106 Agreements, an agreement for Zone 1 and an agreement for Zones 2 - 7, together with variations to the provision of the Town Centre Link Extension, Carpenters Estate Bridge, the Library and the Practical Training Land (AGENDA ITEM 5)

- 5.1. A legal adviser gave a presentation explaining the proposed changes to the Stratford City S106 agreement dated 13 November 2007.
- 5.2. The November 2007 agreement allowed for the obligations to be divided to reflect the introduction of a new developer. The S106 agreement would therefore be split to create two separate agreements. Zone 1 comprised predominantly retail development being developed by Stratford City Developments Ltd, and obligations relating to that Zone would be imposed in a new S106 agreement for Zone 1. Similarly obligations relating to Zones 2-7 would be imposed in a separate S106 agreement for those Zones, the developer of which had yet to be finalised. It was noted that the split of the November 2007 agreement could not take place until the new developer for Zones 2-7 had been appointed. Obligations that transversed the whole of the Stratford City Development site would either be within both split agreements or proportionately split between the two agreements and appropriate trigger dates would be agreed by planning officers for each agreement.
- 5.3. The legal officer made a clarification to paragraph 6.1.3(c) of the Report to Committee (the transport contribution). The developer for Zone 1 would have the primary responsibility for paying the transport contribution. However, in the event that part of the transport contribution (the amount of which was still being negotiated with the Developers) had not been called upon by the time a certain percentage of the residential floorspace in Zones 4 and 5 had been occupied, then that part can be called upon from the developer of Zones 2-7 as a default position. This mechanism was still to be agreed between all parties.
- 5.4. Members noted that a number of negotiations were in train and queried whether it was considered necessary to require a bond or guarantee from the Zone 1 developer to secure the obligations relating to Zones 2-7. Officers confirmed that they would consider the need for any bond (but a guarantee from the Zone 1 developer was not being considered as that would go against the principles of the split) depending on the identity and covenant strength of the Zones 2 to 7 developer but current discussions were not assuming that would be necessary. Officers would not proceed to complete the S106 agreement for Zone 1 unless they were comfortable that the full benefits of the original agreement would be achieved.
- 5.5. It was confirmed that it was separately proposed, as stated in the Report to Committee, to vary some of the obligations.
- 5.6. It had been proposed that the developer would provide connections across Great Eastern Road to the existing town centre and to Carpenter's Estate. In both cases initial studies suggested that alternative solutions might be more

appropriate and the London Borough of Newham was negotiating to agree sums of money which could be used to fund the most appropriate solutions. Members noted that the land needed for both these developments was largely within the control of the London Borough of Newham so that the proposals could be implemented in due course.

- 5.7. Under the terms of the existing S106 agreement, an area of up to 2000 square metres of land was to be provided for practical training purposes within the Stratford City Development site. Given the speed with which the development was now proceeding as a result of the Olympic Games, the Zone 1 developer was to pay a sum in lieu for the London Borough of Newham to put towards practical training purposes.
- 5.8. A review of library provision in the Stratford area had also shown that the proposed new library within the Stratford City development would be superfluous. It had been agreed that construction of a Retail Academy, providing training of direct relevance to the development, would be more appropriate. The proposed variation would also provide the London Borough of Newham with the option to call upon a commuted sum in lieu of the developer providing the Retail Academy. Members noted that there were other community facilities within the Stratford City development including the school where some facilities would be available out of school hours. They also noted that the running costs of the academy would be provided by the London Borough of Newham who would seek funding from other sources. The community benefits would therefore be assured.
- 5.9. The trigger date relating to the occupation of the residential element in Zone 1 was to be amended because the residential developer had withdrawn. Officers were satisfied that a new residential developer for Zone 1 was being sought and it was hoped that such developer would be appointed by the end of 2008. In view of the delay it was proposed that a smaller percentage of residential development would be required to trigger the opening of the retail development.
- 5.10. There being no further questions the Chairman moved to a vote and the Planning Committee **RESOLVED** unanimously that

The Committee

APPROVED the proposals and agreed that the Head of Development Control be given the authority to:-

- a) agree to the split of the Section 106 Agreement dated 13 November 2007 between Zone 1 and Zones 2-7;
- b) vary the obligations relating to the Town Centre Link Extension, Carpenter's Estate Bridge, the Library and the Practical Training Land; and
- c) vary, if required, the timetable for completion of the residential units in Zone 1 and associated trigger dates

on terms acceptable to the Head of Development Control following the satisfactory conclusion of negotiations between the London Borough of Newham and Stratford City Developments Limited.

**6. PLANNING APPLICATION: 07/90227/FULODA
(AGENDA ITEM 6)**

The reconfiguration of the existing River Lea Bridge to allow for four vehicular lanes and the development of a footway and cycle way on a new bridge to be constructed parallel to the existing River Lea Bridge (to be known as the Stratford City Access Bridge 13)

**PLANNING APPLICATION: 07/90228/REMODA
(AGENDA ITEM 7)**

Reserved Matters Planning Application pursuant to Condition B1 of the Stratford City outline planning permission (07/90023/VARODA) for the reconfiguration of the existing West Rail Track Bridge from two vehicular lanes with footways and a cycle way to allow four vehicular lanes and the development of a pedestrian and cycleway bridge parallel to existing West Rail Track Bridge (to be known as the Stratford City Access Bridge 14)

- 6.1. It was agreed that Martin Knight of WSP should give a brief presentation to the Committee on behalf of the applicant explaining the proposals for both agenda items 6 and 7 which would be discussed together. A planning officer then gave presentations to the Committee who considered the reports and took into account the Updates which had been circulated.
- 6.2. The proposals related to bridges 13 and 13a and 14 and 14a. Together these would form a major east-west access route crossing the river, the loop road, and the railway. The route was part of the primary road network and would comprise 4 lanes of traffic plus a separate pedestrian and cycle route. Bridges 13 and 14 were existing structures and the original proposal had been to erect new bridges of the same size alongside them. The revised proposal was to reconfigure both existing bridges to carry 4 lanes of traffic and to erect bridges reserved for pedestrians and cyclists only, each 6m wide, on the south side (bridges 13a and 14a respectively). Full planning permission was sought for bridges 13 and 13a, but proposals for bridges 14 and 14a were submitted as reserved matters to planning application 07/90023/VARODA.
- 6.3. The design of the new bridges was intended to be consistent with the existing structures and to provide a coherent pedestrian route using a common architectural language. The applicant considered that this was more appropriate than to match bridges elsewhere in the Olympic Park. However, the detailed design of bridges 13a and 14a would differ, reflecting, for example, the need for a solid 1.8m parapet on bridge 14a over the railway. At night this would be lit by vertical lighting protected behind the mesh infill, a design similar to the proposals for the Town Centre Link bridge. Details of the design of the parapets and the lighting were to be reserved and would be subject to further submission.
- 6.4. Members noted that the requirement for 4 lanes of traffic had been approved previously as the result of the original transport assessment, which had modelled the Stratford City development in the context of East London looking

particularly at connectivity to the west and the north of the development area. This route would provide capacity for new bus routes. However, Members queried the separation of pedestrians and cyclists, which they considered had a number of disadvantages. This issue had arisen on a number of occasions and Members were concerned that, although Department for Transport guidance had been applied, other revised approaches to more integrated traffic management were not being taken into account and they requested a separate discussion of the issue.

Action: Head of Development Control

- 6.5. In this case, in addition to the general pedestrian environment, Members were concerned about pedestrian safety, particularly at night, and about connections to the north. They noted that bridge 14a was some 55m long and that, from the information provided, they were concerned that the proposed lighting may be vulnerable to vandalism. The London Borough of Newham had expressed concern that the tunnel effect of the segregated bridge with high parapets would inhibit pedestrian use.
- 6.6. The London Borough of Hackney also had concerns about the difficulty for pedestrians wishing to cross to the northern side, particularly at the junction with bridge 20, though this route to the northern part of the site was not likely to be used by many pedestrians. A condition was recommended requiring a feasibility study of this junction.
- 6.7. Members noted that other options for the bridges had been considered but that officers considered that, on balance, the current proposals were both practical and the most beneficial. There was a particular advantage in a narrower bridge which would reduce the overshadowing of the river and the railway embankment and officers considered that the pedestrian environment of bridge 14a was acceptable. The applicant provided re-assurance that the lighting design had not been vandalised in other parts of the UK where it had been tested out. During discussion Members asked that the police should be formally consulted about pedestrian safety in relation to bridges 13a and 14a and their views taken into account.

Action: Head of Development Control

- 6.8. **In respect of item 6** (bridges 13 and 13a) condition 2 had been amended to take account of the submission of an additional drawing and condition 9, which was redundant, had been replaced by a new condition relating to the design of the parapets and edge beams with the term 'bridge deck' substituted for 'road carriageway'. Conditions 5 and 6 were also amended with the term 'bridge deck' substituted for 'road carriageway'. Two new conditions (11 and 12) were also proposed in the Update Report.
- 6.9. After discussion Members noted the new and amended conditions as recommended and, there being no further questions, the Chairman moved to a vote and the Planning Committee RESOLVED that:

The Committee

- a) **AGREED** the reasons for **APPROVAL**

- b) **APPROVED** the application, subject to the recommended conditions and informatives with the following amendments (as highlighted at the meeting):

Amended condition 2

2. The development hereby approved shall only be undertaken in full compliance with all details as shown on the following drawings, prepared by Arup with the Job Reference of 113942: SC-ARP-RL-00-DR-S-21006 (Issue P2), SC-ARP-RL-00-DR-S-21005 (Issue P2), SC-ARP-RL-00-DR-S-21004 (Issue P3), SC-ARC-RL-00-DR-C-08203 (Issue P1), SC-ARC-RL-00-DR-C-08202 (Issue P5), and SC-ARC-RL-00-DR-C-08201 (Issue P6) and SC-ARP-RL-00-DR-S-2-1-1 (issue P2)

Reason: The works are acceptable on the basis of the particulars contained within the application and this condition seeks to ensure that the development is undertaken in strict accordance with those details as approved, in accordance with policy 4B.1 of the London Plan.

Amended condition 5

5. Prior to the completion of the bridge deck associated with Bridge 13a, full details of the treatment of the appearance of bridge abutments shall be submitted to and approved by the Local Planning Authority. The bridge shall be constructed in accordance with the approved details.

Reason: To ensure that the Local Planning Authority are satisfied with the details and to ensure compliance with policy EQ19 of the Newham UDP (June 2001) (as saved) and policies OS9 and EQ1 of the Hackney UDP (June 1995) (as saved).

Amended condition 6

6. Prior to the completion of the bridge deck associated with Bridge 13a, full details of all street lighting including columns and siting proposed for the bridge, and lighting proposed to illuminate the tow path shall be submitted to and approved by the Local Planning Authority. Such details shall include light spread, lux levels, and details of the ecological impact on the waterway. The development shall be undertaken in accordance with the lighting details approved pursuant to this condition.

Reason: To ensure the Local Planning Authority (in consultation with the Local Highway Authority) are satisfied with the details of the proposal and in accordance with policy EQ26 of the Newham UDP (June 2001) (as saved) and policies OS9 and EQ1 of the Hackney UDP (June 1995) (as saved) and to ensure integration with the approved Olympic development.

New condition 9

9 Prior to the completion of the bridge deck, full details of the treatment of the appearance of parapets and edge beams to Bridge 13a shall be submitted to and approved by the Local Planning authority. The parapets shall be constructed in accordance with the approved details.

Reason: to ensure that the Local Planning Authority is satisfied with the details and to ensure compliance with policy EQ19 of the Newham UDP (June 2001) (as saved) and policies OS9 and EQ1 of the Hackney UDP

(June 1995) (as saved) and to ensure integration with the approved Olympic development.

New condition 11

11 Prior to the opening of Bridge 13a to the general public, the delineator strip shown on hereby approved drawing no SC-ARP-RL-00-DR-S-20101 (IssueP2) shall be provided and maintained to the satisfaction of the Local Planning Authority thereafter.

Reason: in the interests of pedestrian and cyclist safety and in accordance with policies 3C.20 and 3C.sa of the London Plan and policies T19 and T23 of the Newham UDP (June 2001) (as saved).

New condition 12

12 Prior to the commencement of works on the deck of Bridge 13a, details of all surfacing materials including samples, shall be submitted to the Local Planning Authority for approval. The surfacing shall be carried out in accordance with the approved details prior to the opening of the bridges to the general public.

Reason: to ensure that the Local Planning Authority are satisfied with the details and to ensure compliance with policy EQ19 of the Newham UDP (June 2001) (as saved).

Amended Informatives:

2. It is advised that details of parapets (including design), railings, abutments and lighting should be designed in consultation with the ODA promoter, to assist with appropriate dovetailing with the Olympic Park. The applicant is also expected to refer to the UDLP Appendices and any ODA Lighting or Public Realm strategy (final or draft), should these documents be available.

6.10. **In respect of Item 7 (bridges 14 and 14a)** condition 1 had been amended and new condition 5 had been added. Conditions 3 and 4 were also amended with the term "bridge deck" substituted for "road carriageway".

6.11. After discussion Members noted the new and amended conditions as recommended and, there being no further questions, the Chairman moved to a vote on each of the applications and the Planning Committee RESOLVED that:

The Committee, subject to the Head of Development Control obtaining and, taking into account the views of the police about pedestrian security on bridge 14a,

a) **AGREED** the reasons for **APPROVAL**

b) **APPROVED** the application, subject to the recommended conditions with the following amendments (as highlighted at the meeting):

Amended condition 1

1 The development hereby approved shall only be undertaken in full compliance with all details as shown on the following drawings, prepared by Arup with the Job Reference of 113942: SC-ARP-RL-00-DR-S-21006 (Issue P2), SC-ARP-RL-00-DR-S-21005 (issue P2), SC-

ARP-RL-00-DR-S-21004 (Issue P3), SC-ARC-RL-00-DR-C-08203 (IssueP1), SC-ARC-RL-00-DR-C-08201 (Issue P6), and SC-ARP-WR-00-DR-S-20111 (Issue P3)

Reason: The works are acceptable on the basis of the particulars contained within the application and this condition seeks to ensure that the development is undertaken in strict accordance with those details as approved, in accordance with policy 4B.1 of the London Plan

Amended Condition 3

3 Prior to the completion of the bridge deck, full details of the treatment of the appearance of parapets to Bridge 14a shall be submitted to and approved by the Local Planning Authority. The parapets shall be constructed in accordance with the approved details.

Reason: To ensure that the Local Planning Authority are satisfied with the details and to ensure compliance with policy EQ19 of the Newham UDP (June 2001) (as saved).

Amended Condition 4

(4) Prior to the completion of the bridge deck, full details of all street and architectural lighting including columns and siting proposed for the Bridges 14 and 14a shall be submitted to and approved by the Local Planning Authority. The lighting shall be provided in accordance with the approved details prior to the opening of the Bridges for use by the general public.

Reason: To ensure the Local Planning Authority (in consultation with the Local Highway Authority) are satisfied with the details of the proposal and in accordance with policy EQ26 of the Newham UDP (June 2001) (as saved)

New condition 5

Prior to the opening of Bridge 14a to the general public, the delineator strip shown on hereby approved drawing no SC-ARP-WR-00-DR-S-20111 (Issue P3) shall be provided and maintained to the satisfaction of the Local Planning Authority thereafter.

Reason: In the interests of pedestrian and cyclist safety and in accordance with policies 3C.20 and 3C.21 of the London Plan and policies T19 and T23 of the Newham UDP (June 2001) (as saved)

**7. Planning Application: 08/90059/OUTODA
(AGENDA ITEM 8)**

Outline planning application for construction of terminal pumping station building in connection with the proposed primary sewer.

**PLANNING APPLICATION: 08/90060/FULODA
(AGENDA ITEM 9)**

Construction of a deep foul sewer consisting of a below ground pipeline and 13 shafts for construction and maintenance access and pumping station shaft.

7.1. A planning officer gave a presentation to the Committee for both agenda items 8 and 9, which would be discussed together. The Committee considered the reports and took into account the Updates which had been circulated. Planning permission had been granted in September 2007 but the route of the sewer had been revised and the number of shafts halved. The terminal pumping station had consequently been relocated and had also increased significantly in height. New permissions were therefore sought: the new application for the terminal pumping station was for outline permission and the application for the sewer was for full permission. A S106 agreement would be required to ensure that existing obligations were imposed.

7.2. Details of the design, which was to be related to the family of utilities structures in the Park, would be submitted as reserved matters. Members noted that a design and build contractor for the pumping station had been appointed and an architect, John Lyall, commissioned. If possible a pre-application briefing would be arranged for the Committee.

Action: Head of Development Control

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

In respect of item 8 (pumping station)

The Committee

DELEGATED authority to the Head of Development Control to grant planning permission subject to:

- (i) the satisfactory completion of a legal agreement under s.106 of the Town and Country Planning Act 1990 to restrict the implementation of the equivalent development under the Site Preparation Permission (ref 07/90011/FUMODA) which would be superseded upon implementation of this planning permission, and to apply the relevant planning obligations and commitments from the section 106 agreement in relation to the Site Preparation Permission (ref 07/90011/FUMODA) to this permission;
- (ii) the conditions (or alternative satisfactory legal agreement mechanism dealing with the same matters) and any further or amended conditions/legal agreement mechanism necessary to ensure appropriate dovetailing with the Site Preparation Permission ref 07/90011/FUMODA; and
- (iii) the informatives

All as set out in the relevant Update reports

In respect of item 9 (foul sewer)

The Committee

DELEGATED authority to the Head of Development Control to grant planning permission subject to:

- (i) the satisfactory completion of a legal agreement under s.106 of the Town and Country Planning Act 1990 to restrict the implementation of the equivalent development under the Site Preparation Permission (ref 07/90011/FUMODA) which would be superseded upon implementation of this planning permission, and to apply the relevant planning obligations and commitments from the section 106 agreement in relation to the Site Preparation Permission (ref 07/90011/FUMODA) to this permission; and
- (ii) the conditions (or alternative satisfactory legal agreement mechanism dealing with the same matters) and any further or amended conditions/legal agreement mechanism necessary to ensure appropriate dovetailing with the Site Preparation Permission ref 07/90011/FUMODA.
- (iii) informatives

All as set out in the relevant Update reports

AGENDA ITEMS 10-12

It was agreed that John Nicholson, ODA, and Jim Heverin (ZHA) should give a brief presentation to the Committee on behalf of the applicant explaining in general terms the proposals for **Agenda items 10-12**.

8. PLANNING APPLICATIONS: 08/90025/REMODA AND 08/90026/REMODA (AGENDA ITEM 10)

Submission of Reserved Matters for the Aquatics Centre (Olympic and Paralympic Games Mode) pursuant to outline planning permission 07/90010/OUMODA to provide for the submission of details of layout, scale, appearance and materials to be used in accordance with Condition OD.0.18 and of the foundations and piling of the building/structure pursuant to Conditions OD.0.26 & OD.0.59.

Submission of Reserved Matters for the Aquatics Centre (pursuant to outline planning permission 07/90010/OUMODA). Submission of details for the Legacy Transformation in accordance with condition LTD.0.18 and of the foundation and piling of the building/structure pursuant to conditions OD.0.26 & OD.0.59.

8.1. A planning officer gave a presentation to the Committee who considered the report and took into account the Update which had been circulated. The proposals were submitted as two related reserved matters applications for the approval of the Aquatics Centre building and for the Legacy Transformation pursuant to outline planning permission 07/90010/OUMODA and in accordance with conditions OD.0.18, LTD.0.18, OD.0.26 and OD.0.59.

8.2. The Committee warmly welcomed the proposals in general and agreed that the Aquatics Centre would provide a worthy landmark building at the entry to the Olympic Park. They discussed the proposals and raised the following points:

8.2.1. Members noted CABE's concerns about inclusive access and in particular questioned the provision of only 2 lifts to serve all those who could not easily walk upstairs. The applicant hoped to reduce the currently

projected waiting time of 5 minutes and was discussing with LOCOG how to increase capacity during the Games. The peak time would be at the end of each session. Although there would be no access into the building from the plaza for the public during the Games, it was hoped to permit those in wheelchairs to leave the building that way. Members agreed that further information, as required by condition, should be brought back to the Committee for consideration.

- 8.2.2. Members emphasised the importance of ensuring that the sustainable timber used was appropriately certificated. This point should be included in the permission. It was also agreed that the approval for 08/90025/REMODA should contain a condition relating to the approval of materials to be used in the external construction of the building and external areas and that deleted Condition 4 (materials) to the approval for 08/90026/REMODA be reinstated.
- 8.2.3. Members noted that the applicant was working closely with the London Borough of Newham. In particular they were discussing the lighting and it was not considered necessary to impose a condition about maintenance.
- 8.2.4. Members were disappointed that more specific sustainable measures were not included e.g. photovoltaic cells. They noted, however, that sufficient backwash water was already available and that it would be counter-productive to collect rainwater in order to store and transport it elsewhere on site.
- 8.3. There being no further questions the Chairman moved to a vote and the Planning Committee RESOLVED unanimously that the Committee,
- a) **APPROVED** 08/90025/REMODA – Aquatics Centre Games Time for the reasons given in the report and **GRANTED** planning permission subject to the recommended conditions and informatives (as amended below) and also subject to the details of condition 4a being brought back for consideration at a Committee meeting

Amended Condition 1

Noise control during the Games

1-Prior to commencement of construction works above ground, details of noise mitigation measures to be incorporated into the design of the Aquatics Centre shall be submitted to and approved by the Local Planning Authority.

Reason: to protect the amenities of local residents and users

Amended Condition 4

4. Accessibility

All parts of the Aquatics Centre shall be designed to be satisfactorily accessible, particularly to people with disabilities, in accordance with details submitted to and approved in writing by the Local Planning Authority prior to commencement of construction works above ground. Such details shall be implemented and include:

- a) How the layouts, including entrances, internal and external circulation spaces, toilet accommodation, seating, directional signs, lighting levels and other relevant facilities are accessible for those with mobility difficulties and visual impairments;

b) How the internal predicted sound levels are suited to those with hearing disabilities.

Such provision shall be carried out in accordance with the approved details and made available before the Aquatics Centre is first used for test events and thereafter maintained as such unless otherwise agreed in writing by the Local Planning Authority. Where such provision is associated with Legacy Transformation Works these shall be implemented before the first Legacy use of the Aquatics Centre unless otherwise agreed by the Local Planning Authority.

Reason: In the interests of the amenities of future employees and visitors and in accordance with the provisions of Section 76(1), (2) of the Town and Country Planning Act 1990.

Amended Condition 5

5. Roof Details

Detailed drawings and samples of materials as appropriate in respect of the following, shall be submitted to, and approved in writing by the Local Planning Authority prior to commencement of works above ground:

- a) A roof plan, at a scale where individual seams can be shown (1:100), setting out the direction, grain and centres of the standing seam;
- b) 1:5 scale plan showing edge details of the roof with the intention of concealing the gutter edge and serrated profile of the standing seam roof finish;
- c) Further detailed drawings showing how the floating roof form comes to the ground;

Reason – In the interests of visual amenity

New Condition 7

7. Samples of Materials

Samples and details of all materials, including certified sustainable timber, to be used in the external construction of the building and external areas shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works above ground.

Reason: To ensure that the appearance of the proposed development will harmonise with the character of the surrounding area.

- b) **APPROVED** 08/90026/REMODA – Aquatics Centre Legacy Transformation for the reasons given in the report and GRANTED planning permission subject to the recommended conditions and informatives (as amended below) and subject to the details of condition 5a being brought back for consideration at a Committee meeting

Amended Condition 1

1. Noise control during the Legacy Transformation

Prior to commencement of construction works above ground, details of noise mitigation measures to be incorporated into the design of the Aquatics Centre shall be submitted to and approved by the Local Planning Authority.

Reason: to protect the amenities of local residents and users

Amended Condition 4

4. Samples of Materials

Samples and details of all materials, including certified sustainable timber, to be used in the external construction of the building and external areas shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of construction works above ground.

Reason: To ensure that the appearance of the proposed development will harmonise with the character of the surrounding area.

Amended Condition 5

5. Accessibility

All parts of the Aquatics Centre shall be designed to be satisfactorily accessible, particularly to people with disabilities, in accordance with details submitted to and approved in writing by the Local Planning Authority prior to commencement of construction works above ground. Such details shall be implemented and include:

- a) How the layouts, including entrances, internal and external circulation spaces, toilet accommodation, seating, directional signs, lighting levels and other relevant facilities are accessible for those with mobility difficulties and visual impairments;
- b) How the internal predicted sound levels are suited to those with hearing disabilities.

Such provision for people with disabilities shall be carried out in accordance with the approved details and made available before the Aquatics Centre is first used for test events and thereafter maintained as such unless otherwise agreed in writing by the Local Planning Authority. Where such provision is associated with Legacy Transformation Works these shall be implemented before the first Legacy use of the Aquatics Centre unless otherwise Agreed by the Local Planning Authority.

Reason: In the interests of the amenities of future employees and visitors and in accordance with the provisions of Section 76(1), (2) of the Town and Country Planning Act 1990.

Renumbered Condition 6

6. Making Good in Legacy

All new work and works of making good to the retained fabric of the Aquatics Centre after Olympic and Paralympic Games Mode for Legacy Transformation whether internal or external shall be finished to match the existing original work to the methods used and to material, colour, texture and in the case of any brickwork facebond and pointing all details of which shall be agreed in writing by the Local Planning Authority prior to the commencement of such works.

Reason: To preserve the character and appearance of the Aquatics Centre in Legacy.

Renumbered Condition 7

7. Associated Facilities

Details of the management, hours of operation, floor area and location of all associated facilities within the Aquatics Centre in Legacy Transformation including visitors centre, crèche, café and welcome zone area shall be submitted to the Local Planning Authority and agreed in writing prior to the operation of the associated facilities.

Reason: To restrict the use of the Aquatics centre to one compatible with the surrounding area and to enable the Local planning authority to exercise control over any future use not forming part of this application.

Renumbered Condition 8

8. Implementation and Maintenance of Sedum Wall

The sedum wall specified for the South-East elevation of the Aquatics Centre shall be implemented in accordance with approved drawings (AQO-ZH-Q-MU-DR-AR-20-301 Rev.A/AQO-ZH-Q-MU-DR-AR-20-405 Rev.A/ AQL-ZH-Q-MU-DR-AR-20-301 Rev.A/AQL-ZH-Q-MU-DR-AR-20-405 Rev.A) and maintained thereafter, unless otherwise agreed in writing by the Local Planning Authority. Maintenance shall include replacement of any area of sedum planting that dies, is removed or becomes damaged or diseased. Replacement shall be with other plants of a similar species and size.

Reason: In order to maintain the visual integrity of that part of the Aquatics Centre.

**9. PLANNING APPLICATION: 08/90027/FULODA
(AGENDA ITEM 11)**

Construction of temporary seating stands associated with development in the Aquatics Centre for use during the Olympic & Paralympic Games (to provide additional seating capacity of 15,000).

9.1. A planning officer gave a presentation to the Committee who considered the report. The proposals were submitted as a full planning application for the approval of temporary seating stands to provide additional seating attached to the Aquatics Centre during the Games. The application was linked to the reserved matters submission considered under item 10 above for the Aquatics Centre under the Facilities and Legacy Transformation Planning Permission dated 28 September 2007 (not 2008 as cited at para 9.1) Members noted that a S106 agreement would be required to ensure that existing obligations from the previous permission were imposed.

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

DELEGATED authority to the Head of Development Control to grant planning permission subject to:

(i) the satisfactory completion of a legal agreement under s.106 of the Town and Country Planning Act 1990 to restrict the implementation of the equivalent development under the Site Preparation Permission ref (07/90011/FUMODA) and under the Facilities and their Legacy Transformation Planning Permission (07/90010/OUMODA) which would be superseded upon implementation of this planning permission, and to apply the relevant planning obligations and commitments from the section 106 agreement in respect of the Site Preparation Permission (ref 07/90011/FUMODA) and the Facilities and their Legacy Transformation Planning Permission (07/90010/OUMODA) to this permission

(ii) the conditions as set out in the report (as amended below) (or in some cases alternative satisfactory legal agreement mechanism dealing with the same matters) and any further or amended conditions/legal agreement mechanism necessary to ensure appropriate dovetailing with the Site Preparation Permission ref 07/90011/FUMODA and

(iii) informatives as set out in the report

Amended Condition 3

Works in accordance with approvals

3. Unless otherwise agreed by the Local Planning Authority and to the extent that it does not deviate from this Permission, the development shall be carried out in accordance with drawing numbers AQS-ZH-Q-MU-DR-AR-20-100 Rev.A; AQS-ZH-Q-MU-DR-AR-20-101 Rev.A; AQS-ZH-Q-MU-DR-AR-20-102 Rev.A; AQS-ZH-Q-MU-DR-AR-20-103 Rev.A; AQS-ZH-Q-MU-DR-AR-20-104 Rev.A; AQS-ZH-Q-MU-DR-AR-20-105 Rev.A; AQS-ZH-Q-MU-DR-AR-20-113 Rev.A; AQS-ZH-Q-MU-DR-AR-20-201 Rev.A; AQS-ZH-Q-MU-DR-AR-20-202 Rev.A; AQS-ZH-Q-MU-DR-AR-20-301 Rev.A; AQS-ZH-Q-MU-DR-AR-20-302 Rev.A; AQS-ZH-Q-MU-DR-AR-20-401 Rev.A; AQS-ZH-Q-MU-DR-AR-20-402 Rev.A; AQS-ZH-Q-MU-DR-AR-20-403 Rev.A; and the description of development contained in the application and any other approved plans, drawings, documents, details, schemes or strategies which have been approved by the Local Planning Authority pursuant to these conditions.

Reason: To ensure that all works are properly implemented

Amended Condition 6

6. The development hereby permitted shall be carried out in accordance with the method statement submitted to and approved by the Local Planning Authority that confirms how and the extent to which the development shall be undertaken in accordance with the provisions of the Construction Transport Management Plan (CTMP) approved under condition SP.0.6 of permission ref 07/90011/FUMODA.

Reason: To ensure that appropriate construction transport management is adopted and to appropriately dovetail with condition SP.0.6 of permission ref 07/90011/FUMODA.

Amended Condition 7

7, The development hereby permitted shall be carried out in accordance with the method statement submitted to and approved by the Local Planning Authority confirming how and the extent to which the development shall be undertaken in accordance with the provisions of the Construction Waste Management Plan (CWMP) approved under condition OD.0.6 of permission ref 07/900010/OUMODA.

Reason: To ensure that the construction of the Development uses best practicable means to minimise adverse environmental impacts

Amended Condition 8

8. The development hereby permitted shall be carried out in accordance with the method statement submitted to and approved by the Local Planning Authority confirming how and the extent to which the

development shall be undertaken in accordance with the provisions of the Demolition and Site Clearance Materials Management Plan approved by the Local Planning Authority pursuant to condition SP.0.9 under permission ref 07/9001/FUMODA.

Reason: To ensure effective waste management and to appropriately dovetail with condition SP.0.9 of permission ref 07/90011/FUMODA.

Renumbered Condition 39

39. The temporary seating stands and associated structures and foundations shall be removed no later than 31st December 2013.

Reason: To allow Legacy Transformation of the Permanent Aquatics Centre building.

Renumbered Condition 40

40. Prior to commencement of Legacy Transformation works to remove the temporary seating stands details of the following shall be submitted to and approved by the Local Planning Authority and thereafter implemented as approved:

(i) the making good of any building or structure affected by removal of the temporary stands;

(ii) any hard and soft landscaping works, including materials and planting.

Reason: to ensure that Legacy Transformation works are implemented to a standard and design compatible with that of that of the Aquatics Centre and the Wider Olympic Park.

10. PLANNING APPLICATIONS: 08/90028/REMODA and 08/90029/REMODA (AGENDA ITEM 12)

Submission of details pursuant to Condition OD.0.19 and LTD.18 relating to the permanent construction of Bridge F10A and details of foundation design pursuant to condition OD.0.59.

Submission of details pursuant to Condition OD.0.19 and LTD.18 relating to the permanent construction of Bridge F10B and details of foundation design pursuant to OD.0.59.

10.1. A planning officer gave a presentation to the Committee who considered the report and took into account the Update which had been circulated. The proposals were submitted as two related reserved matters applications for the approval of the F10A and F10B bridges pursuant to conditions OD.0.19, OD0.059 and LTD.18. The proposed condition 1 to be imposed on both applications should be amended to include a reference to the implementation of any relevant planning permission.

10.2. Both bridges were to be designed to a common language but detailed design would vary to take account of the circumstances of each bridge. Members were concerned in particular that they should be able to give due consideration to the bridge parapets. Since the bridges were so closely

related to the Aquatics Centre, the parapets must also relate to the parapet around the podium. Details would need to be submitted later.

- 10.3. Although other bridges over the river were to be designed using box girders, Members noted that it was proposed to use steel beams on both bridges. They also noted that officers considered that the proposed habitat enhancement works were sufficient mitigation and no further condition, as requested by the Environment Agency, was necessary.
- 10.4. Members sympathised with CABA's concern that architectural details should be submitted and considered with the application so that a coherent approach was assured, but noted that the principle of development had been agreed in outline and that on balance it was reasonable to consider the relevant further details later.
- 10.5. Members also noted that some of the views shown during the applicant's earlier presentation were indicative of proposals for the public realm but did not form part of the current application. Details of these would need to be submitted to meet conditions.
- 10.6. There being no further questions the Chairman moved to a vote and the Planning Committee RESOLVED unanimously that

in relation to Bridge F10A - Application no. 08/90028/REMODA

the Committee

- a) **APPROVED** the application for the reasons given in the report
- b) **GRANTED a Partial Discharge** of matters reserved under conditions OD.0.19 and LTD.18 of planning permission 07/90010/OUMODA and
- c) **APPROVED** the details submitted pursuant to condition OD.0.59 of planning permission 07/90010/OUMODA, subject to amended condition 1 below and other conditions and informatives as set out in the report

Amended condition 1

Before 31 December 2012 an Urban Integration Study, which shall demonstrate how the approved F10a bridge shall integrate with the development approved for Stratford City Zone 2 under planning permission ref 07/90023/VARODA (or any other planning permission implemented for Stratford City Zone 2), shall be submitted to and approved by the Local Planning Authority. Any works of alteration, modification or transformation to F10A identified in the Urban Integration Study as being necessary to enable integration with Stratford City Zone 2 development, shall be submitted to the Local Planning Authority for approval pursuant to conditions LTD.18 of the Olympic and Legacy Authority for approval pursuant to conditions LTD.18 of the Olympic and Legacy facilities planning permission 07/90010/OUMODA and unless otherwise agreed in writing by the Local Planning Authority, be implemented prior to 31 December 2014.

Reason: to ensure that the development integrates and is compatible with the approved Stratford City development

In relation to Bridge F10B – Application no08/90029/REMODA

the Committee

- a) **APPROVED** the application for the reasons given in the report
- b) **GRANTED a Partial Discharge** of matters reserved under conditions OD.0.19 and LTD.18 of planning permission 07/90010/OUMODA and
- c) **APPROVED** the details submitted pursuant to condition OD.0.59 of planning permission 07/90010/OUMODA, subject to amended condition 1 below and other conditions and informatives as set out in the report

Amended condition 1

Before 31 December 2012 an Urban Integration Study, which shall demonstrate how the approved F10a bridge shall integrate with the development approved for Stratford City Zone 2 under planning permission ref 07/90023/VARODA (or any other planning permission implemented for Stratford City Zone 2), shall be submitted to and approved by the Local Planning Authority. Any works of alteration, modification or transformation to F10B identified in the Urban Integration Study as being necessary to enable integration with Stratford City Zone 2 development, shall be submitted to the Local Planning Authority for approval pursuant to conditions LTD.18 of the Olympic and Legacy Authority for approval pursuant to conditions LTD.18 of the Olympic and Legacy facilities planning permission 07/90010/OUMODA and unless otherwise agreed in writing by the Local Planning Authority, be implemented prior to 31 December 2014.

Reason: To ensure a suitably high quality public realm for bridges F10A, F10B and the aquatics plaza in Legacy Transformation

**11. Planning Application: 08/90018/FULODA
(AGENDA ITEM 13)**

Retrospective full planning application for an intermediate maintenance and ventilation shaft with associated compound, vehicular access, means of enclosure and above surface structure (headhouse) EDFE 2 - PDZ 1

**Planning Application: 08/90019/REMODA
(AGENDA ITEM 14)**

Retrospective Reserved Matters Application pursuant to 05/00413/FUL for details of construction of headhouse over West shaft 2 (NGT-2) with associated compound, means of enclosure and vehicular access - PDZ 1

**Planning Application: 08/90020/REMODA
(AGENDA ITEM 15)**

Retrospective Reserved Matters Application pursuant to 05/00413/FUL for details of construction of headhouse over East shaft 3 (EDFE 3) with associated compound, means of enclosure and vehicular access - PDZ 6

- 11.1. It was agreed that Simon Wright, ODA Director of Infrastructure and Utilities, and Graham Morrison, Allies and Morrison, should give a brief presentation to the Committee on behalf of the applicant explaining the proposals for agenda items 13-15 together. The applicant apologised to the Committee for the retrospective nature of the works and explained that the proposals for 3 headhouses to be erected over the deep bored cable tunnels carrying high voltage underground electricity power cables had been implemented without the submission of reserved matters pursuant to the outline permissions granted in January 2006. This was due to a misunderstanding when responsibility for the works was transferred to the ODA after its establishment later in 2006. The proposals for mitigation were described.
- 11.2. It was agreed that Items 13–15 would be discussed together.
- 11.3. A planning officer then gave presentations to the Committee who considered the reports and took into account the Updates which had been circulated. Full planning permission (in respect of application 08/90018/FULODA) and reserved matters approval (in respect of applications 08/90019/REMODA and 08/90020/REMODA) was now sought for the retention of the headhouses and implementation of the mitigating works. The works as implemented were considered unacceptable and there had been extensive discussions about a range of measures to improve the appearance of the headhouses whilst meeting the security requirements. A number of conditions were proposed together with S106 agreements, heads of terms for which were included in the Updates.
- 11.4. Members recognised the importance of putting the electricity cables underground so that the electricity pylons could be removed from the site and acknowledged the urgency of completing the works so that proper preparation could be made for the London Olympics and to maximise the benefits to be derived afterwards. Nevertheless they expressed their extreme disappointment that the opportunity to design the headhouses more appropriately had been lost.
- 11.5. The proposed mitigating works comprised concealing the structures at ground level behind planting and an art wall. They had been designed to create a coherent approach to the secure boundary zones of all three headhouses. This approach resolved the different requirements of the two generating companies for the southern headhouses, which were close to one another and to the Aquatics Centre. The northern headhouse was on raised ground and the proposed mitigating works were modified to include a planted bank below the art wall. Details of the art works would be developed as part of the ODA's Arts and Culture Strategy and the works would be in place before the Games. Members required that elevation details of the art walls, including any variations in height, should be submitted for approval. They noted that funding was to be provided for long-term maintenance including regular pruning of the pleached trees and that the southern headhouse roofs would be painted to reduce their impact when seen from above from the southern access road.
- 11.6. Members asked about the other options considered and noted that other materials were not considered to meet the security requirements and

that over-cladding the existing grey metal structures would have increased the size of the security compounds which were an essential feature.

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

In respect of item 13

the Committee

- a) GRANTED planning permission subject to the prior completion of a legal agreement
- b) that the Head of Development Control be AUTHORISED to enter into a legal agreement to secure the mitigation as described in the Committee report
- c) that the Head of Development Control upon completion of that agreement be AUTHORISED TO GRANT planning permission subject to conditions as set out in the report and the following additional and amended conditions:

Additional Conditions:

- i. Further details concerning the capacity of the Carpenters Road Waterden Road junction shall be submitted to the Local Planning Authority within 3 months of the date of this planning permission to demonstrate the capacity of the junction and the applicant shall if necessary introduce management measures to the junction as required to address capacity and safety concerns.

Reason: To safeguard the environment of existing road users and with particular regard to nearby business operations.

- ii. Details of the numbers of Heavy Goods Vehicles being used in connection with the development during the hours of 0800 to 1000 and 1600 to 1800 shall be submitted to the Local Planning Authority within 3 months of the date of this planning permission.

Reason: To ensure appropriate numbers of HGVs used in connection with the development during peak traffic hours.

- iii. Within 3 months of the date of this planning permission a report detailing the flood resistant and resilience techniques used in the head-house shall be submitted to the Local Planning Authority in consultation with the Environment Agency. The techniques shall be implemented in accordance with the approved details.

Reason: To ensure that the head-house can remain operational in the event of flooding.

- iv. All development shall be undertaken in accordance with the provisions of the Code of Construction Practice approved under permission ref 07/90011/FUMODA and with all Project, Contractor or Topical Environmental Management Plans referred to in that Code of Construction Practice, including those approved in accordance with

Conditions SP.0.6 to SP.0.9 inclusive to permission ref 07/90011/FUMODA.

Reason: To ensure that all elements of an approved Code of Construction Practice are properly applied.

- v. The development hereby approved under planning permission 08/90019/REMODA shall not be carried out in conjunction with any aspect of the development in respect of the headhouse compounds, reinforced slopes, retaining structures, 5m high metal mesh fencing, bollards and pedestrian and vehicular access approved under planning permission 07/90010/0UMODA.

Reason: To ensure that carrying out of the retrospective planning permission 08/90019/REMODA is in accordance with the approved plans and not the aspects of the planning permission 07/90010/0UMODA relating to the headhouse development.

- vi. Prior to the installation of the elements of the planning permission set out below detailed drawings to include, as appropriate, design, colour, height and finish as well as samples of materials shall be submitted to and approved in writing by the Local Planning Authority:
 - a) Bollards
 - b) Perimeter Walls
 - c) Art Installation
 - d) Headhouse camouflage paint
 - e) Compound surface area
 - f) Lighting
 - g) Vehicular access surface
 - h) Elevations of all sides of the development

Reason: In the interests of visual amenity

- vii. All landscaping including the espalier/pleached tree planting shall be implemented and maintained in accordance with details submitted to and approved in writing by the Local Planning Authority. The details shall include a schedule of landscape maintenance for a minimum period of 10 years as well as details of the arrangements for its implementation. All planting, seeding or turfing comprised within the scheme shall be carried out in the first planting season following completion of the development and shall be maintained and replaced and any trees or plants which require maintenance or replacement shall be carried out in the next planting season. Maintenance shall include replacement of any area of planting that dies, is removed or becomes damaged or diseased. Replacement shall be with a similar species and size.

Reason: In order to maintain the visual integrity of the site.

In respect of item 14

the Committee

- a) GRANTED planning permission subject to the prior completion of a legal agreement
- b) AUTHORISED the Head of Development Control to enter into a legal agreement to secure the mitigation as described in the Committee report
- c) AUTHORISED the Head of Development Control upon completion of that agreement TO GRANT planning permission subject to conditions as set out in the report and the following additional and amended conditions:
 - i) The development hereby approved under planning permission 08/90019/REMODA shall not be carried out in conjunction with any aspect of the development in respect of the headhouse compounds, reinforced slopes, retaining structures, 5m high metal mesh fencing, bollards and pedestrian and vehicular access approved under planning permission 07/90010/0UMODA.

Reason: To ensure that carrying out of the retrospective planning permission 08/90019/REMODA is in accordance with the approved plans and not the aspects of the planning permission 07/90010/0UMODA relating to the headhouse development.

- ii) Prior to the installation of the elements of the planning permission set out below detailed drawings to include, as appropriate, design, colour, height and finish as well as samples of materials shall be submitted to and approved in writing by the Local Planning Authority:
 - a) Bollards
 - b) Perimeter Walls
 - c) Art Installation
 - d) Headhouse camouflage paint
 - e) Compound surface area
 - f) Lighting
 - g) Vehicular Access surface
 - h) Elevations for all sides of the development

Reason: In the interests of visual amenity

- iii) All landscaping including the espalier/pleached tree planting shall be implemented and maintained in accordance with details submitted to and approved in writing by the Local Planning Authority. The details shall include a schedule of landscape maintenance for a minimum period of 10 years as well as details of the arrangements for its implementation. All planting, seeding or turfing comprised within the scheme shall be carried out in the first planting season following completion of the development and shall be maintained and replaced and any trees or plants which require maintenance or replacement shall be carried out in the next planting season. Maintenance shall include replacement of any area of planting that dies, is removed or becomes damaged or diseased. Replacement shall be with a similar species and size.

Reason: In order to maintain the visual integrity of the site.

In respect of item 15

the Committee

- a) GRANTED planning permission subject to the prior completion of a legal agreement
- b) AUTHORISED the Head of Development Control to enter into a legal agreement to secure the mitigation as described in the Committee report
- c) AUTHORISED the Head of Development Control upon completion of that agreement TO GRANT planning permission subject to conditions as set out in the report and the following additional and amended conditions:

Additional Conditions:

i) The retrospective development hereby approved under planning permission 08/90020/REMODA shall be exclusively implemented; no aspect of the development in respect of the headhouse compounds, reinforced slopes, retaining structures, 5m high metal mesh fencing, bollards and pedestrian and vehicular access as approved under planning permission 07/90010/0UMODA shall be carried out.

Reason: To ensure that only the retrospective planning permission 08/90020/REMODA is carried out in accordance with the approved plans and not the aspects of the planning permission 07/90010/0UMODA relating to the headhouse development thereby limiting the potential impact associated with two developments.

ii) Prior to the installation of the elements of the planning permission set out below detailed drawings to include, as appropriate, design, colour, height and finish as well as samples of materials shall be submitted to and approved in writing by the Local Planning Authority:

- a) Bollards
- b) Perimeter Walls
- c) Art Installation
- d) Headhouse camouflage paint
- e) Compound surface area
- f) Lighting
- g) Vehicular Access surface
- h) Elevations for all sides of the development

Reason: In the interests of visual amenity

iii) All landscaping including the sedum wall shall be implemented and maintained in accordance with details submitted to and approved in writing by the Local Planning Authority. The details shall include a schedule of landscape maintenance for a minimum period of 10 years as well as details of the arrangements for its implementation. All planting, seeding or turfing comprised within the scheme shall be carried out in the first planting season following completion of the development and shall be maintained and replaced and any trees or plants which require maintenance or replacement shall be carried out in the next planting season. Maintenance shall include replacement of any area of planting that dies, is removed or becomes damaged or diseased. Replacement shall be with a similar species and size.

Reason: In order to maintain the visual integrity of the site.

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

12.1. There was no other business.

There being no other business the meeting closed at 9.35 pm

Signed: Z Beldin

Date: 10/6/2008

Chairman