

OLYMPIC DELIVERY AUTHORITY

ODA PLANNING COMMITTEE

26 August 2008

SUBJECT: MINUTES OF 30th COMMITTEE MEETING
Held on 12 August 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

Independent Members:

Mike Appleton
Celia Carrington
William Hodgson
Janice Morphet
Dru Vesty

Officers in attendance:

Vivienne Ramsey	ODA, Head of Development Control
Tom Smith	ODA, Planning Decisions Team
Adele Castle	ODA, Planning Decisions Team
Allan 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, Councillor Geoff Taylor and from Councillor Terry Wheeler 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 – 7

Item 5

- Additional consultation response and officer response

Items 6 & 7

- Additional consultation response and officer response
- Amended wording of condition 8 and additional informative

2.2. The order of business was unchanged but Members agreed to defer Item 8.

2.3. There were requests to speak by representatives of the applicants in relation to Items 5-7.

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 5-7. Please note, however, that the interests declared for item 6 should be identical to those for Item 7.

'Subject to that amendment would Members please confirm that the declarations of personal interests listed in the paper for Item 3 are correct; and state if there are any other interests you wish to declare?

'Personal interests are prejudicial if a reasonable member of the public with knowledge of the relevant facts would conclude that the nature of your personal interest is such that your judgement of the public interest is likely to be affected. If, by virtue of your personal interest you have been involved in decisions about these proposals, you may have a prejudicial interest. In that circumstance you would need to leave the meeting during the consideration of that item. In light of the agenda before you this evening, please state whether or not any of the interests declared are prejudicial interests?'

Members confirmed that the personal interests read out were correct. None of these personal interests were considered prejudicial.

4. MINUTES AND MATTERS ARISING (AGENDA ITEM 4)

4.1. The Committee

AGREED the Minutes of the 29th Planning Committee Meeting.

4.2. Further to paragraph 6.3 Members noted that a briefing by British Waterways Board was being arranged.

PLANNING APPLICATIONS

5. PLANNING APPLICATION 08/90144/REMODA (AGENDA ITEM 5)

Reserved Matters Application pursuant to Conditions B1, B8 (excluding B8(x) external lighting), L5 and K2 (excluding K2(e) landscaping details) of outline planning permission 07/90023/VARODA for the construction of a CCHP Plant comprising 3,810m² of floorspace.

- 5.1. Arran Pexton, architect, presented the proposals on behalf of the applicant for the Energy Centre in the Stratford City development including illustrative perspective drawings of the structure in context from various directions.
- 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 Reserved Matters for the construction of a CCHP plant to satisfy conditions pursuant to the outline planning permission 07/90023/VARODA granted on 13 November 2007.
- 5.3. Members noted the applicant's detailed response to the comments sent by the London Borough of Newham all of which had been reviewed by officers. ODA's own technical planning consultants had endorsed the applicant's statements including the role of the Environment Agency in licensing the facility to ensure that relevant environmental standards were met. The design was very similar to the related Energy Centre at King's Yard which the Committee had approved and the views of the Design Review Panel had also been sought: the design was considered appropriate, though the Panel had commented on the need for the future landscaping proposals to be fully integrated with the proposals for the surrounding public realm.
- 5.4. Members noted comments made by the London Boroughs of Newham and Waltham Forest and were disappointed by the low 2% target for production of renewable energy but noted that the proposal complied with the requirement set by the outline planning permission. They also noted that the S106 Agreement provided for the performance against target to be monitored and that the Stratford City developer was considering how to make this type of information available to the public for the whole development. They asked that this should be covered in the context of the S106 discussions and agreed that an informative should be added.
- 5.5. There being no further questions the Chairman moved to a vote and the Planning Committee RESOLVED that

the Committee

APPROVED the Reserved Matters of all details pursuant to Conditions B1, B8 (excluding B8(x) external lighting), L5 and K2 (excluding K2(e) landscaping details) subject to the conditions and informatives set out in the report and to the additional informative below:

The applicant is advised that, as part of the monitoring and reporting obligations, there is an expectation that information on the amount of renewable energy being produced by the CCHP Plant will be

made readily accessible for the benefit of the general public. This may take the form of an on-site electronic display board.

Members agreed to consider Items 6 & 7 together.

**6. PLANNING APPLICATION 08/90104/REMODA
(AGENDA ITEM 6)**

Application for the approval of reserved matters for 302 residential units and 580 sq.m. of retail floorspace with associated car-parking and on-plot landscaping pursuant to conditions B1 and B8 of outline planning permission 07/90023/VARODA being details of layout, scale, appearance, access and landscaping. *Plot N03, Zone 5 Stratford City, London E15*

**APPLICATION NUMBER: 08/90105/REMODA
(AGENDA ITEM 7)**

Application for the approval of reserved matters for 295 residential units and 580m² of retail floorspace with associated car-parking and on-plot landscaping pursuant to conditions B1 and B8 of outline planning permission 07/90023/VARODA being details of layout, scale, appearance, access and landscaping. *Plot N04, Zone 5 Stratford City, London E15*

6.1. Pankaj Patel, Patel Taylor architects, presented the proposals on behalf of the applicant for two blocks (plots N03 and N04) of Stratford City residential accommodation. It was confirmed that both plots were designed for Legacy but would be used as the Olympic Village for athletes during the Games (although it was noted that a separate planning application would have to be submitted for this temporary Games use). Drawings of the varied elevations designed by 3 different architectural practices were shown. Members noted that the entrances to the refuse stores had been moved and that access from the street was also available if access from the entrance lobbies proved problematic. The applicant's representative also recognised concerns raised by Members about the need to consider interim lettings before the retail element was fully established to ensure lively use of the commercial frontage from an early stage.

6.2. 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 Reserved Matters in accordance with the planning permission granted on 13 November 2007 (07/90023/VARODA) and with the zonal Masterplan for zones 3-6 approved in May 2008. The proposals were governed by a series of strategies including parameter plans and the site wide housing strategy. Some further details would be required including details of the landscaping of the courtyard. The design of the landscaping and practicality of growing and maintaining the large trees shown in the central courtyard would be considered as part of the Landscaping Strategy.

6.3. Following comments from the Design Review Panel officers recommended that condition 8 should be amended to include more elements of the facades and an additional informative included. Members agreed that the condition should be further extended so that a range of appropriate details of the elevations could be requested and approved.

6.4. Overall the distribution of affordable housing and the minimum size requirements complied with the S106 Agreement but amendments to the site-

wide housing strategy as approved for zone 1, were still under discussion. The applicant stated that in some places the affordable housing was larger and more favourably oriented than the market housing. Members noted that following comments made about the concentration of the affordable housing in one part of each plot, the applicant had swapped some of the 'town housing' units so that there were affordable units of 'town housing' at ground level in the side blocks which comprised principally market housing. They also noted that it was difficult to avoid designing some of the units with a single aspect but that this feature was not confined to the affordable housing. The scheme as a whole was considered to be 'tenure blind' and, as summarised in the Update, First Thames had written in support of the distribution of affordable units within the revised scheme. The overall distribution of affordable housing would, however, be fully considered as part of the process for approval of the revised site-wide housing strategy.

- 6.5. In response to a question Members also noted the architect's comment that the detailed design of the wintergardens was still being developed: they would need to be both transparent and, so far as possible, sound-proof. Members requested that the potential for noise transmission should be specifically addressed when the details were submitted.
- 6.6. Members were also concerned about potential disturbance arising from the design and use of the courtyards. They noted that playspaces were required as part of the public realm and that the issue would be carefully considered by planning officers.
- 6.7. There being no further questions the Chairman moved to a vote and the Planning Committee RESOLVED unanimously that

6.7.1. in relation to **Item 6** the Committee

- a) APPROVED the submission of reserved matters pursuant to outline planning permission 07/90023/VARODA in principle
- b) DELEGATED authority to the Head of Development Control to issue the approval following the approval of the revised Site Wide Housing Strategy and being satisfied that the development is in accordance with the approved strategy, for the reasons given in the report and subject to the conditions and informatives as set out in the report with amended condition 8 and an additional informative as follows:

Condition 8

Prior to the commencement of construction of the façades of the buildings hereby permitted detailed drawings (including sections), and fully annotated to demonstrate materials and finishes, at a scale of 1:10 including windows, doors, balconies and other openings (including reveals and cills) shall be submitted to and approved by the local planning authority.

Reason: to ensure a satisfactory appearance to the completed development in the interests of visual amenity

Informative

The developers are advised that detailed drawings of how the materials and joints will interface with each other must be provided and fully annotated in the submission of details relating to materials.

6.7.2. in relation to **Item 7** the Committee

- a) APPROVED the submission of reserved matters pursuant to outline planning permission 07/90023/VARODA in principle and
- b) DELEGATED authority to the Head of Development Control to issue the approval following the approval of the revised Site Wide Housing Strategy and being satisfied that the development is in accordance with the approved strategy, for the reasons given in the report and subject to the conditions and informatives as set out in the report with amended condition 8 and an additional informative as follows:

Condition 8

Prior to the commencement of construction of the façades of the buildings hereby permitted detailed drawings (including sections), and fully annotated to demonstrate materials and finishes, at a scale of 1:10 including windows, doors, balconies and other openings (including reveals and cills) shall be submitted to and approved by the local planning authority.

Reason: to ensure a satisfactory appearance to the completed development in the interests of visual amenity

Informative

The developers are advised that detailed drawings of how the materials and joints will interface with each other must be provided and fully annotated in the submission of details relating to materials.

7. ANY OTHER BUSINESS

- 7.1. Members noted that there would be a briefing and Committee meeting on 26 August 2008.

There being no other business the meeting closed at 8.00 pm

Signed:

Z. Baldwin

Date: 28/10/2008

Chair