

OLYMPIC DELIVERY AUTHORITY

ODA PLANNING COMMITTEE

9 December 2008

SUBJECT: MINUTES OF 35th COMMITTEE MEETING
Held on 25 November 2008 at 18.00

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

Present:

Lorraine Baldry	Chairman
David Taylor	Deputy Chairman

Local Authority Members:

Cllr Rofique Ahmed	LB Tower Hamlets
Cllr Conor McAuley	LB Newham
Cllr Geoff Taylor	LB Hackney (from Item 5)
Cllr Terry Wheeler	LB Waltham Forest (Items 1-6)

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
Liz Fisher	ODA, Planning Decisions Team
Adele Castle	ODA, Planning Decisions Team
Allen Ledden	ODA, Legal adviser, Planning Decisions Team, (Pinsent Masons)
Vanessa Brand	ODA, Committee Secretary

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

1.1. There were no apologies.

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

2.1. There were Updates for Items 6 & 7

Item 6

- Amended Recommendation
- Consideration and assessment
- Clarification p25
- Clarification p35
- Wheelchair Housing Provision

Item 7

- Further consideration of the amount of development
- Amendment to proposed condition 2
- Amended recommendation
- Amended condition 2
- Additional informatives

2.2. The order of business was unchanged.

2.3. There were requests to speak by representatives of the applicant in relation to Items 6 and 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 to 7.

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

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

Members confirmed that the personal interests read out were correct and the following additional declarations were made:

Dru Vesty declared that as from 1 October 2008 she had been appointed a Member of the Housing and Communities Agency, which would come into existence on 1 December 2008

David Taylor declared that he had in the past employed Glenn Howells, architect, in relation to other proposals not associated with the developments within the area of responsibility of the Olympic Delivery Authority as local planning authority.

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 34th Planning Committee Meeting.

- 4.2. Members noted that the Committee would continue to meet on the second and fourth Tuesdays of the month because Members generally were not available on Wednesdays or Thursdays.

PLANNING APPLICATIONS

5. AMENDMENTS TO STRATFORD CITY SITE WIDE HOUSING STRATEGY (AGENDA ITEM 5) as approved on 27th November 2007 pursuant to condition C1 of outline planning permission P/03/0607; 06/90017/VARODA; and 07/90023/VARODA.

- 5.1. A Planning Officer gave a presentation to the Committee who considered the report. The application was for approval of an amended Site Wide Housing Strategy for the Stratford City development covering zones 1-5. The strategy, which had been approved in November 2007, was required by the outline planning permission. The housing types were also subject to the S106 Agreement which aimed to provide an inclusive and sustainable residential community.
- 5.2. Members recognised that the Strategy would apply over the whole period of development of the residential units and that delays and changes in the programme for development could affect the triggers for associated facilities which were built in to the S106 Agreement. They also noted that the developer could seek changes to the Strategy, for example, in relation to the Zonal Master Plan for zone 2 which had not yet been submitted.
- 5.3. The original Strategy had included indicative figures for zones 2-5 in relation to the split between affordable and market housing. The overall provision of 30% affordable housing had been maintained but some affordable housing was now included in zone 3. The proposed amendments had been discussed with the London Borough of Newham as Housing Authority and there were continuing discussions about the provision of some additional intermediate housing units

to a maximum of 35% of the total under the terms of the S106 agreement. The latter proposals, which did not form part of the current application, had been included in the S106 Agreement in recognition that the 30% affordable housing provision was lower than the GLA's recommended 50% target for affordable housing. The Committee would receive a report on this in due course and were recommended to encourage both parties to continue negotiations.

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

the Committee

- a) APPROVED the amendments to the Site Wide Housing Strategy as set out in the revisions to the Strategy received on 13 October 2008 and as modified by amendments made on 21 October 2008 and corrections received on 5 November 2008
- b) REQUESTED the developers to continue negotiations with the London Borough of Newham as Housing Authority to reach a mutually acceptable position regarding the means by which the location, tenure, and extent of tenure of any additional affordable housing units will be resolved.

**6. APPLICATION NUMBER: 08/90212/REMODA
(AGENDA ITEM 6)**

Plot N07

Application for the approval of reserved matters for 325 residential units, 526 sqm of retail floorspace (A1-A5) with associated car parking and landscaping within a part 10, part 11 and 12 storey (set back) building, with associated car parking at basement level and means of access pursuant to conditions B1 and B2 of outline planning permission 07/90023/VARODA, being details of layout, scale, appearance, access and landscaping, together with approval in writing to permit development that exceeds the height parameters indicated within the Masterplan for Zones 3-6 and Parameter plan (7), pursuant to conditions A4 and D9 of the Outline Planning Permission.

Plot N07, Zone 5, Stratford City, London, E15.

6.1. Glenn Howells (Glenn Howells Architects) and Gareth Hunter (Panter Hudspith Architects) gave a presentation to the Committee about the design of the buildings illustrating the housing and the retail development.

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 all reserved matters for residential and complementary retail development on plot N07 within zone 5 of the Stratford City Development pursuant to the outline permission 07/90023/VARODA granted on 13 November 2007 following completion of a revised S106 agreement. The applicant had clarified that there was no on-street provision of disabled car spaces for N07 and that there would be 325 cycle parking spaces in total. The amount of wheelchair adaptable housing units currently included was still under discussion. A number of issues would have to be addressed by the submission of further details and a number of conditions were proposed. The recommendation was amended to take account of the Committee's earlier decision to approve the Site Wide Housing Strategy.

- 6.3. Members noted that the proposals had been designed to maximise the number of double aspect housing units avoiding the past typical development of single aspect units accessed from internal corridors. However, all units would be served by at least one lift and the management programme would ensure that these were quickly serviced where necessary for those dependent upon lift access. The design, which had limited single aspect housing to 20%, was considered successful in maximising the amount of cross-ventilation: internal ducts had not been proposed because of concern about acoustic separation. The winter gardens, which would provide sheltered private amenity space all year, were not shared. The amounts of car and cycle parking had been maximised; two car spaces in tandem would be attached to a single unit and double height cycle parking would employ a proprietary system.
- 6.4. The Head of Development Control reassured the Committee that she had raised their concerns expressed previously about the need to consider an interim strategy for occupation of the retail units in the period after the Games to ensure that there was a lively street frontage and to avoid dead space.
- 6.5. Members generally welcomed the proposals but emphasised that they could more easily have understood the design with the benefit of a three-dimensional model. The architects confirmed that they had both used models in the development of their proposals and to ensure that the different blocks formed a coherent overall design. Members requested that models should normally be presented at the Committee meeting whenever appropriate.

Action:
Head of Development Control

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

the Committee

APPROVED the submission of reserved matters pursuant to outline planning permission 07/90023/VARODA subject to the conditions and informatives set out in the report.

**7. APPLICATION NUMBER: 08/90213/REMODA
(AGENDA ITEM 7)**

Plot N08

Application for the approval of reserved matters for 412 residential units, 1,437sqm of retail floorspace (A1-A5) and 1,748 sqm of leisure floorspace (Class D2) arranged over two x 32 storey residential towers. Seven storey podium or residential development over ground floor retail uses and four storey retail/leisure building with associated car parking in two level basement and means of access pursuant to conditions B1 and B2 of outline planning permission 07/90023/VARODA, being details of layout, scale, appearance, access and landscaping, together with approval in writing to permit development that exceeds the plot boundary indicated within the Masterplan for Zones 3-6 and the development height parameter plan (7), pursuant to conditions A4 and D9 of the outline planning permission.

Plot N08, Zone 5, Stratford City Development, Stratford, London, E15

- 7.1. Ian Simpson (Ian Simpson Architects) gave a presentation to the Committee about the design of the buildings illustrating the housing and the retail and leisure development.
- 7.2. 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, which was for approval of reserved matters pursuant to planning permission 07/90023/VARODA granted on 13 November 2007 following completion of a revised S106 agreement. The recommendation was amended to take account of the Committee's earlier decision to approve the Site Wide Housing Strategy and to amend condition 2 and the informatives. The amount of gross floorspace figure for leisure facilities had increased because it was being designed as a commercial unit with allowance for plant within the building rather than elsewhere. The net floorspace would, however, be as previously and the applicants had requested approval in writing for this variation in accordance with condition D2. The parameters of the buildings had also been altered with a small increase in overall height and the extension of the basement below the adjacent North Park. Both these changes had been assessed and had no significant impact. However, officers were concerned to ensure that the landscaping proposals for North Park were protected and a condition was proposed to cover this.
- 7.3. Members generally welcomed the proposals and noted with some regret that it was not proposed to erect the buildings until after the Games. North Park would be laid out and landscaped for the Games and this landscaping would therefore be affected by the excavation for the basement carpark and the condition would control the treatment of the land during the excavation and ensure satisfactory reinstatement of the landscaping. Members were reassured that the depth of 2m of soil above the car park would be sufficient to support the proposed tree planting.
- 7.4. Members also noted that the density of development would necessitate careful management of the site to avoid difficulties over servicing and deliveries from the one central service-point and the collection of waste from the various ground floor refuse points at each core.
- 7.5. Given the timescale for development a number of detailed points were still to be investigated and designed and Members were assured that the glazed roof-space would accommodate and conceal additional features such as aerials that might be added.
- 7.6. There being no further questions, the Chairman moved to a vote and the Planning Committee RESOLVED unanimously that

the Committee
 - a) AGREED that approval should be given in writing to carry out the development on plot N08 that exceeds: the plot boundary as shown on the approved zonal masterplan for Zones 3-6; the development height set out on Parameter Plan 7; and the amount of floorspace allocated for leisure use within Zone 5, pursuant to conditions A4, D9, and D2 of the outline planning permission

- b) APPROVED the submission of reserved matters pursuant to outline planning permission 07/90023/VARODA subject to the conditions and informatives as set out in the report with the following amendments:

amended condition 2

Prior to the commencement of development, further details shall be submitted to and approved by the local planning authority of the following:

- i. details of the means of construction of the development, including siting of any temporary compound required for the building works undertaken, together with the phasing of the development: and
- ii. the method of construction of the basement car park.

Reason: to ensure that the activities to be carried out and the appearance of the development site do not give rise to adverse impacts on the amenity of residents of existing developments within the vicinity

Substitute Informative 3

You are advised that the local planning authority expect that LOCOG will propose measures for the temporary use or landscaping for the Games time period of that part of the development that does not fall within any part of North Park. It is further expected that the public realm proposals will include landscaping proposals in 3 stages for that part of the site that will be used to accommodate development under North Park together with a clear statement of the party(ies) responsible for undertaking landscaping and planting within this area in the period before the plot is developed; the period within which development is undertaken; and the reinstatement of the land following the completion of the basement car park.

Additional informative 7

You are advised that the approval in writing to the development of leisure floorspace in excess of the amount prescribed by condition D2 is granted only on the basis that the additional floorspace above 1,200 sq m is permitted purely to accommodate the plant and servicing requirements of the leisure facility.

8. ANY OTHER BUSINESS

8.1. Members noted that the Streetscape document circulated to them was due for consideration at the next Planning Committee meeting on 9 December and that planning officers had already offered comments to the applicant about points previously raised by the Committee.

8.2. Members also noted that the London Borough of Newham had only recently consulted ODA on the Local Development Framework and that a briefing note would be circulated to Members with the document in preparation for discussion on 9 December.

There being no other business the meeting closed at 8.10 pm

Signed: L Beedman

Date: 13/11/2009

Chair