

OLYMPIC DELIVERY AUTHORITY

ODA PLANNING COMMITTEE

SUBJECT: MINUTES OF 57th COMMITTEE MEETING
Held on 08 December 2009 at 18.00

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

Present:

Lorraine Baldry	Chairman
David Taylor	Deputy Chairman

Local Authority Members:

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

Independent Members:

Celia Carrington
William Hodgson
Dru Vesty
Janice Morphet

Officers in attendance:

Vivienne Ramsey	ODA, Head of Development Control
Anthony Hollingsworth	ODA, Chief Planner Development Control, Planning Decisions Team
Alex Savine	ODA, Planning Decisions Team
Liz Fisher	ODA, Planning Decisions Team
James Jaulim	ODA, Planning Decisions Team
Richard Griffiths	ODA Legal Adviser, Planning Decisions Team, (Pinsent Masons)
Susan Krouwel	ODA, Committee Secretary

1. APOLOGIES

(AGENDA ITEM 1)

1.1. Mike Appleton sent his apologies.

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

2.1. There were updates to Items 6 and 7.

2.2. The order of business was unchanged.

2.3. Representatives of the applicants had requested to speak in favour of Items 6 and 8.

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 5-9.

‘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?’

3.2. Janice Morphet declared a personal interest in Item 5, the London Plan. Members confirmed that the personal interests recorded were correct and that none were considered prejudicial.

4. MINUTES AND MATTERS ARISING (AGENDA ITEM 4)

4.1. The Committee

AGREED the Minutes of the 56th Planning Committee Meeting.

5. The London Plan (AGENDA ITEM 5)

5.1. A Planning Officer gave a presentation on the draft replacement London Plan. He explained that the Plan will cover the period to 2031 and that the draft was a significantly shorter document, with fewer policies. The Mayor’s Transport and Economic Development Strategies had been published for consultation at

the same time. He noted that the general policy approach could be more spatial and that the Implementation Plan could be more developed.

- 5.2. Members supported the officer's comments, particularly in relation to the Implementation Plan which was considered weak. It was noted that the plan could have been used by the Mayor to set out how he would use his own resources. A member noted that all other regions were preparing implementation plans to bid for funding under the Local Democracy Economic Development and Construction Act, for consideration in 2010. If London was less well prepared it could lose out on obtaining funding.
- 5.3. A member suggested that the 20% renewable energy target was a blunt instrument that was difficult to deliver in many smaller developments in London. It was suggested that the policies be amended to allow for a broader consideration of the merit of carbon reduction and /or sustainable design measures to be incorporated into new developments rather than just a renewables target. Other measures such as insulation should also be encouraged to reduce overall energy consumption, particularly in relation to improvements to existing housing stock.
- 5.4. A member noted that chapter 7 referred to housing density, quality and room size, but didn't make the links between them. It was also noted that security was not mentioned in the plan and that the Plan could be clearer on how public realm and the neighbourhood policies contributed to a city which delights the senses. The GLA's preparation of an SPG was discussed, it was suggested that a place-based mechanism would be more appropriate.
- 5.5. It was noted that the objective to promote social inclusion had been replaced by an aspiration for a city that delights the senses. Members agreed that this was an important objective, particularly for the area of East London that the Olympic Park is in, and that they would prefer it to be retained.
- 5.6. There being no further questions the Chairman moved to a vote and the Planning Committee unanimously RESOLVED that:

the Committee

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

6. 09/90270/REMODA - Plot N25 (AGENDA ITEM 6)

Application for the approval of an 850 space seven storey car park (21,334sqm GEA floorspace) together with associated access/egress road from North Loop Road (East); ancillary hardstanding for the provision of 25 motorcycle spaces and the siting of an electricity substation to serve the facility; and area for landscaping, pursuant to conditions B1 and B8 of outline planning permission 07/90023/VARODA, being details of layout, scale, appearance, access and landscaping, together with approval in writing to locate the building outside the

limits of deviation of the boundary of plot N25 as approved in the Masterplan for Zones 3-6, pursuant to condition A4 of the outline planning permission.
Plot N25, Zone 3, Stratford City Development, Stratford, London, E15

- 6.1. Jon Brent (AHMM Architects) spoke in favour of the proposals on behalf of the applicant. He explained that the car park would be constructed of precast concrete decks supported over a steel frame. From the first floor level upwards the facades of the building would have vertical aluminium blades.
- 6.2. A Planning Officer gave a presentation on the application. The proposed building was outside the limits of the deviation of the boundary of plot N25 and the construction work was due to start in January 2010. LOCOG would use it to store vehicles during the Games. It would open to the public in early 2013 and would serve the high speed rail line at Stratford International Station. It was to the north west of the station and would have around 850 parking spaces.
- 6.3. The London Borough of Newham had raised a concern that the car park could lead to an over-provision of parking spaces in the area. The applicant had provided a rationale for the provision of 850 spaces and Newham had withdrawn their objection.
- 6.4. A member queried why the level of provision for secure cycle storage was not included in the requirement for the car park management strategy. It was agreed that there should be a requirement for the applicant to include their evidence base for the proposed level of secure cycle parking provision in the car park strategy. An officer explained that the strategy would need to be approved before the car park could open.
- 6.5. A member requested that Transport for London be consulted on their requirements for the coach bay signage details to ensure that they were incorporated into the design. The use of the CEEQUAL rating was queried, the applicant explained that it was a civil engineering standard that was equivalent to BREEAM, which was being used because there was no BREEAM standard for car parks.
- 6.6. There being no further questions the Chairman moved to a vote and the Planning Committee unanimously RESOLVED that:

the Committee

- i) **APPROVED** the development that deviates from the approved Zonal masterplan
- ii) **APPROVED** the reserved matters application subject to the conditions set out in the report (as amended by the update report) and the additional requirement for the evidence base for the amount of secure cycle storage to be included in the Car Park Management Strategy.

Councillor Terry Wheeler left the meeting.

**7. 09/90319/AODODA - White Post Lane
(AGENDA ITEM 7)**

Proposed opening of White Post Lane to construction vehicles commencing February 2010 until July 2011 pursuant to condition OD.0.40 (Highway Temporary Access) of planning permission 07/90010/OUMODA.
PDZ 4 - Over The River Lea Navigation, South West Of The Energy Centre.

- 7.1. A Planning Officer gave a presentation on the proposal. He explained that it was a contingency plan in case the traffic flows into the north of the Park were disrupted. If it was used the traffic levels would be lower than prior to the start of construction. Delegation to the Head of Development Control was being sought to allow officers to finalise a condition related to the monitoring and management of the number of vehicles permitted to use White Post Lane.
- 7.2. There being no questions the Chairman moved to a vote and the Planning Committee unanimously RESOLVED that:

the Committee

DELEGATED authority to the Head of Development Control to grant Planning Permission subject to the conditions in the report and minor consequential and necessary changes to condition 4 to improve the clarity of its purpose.

**8. 09/90308/AODODA - Loop Road Street Furniture
(AGENDA ITEM 8)**

Approval of details for the Olympic Loop Road furniture (signage and bollards, highway lighting, vehicle barriers, hard and soft verges, road markings and feeder pillars) pursuant to conditions OD.0.20 and OD.0.35 of 07/90010/OUMODA and conditions LOD.42 and LOD.43 of 08/90194/FULODA.
Olympic Loop Road - Along The Perimeter Of The Olympic Park Boundary, Passing Through PDZ's 1, 2, 3, 4, 5, 6, 7, 9 And 10.

- 8.1. Simon Fraser (Allies and Morrison) spoke in favour of the proposals on behalf of the applicant. Mark Adams (Arup) explained the technical and safety requirements for the road restraint systems, and that some of the barriers would be permanent and some temporary.
- 8.2. Vincent Stops, Chair of Hackney Planning Committee, requested to speak. He recognised the restraints imposed by safety requirements but expressed concern at the use of barriers also used on dual carriageways, as this could encourage drivers to exceed the speed limit and that these would not be consistent with the approach to streetscape proposed by LB Hackney. He suggested that the design of the street furniture could go through a design review process.
- 8.3. A Planning Officer gave a presentation on the application. He explained that no objections had been received, including from LB Hackney, and that a condition would be included relating to the final details of the lighting columns. In Games time the road would be one way and would have a 20mph speed limit. The speed limit in legacy would be dealt with as part of transformation but was expected to be 20mph.

8.4. It was noted that the post Games transformation streetscape application would be submitted soon and there was a requirement for it to include a Urban Design and Landscape Framework legacy streetscape appendix. Members expressed concern at the finish of concrete barriers and the tendency of temporary barriers to become permanent, and agreed that it would be helpful for the legacy road design to go through a design review process. A Planning Officer explained that CABA would be consulted on the post games transformation streetscape application. Whether CABA chooses to review this by panel or by desktop review is a matter for CABA to determine. Officers agreed to impose a condition for a sample of the form and finish of the temporary concrete barrier to address concerns about the appearance of these interim structures. The legal advisor agreed to advise whether there was a legal requirement for concrete barriers to be visibly concrete at a future date.

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

the Committee

APPROVED the works hereby applied for including the approval of details application for the Loop Road Games time Street Furniture and Stratford City Lifeline Link Street Furniture subject to the conditions set out in the report, with an additional condition which requires a sample of the form and finish of the temporary concrete barriers to be approved..

9. 09/90298/FUMODA - Secondary Roads (AGENDA ITEM 9)

Alignment, surface and furniture details for Secondary Access Roads OLY 1-4 in PDZ 7, OLY 6 in PDZ 6 and Marshgate Lane in PDZ 8 And 3 (Olympic Phase).

Olympic Park - Secondary Access Roads OLY 1-4 In PDZ 7, OLY 6 In PDZ 6 And Marshgate Lane In PDZ 8 And 3

9.1. A Planning Officer gave a presentation on the application for Secondary Roads during the Games phase which would be used for access into the Olympic Park from accreditation areas.

9.2. A member noted that Eton Manor/Ruckolt Junction would be smaller in legacy than in Games time and queried whether the parts of the junction which are to be retained in post games transformation would be constructed using the shallower tarmac designed for shorter term use on the rest of the temporary secondary roads. A Planning Officer was unable to confirm the proposed depth of construction and so it was agreed that a condition related to this should be included.

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

the Committee

i) **AGREED** the reasons for approval

- ii) **GRANTED** planning permission subject to the conditions and informatives set out in the report, with an additional condition requiring details of the depth of that part of the scheme which is to be retained in post Games transformation to be submitted for approval.

10. Any Other Business

- 10.1. A Planning Officer explained that the next Committee meeting would be in January. There would be briefings in January from the host boroughs and the GLA on the progress of their core strategies and infrastructure deliveries.
- 10.2. Vanessa Brand's husband had chosen an evergreen oak tree to be planted in her memory. He would be invited to the planting in the north Park in January or February. The Chairman, Chief Executive and Planning Committee Board members would also be invited to attend.

There being no other business the meeting closed at 7:50pm.

Signed: J. Baedry

Date: 23/3/2010

Chairman

