

OLYMPIC DELIVERY AUTHORITY

ODA PLANNING COMMITTEE

SUBJECT: MINUTES OF 77th COMMITTEE MEETING

Held on 22 February 2011 at 18.00

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

Present:

Lorraine Baldry	Chairman
David Taylor	Deputy Chairman

Local Authority Members:

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

Independent Members:

Mike Appleton
Dru Vesty

Officers in attendance:

Vivienne Ramsey	ODA, Head of Development Control
Anthony Hollingsworth	ODA, Chief Planner Development Control, Planning Decisions Team
Richard Griffiths	ODA Legal Adviser, Planning Decisions Team (Pinsent Masons)
Saba Master	ODA Board Secretary

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

1.1. There were apologies from Celia Carrington, Janice Morphet and William Hodgson.

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

- 2.1. There were updates for Item 5.
- 2.2. There were requests to speak from Neil Smith, (LOCOG) and Claire Robinson, (LOCOG) for Item 5 and from Catherine Odell, (Savills), for item 6.
- 2.3. The order of business was unchanged.

3. DECLARATIONS OF INTEREST (AGENDA ITEM 3)

- 3.1. The Secretary read the following statement:

'Members of this Planning Committee need to declare personal interests relevant to the agenda at the beginning of each meeting of the Planning Committee.

'Members will see that the paper for Item 3 which has been circulated lists interests which they have declared which appear to be personal interests relating to Item 5 and 6.

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

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

Members confirmed that the declarations of personal interests recorded on the paper for Item 3 were correct and that none were considered prejudicial.

4. MINUTES AND MATTERS ARISING (AGENDA ITEM 4)

- 4.1. It was agreed that paragraph 9.4 of the Minutes of the 77th Planning Committee Meeting would be amended to record the applicant's statement that materials from the temporary components of the building would, as far as possible, be re-used in any replacement structure.

- 4.2. The Committee:

AGREED the Minutes of the 77th Planning Committee Meeting subject to the amendment to paragraph 9.4 as explained above.

5. APPLICATION NUMBER 10/90597/FUMODA – LOCOG Water Park (AGENDA ITEM 5)

Submission of details of temporary buildings and structures surrounding the Aquatics and Water Polo venues in connection with the 2012 Olympic and Paralympic Games including: tarmac hard standing in back of house areas; front of house and back of house temporary structures; details of Water Polo and Aquatics Centre temporary buildings, retention of cabins; temporary workforce dining hall; temporary back of house toilet facilities; provision of an operational and broadcast compound; fencing; and erection of temporary structures for media and broadcast use including an operational area, storage and media centre. These details are pursuant to condition OG.3 of application 07/90010/FUMODA and conditions WPOD.14 and 15 of application 10/90224/FUMODA.

- 5.1 Neil Smith and Claire Robinson, LOCOG, gave a presentation on the application. The applicant explained that the Water Park comprises the Water Polo and Aquatics Centre in planning delivery zone 1 and would be operated as one site with shared overlay.
- 5.2 The applicant explained that LOCOG had worked with the ODA over the last two years to agree the overlay site plan. The applicant further explained that the Water Park area is a constrained and tight site, meaning that as much kit as possible would be housed in the aquatics and water polo buildings in order to reduce the requirements for accommodation in front and back of house areas. Recognising the site constraints, back of house facilities including the broadcast compound, catering and security (the later being under Bridge F10) would be shared between Water Polo and Aquatics. It was also explained that former construction offices for the Water Park would be retained during Games for some of the back of house facilities (but in new back of house positions). These would then be retained as site offices for Post Games Transformation works. This presented a sustainable re-use of these temporary construction offices.
- 5.3 The applicant provided images of the spectator approach and explained that there would be an active water frontage for the workforce volunteers.
- 5.4 A PDT Officer gave a presentation on the application. The Officer explained that the report considers the planning application for temporary buildings and structures surrounding the Aquatics Centre and Water Polo venue to support the use of these venues during the 2012 Olympic and Paralympic Games. These temporary structures will be similar to a number of other temporary structures which will be located in and around venues across the Olympic Park, for the duration of the Games. The temporary facilities are referred to as the LOCOG 'Overlay' proposals. The application covers all front of house and back of house temporary buildings on the Water Park site and seeks to discharge (pursuant to condition OG.3 of application 07/90010/FUMODA and conditions WPOD.14 and 15 of application 10/90224/FUMODA) siting, quantum, size and height parameters of structures, including surfacing and location of fencing.
- 5.5 The Officer also explained that following the 2012 Games the temporary overlay structures/buildings will be deconstructed and either re-located to a different site or if this is not possible the components that make up the structure will as far as possible be reused or recycled. As with similar temporary buildings within the

Park all temporary structures are expected to be removed from the site by December 2013.

- 5.6 The Officer highlighted the main areas for consideration in the determination of this application as relating to the need for temporary structures surrounding the Water Polo and the Aquatics Centre to support the operation of the venue during the Games; supporting the function of the venues and providing an attractive front of house experience for visitors; and a well ordered and efficiently arranged back of house area. Officers consider that in principle the proposals can be achieved without adverse impact on the amenities of adjoining occupiers but that further information is needed in respect of the detailed design of buildings; lighting; security Arrangements; drainage/ sanitary arrangements in order for condition OG.3 of application 07/90010/FUMODA and conditions WPOD.14 and 15 of application 10/90224/FUMODA to be fully discharged. Accordingly, Officers recommend that Informative 1, as updated be imposed.
- 5.7 The PDT Officer referred to the Update Report and reported that the Environment Agency had agreed the recommended drainage condition was not required. This was because the LOCOG overlay would plug into the approved ODA surface water drainage network. As a result Condition 2 has been removed. The Officer informed Members that amendments had been made to Informatives 1 and 3 and an additional Informative referring to the date when all temporary buildings, bridges, fences, signage and hard surface areas had to be removed (by the end of 2013.) was recommended.
- 5.8 There being no questions the Chairman moved to a vote and the Planning Committee RESOLVED that:

The Committee:

- i) **AGREED** the recommendation and updated condition and informatives in the report and update report, and:
- ii) **NOTED** that there was insufficient detail available at present and therefore **AGREED** to resolve to **PARTIALLY DISCHARGE** conditions of OG.3 of 07/90010/FUMODA and conditions WPOD.14 and WPOD. 15 of 10/90224/FUMODA for the reasons, conditions and informatives given in the report and update report.

6. APPLICATION NUMBERS 10/90532/REMODA, 10/90533/AODODA, 10/90534/AODODA IBC/MPC/MSCP External Landscaping & Lighting (AGENDA ITEM 6)

Proposals: 10/90532/REMODA: Application for reserved matter approval pursuant to conditions OD.0.18 (Submission of details of buildings) and OD.5.1 (Reserved matters application for construction of MSCP) of outline planning permission ref: 07/90010/OUMODA for: hard and soft landscaping details around the International Broadcast Centre (IBC), Media Press Centre (MPC) and Multi Storey Car Park (MSCP); and external lighting of IBC / MPC, MSCP and adjoining public realm.

10/90533/AODODA: Submission of details temporary structures on the Media Press Centre (MPC), pursuant to condition OG.3 (temporary buildings during the Games) of application 07/90010/OUMODA

10/90534/AODODA: Submission of details of temporary structures adjacent to the International Broadcast Centre (IBC) and Media Press Centre (MPC), camber to coach park exit and Multi Storey Car Park (MSCP) gabion wall, pursuant to: conditions OG.3 (temporary buildings during the Games), OD.0.20 (engineering works), OD.0.55 (Operational noise and extract systems), OD.0.26 (foundation details) of application 07/90010/OUMODA; and conditions Site Wide 3 and Site Wide 5 of Reserved Matters Approval 09/90059/REMODA.

6.1 Catherine Odell, from Savills, gave a presentation on the application. The applicant explained that the application comprised of three applications which were located in the North West corner of the Olympic Park. Application 10/90532/REMODA was reserved matters approval for hard and soft landscaping, external lighting and adjoin public realm for the area around the IBC, MPC and MSCP. The other two applications in this package were for temporary buildings comprised of:-

- the Media Press Conference Room to be sited to the south of the MSCP (10/90534/AODODA);
- a first floor link bridge running from the first floor of the MSCP over the Olympic Park loop road and connecting with the MSCP accreditation/checking area (10/90534/AODODA);
- a number of other temporary structures described by the applicant as the "high street" to be sited beneath and to the south of the Media Press Conference Room (10/90534/AODODA); and
- office space on the second floor flat roof of the MPC for use by the media during the Games (10/90533/AODODA).

These temporary buildings would be for Games time only and removed by the end of 2013. The Catering Village would be under a separate application.

6.2 A PDT Officer gave a presentation on the application. The PDT Officer provided images which showed that the revised landscape plan in the high street area provided an increased proportion of soft landscaping.

6.3 The PDT officer explained that considerations taken into account included; the need for temporary structures surrounding the IBC, MPC buildings being recognised (the proposal would support the function of these facilities); the design and the proposed temporary structures complement the IBC and MPC and much thought had gone into the design which complemented the appearance of the surrounding buildings; confirmation that the landscaping scheme, particularly the space between the IBC/MPC, was of sufficient high quality; and that there were no significant noise impacts from the plant areas to the adjoining properties in Hackney Wick.

6.4 The PDT officer also explained that PDT consultants were considering further information which had been submitted by the applicant with regard to ground gas protection. A request for delegated authority for PDT officers to resolve this issue with the applicant before issuing permission was being sought from the Planning Committee. In addition, the Officer informed Members that the following amendments to the recommendation were recommended by Officers:-

- the insertion of the following supplementary wording to the Informatives on any approval granted for applications 10/90533/AODODA and 10/90534/AODODA...: "prior to commencement of the relevant part of the development";.
- an informative on any approval granted for applications 10/90533/AODODA and 10/90534/AODODA reminding the applicant of the need to remove the temporary structures by the end of 2013;
- a condition on approval to application 10/90533/AODODA to have no windows in the west elevation of the MPC without prior approval and that the temporary external staircases shall be for emergency access and egress only; and
- further detail, including samples of the hard landscaping and boundary fencing was also required for any approval given in respect of application 10/90532/REMODA.

6.5 The Officer reported that Condition 2 on any approval granted for application 10/90532/REMODA relating to Legacy landscaping (10.4 in the report) is suitably covered in other conditions and therefore an Informative would be sufficient.

6.6 A Committee member expressed concern and asked for assurance regarding the noise levels to residential areas. A PDT Officer explained that the ambient noise levels had been investigated and PDT's environmental consultants had advised PDT that they were acceptable. The plant rooms would be enclosed with cladding and the plant complied with requirements. In any event, under the requirements of Condition OG.4 of permission 07/90010/OUMODA, LOCOG is required to submit details of all temporary plant noise, including cumulative impact, and at which point PDT would then be able to mitigate any likely adverse noise impacts via that approval process. .

6.7 There being no further comment the Chairman moved to a vote and the Planning Committee RESOLVED that:

The Committee:

1) AGREED the recommendations, conditions and informatives in the report and as updated verbally by the PDT Officer:

i) Application 10/90532/REMODA:

AGREED to discharge conditions OD.0.18 (xiv) (Submission of details of buildings) and OD.5.1 (xvi) (Reserved matters application for construction of MSCP) of outline planning permission ref: 07/90010/OUMODA for the reasons given in the report, and subject to the conditions and informatives as set out in the report and as updated verbally by the PDT Officer.

ii) Application 10/90533/AODODA:

AGREED to partially discharge condition OG.3 (temporary buildings during the Games) of application 07/90010/OUMODA for the reasons given in the report, and subject to the conditions and informatives as set out in the report and as updated verbally by the PDT Officer.

iii) Application 10/90534/AODODA

AGREED to partially discharge conditions OG.3 (temporary buildings during the Games), OD.0.20 (engineering works), OD.0.55 (Operational noise and extract systems), OD.0.26 (foundation details) of application 07/90010/OUMODA; and conditions Site Wide 3 and Site Wide 5 of Reserved Matters Approval 09/90059/REMODA, for the reasons given in the report, and subject to the conditions and informatives as set out in the report and as updated verbally by the PDT Officer.

2) GRANTED delegated authority for officers to resolve the issue of gas protection measures with the applicant before issuing planning permission.

7. Any Other Business (AGENDA ITEM 7)

- 7.1 The Head of Development Control ran through the list of proposed site visits to the Olympic Park and Stratford City with Members and agreed to arrange a further site visit whereby Members could walk around the whole Park before submission of the Legacy Communities Scheme Planning Application.

There being no other business the meeting closed at 19.00.

Signed: Z B Adams

Chair

Date: 27/9/2011

