

OLYMPIC DELIVERY AUTHORITY

ODA PLANNING COMMITTEE

SUBJECT: MINUTES OF 80th COMMITTEE MEETING

Held on 12 April 2011 at 18.00

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

Present:

Lorraine Baldry	Chairman (Items 1-4 and 7-10)
David Taylor	Deputy Chairman (Chairman for Items 5 and 6)

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 (Item 1-6 and Item 9)

Independent Members:

Mike Appleton	(Items 1-6 and Item 9)
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
Richard Griffiths	ODA Legal Adviser, Planning Decisions Team (Pinsent Masons)
Saba Master	ODA Board 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 Item 5, Item 6 and Item 8 (the latter being verbal).

2.2 The order of business was unchanged.

2.3 There were requests to speak from, Paul Hartmann from the ODA, Jonathan Kendall, from Fletcher Priest, for Item 5; Sean Bashforth, from Quod, for Items 5 and 6; David Cassells, Planning Director, AECOM and Ian Stuart, Design Lead, Atkins, for Item 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 Item 5, 6, 7 and 8.

'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?'

Lorraine Baldry, Chairman, declared a prejudicial interest, in respect of Items 5 and 6, as newly appointed Chairman for LCR. The Chairman would leave the meeting for Items 5 and 6.

The remaining Members of the Planning Committee 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. The Committee

AGREED the Minutes of the 79th Planning Committee Meeting.

Lorraine Baldry, Chairman, leaves the meeting.

5. Stratford City Zones 3-6 - Section 73 10/90651/VAROD

Application under Section 73 of the Town and Country Planning Act 1990 (as amended) relating to the Stratford City Development comprising the comprehensive mixed use development of the rail lands site for B1 offices, residential, retail development in the full range of A1, A2 and A3 uses, commercial leisure uses, hotels and conference facilities, open space, landscaping, water features, parking, transport interchanges, associated infrastructure and a town centre link.

Application to vary conditions A1, A4, D2, U1, U3, E2 and T2 of the Stratford City Outline Planning Permission 07/90023/VARODA to allow additional housing in Zones 3 and 5, changes to the open space strategy and increased flexibility to make changes to Zonal Masterplans.

- 5.1 Paul Hartmann (ODA), Sean Bashforth (Quod) and Jonathan Kendall (Fletcher Priest) gave a presentation in support of the application.
- 5.2 The applicant explained that the reasoning behind the variation to Conditions A1 and A4 (Zonal Masterplans) was to make it easier to submit updates/amendments to the approved Masterplan for Zones 3-6. This is due to the land ownership of Zones 3-6 being split between LCR and Stratford Village Holdings.
- 5.3 The applicant went on to explain that the variations to Conditions D2, U1, U3, E2 and T2 were to allow additional residential floorspace to come forward. 60,678 sqm of currently permitted hotel floorspace in Zone 3 would be changed to 56,086 sqm of residential, 2,668 sqm of ancillary retail and 1,924 sqm of leisure floorspace. An additional 45,000 sqm of residential floorspace was being sought in Zone 5. The applicants confirmed that there would not be a modification to the parameter plans and the design principles of the zonal masterplan as a result of the variations.
- 5.4 The applicant summarised the illustrative (not for approval, and so could be altered during pre-application discussions before submission to the planning authority) configuration of the Plots that would be affected by the variations:
- 5.4.1 **N05** - There would be additional open space adjacent to Plot N05 of approximately 1,764 sqm. This Plot was also identified for affordable housing. There would be no car parking on this Plot.

- 5.4.2 **N06** – The Plot would contain market units in two buildings, which remain within the parameters of the approved parameter plans. Car parking would be provided for 448 residential units.
- 5.4.3 **N16** – This Plot would see change of use from hotel floorspace to residential with ancillary retail. There would be a 17 storey residential building to the west side of the Plot and a 5 storey residential building on the eastern edge of the Plot. There would be a mixture of 1, 2 and 3 bed units comprising 200 units plus affordable units. There would be car parking in 2-3 levels (ratio = 0.47).
- 5.4.4 **N18/N19** – These blocks would be within permitted height limits (between 120m and 170m) and would comprise of two towers, complimented by a series of lower buildings sitting above a two level podium which would include retail and leisure floorspace. The podium would be split by the public route leading from the DLR and International Station.
- 5.5 The applicant explained that the Application would deliver 31.2% of affordable housing across the whole of the Stratford City site and 30.3% within Zones 2-7, which satisfies the current Section 106 Agreement. The applicant also confirmed that it would not exercise its right to require a sale of any of the additional 264 intermediate rented units after the 12 month initial period and for a further 5 years. In addition, the applicant confirmed that it would provide floor area equivalent to the 75 Supported Housing units for affordable housing.
- 5.6 The applicant went on to explain that the impact on transport as a result of the increase in residential had been assessed and was considered to be acceptable, and that a new environmental impact assessment had been carried out and submitted with the Application.
- 5.7 A PDT Officer gave a presentation and explained that the Application was for to vary conditions A1 and A4 (ZMP), D2 (floorspace), U1 and U3 (housing density and mix), E2 (open space) and T2 (parking standards) of the Stratford City Outline Permission. The proposal allowed for additional residential, retail and leisure floor space in Zones 3 and 5 together with a reduction in the approved hotel floorspace in Zone 3. Therefore, the consequential amendments to conditions in respect of housing density, housing mix, open space and parking standards and to flexibility in changes to the Zonal Masterplans were required.
- 5.8 The PDT Officer explained the main issues and considerations of the proposal (which were also addressed in the Update Report):
- 5.9 **Additional Housing** – A further 45,000 sq m was being sought in Zone 5, (no change in density), due to additional floorspace requirements to deliver the Athletes Village plots. A further 56,086 sqm was being sought in Zone 3 (an acceptable increase in density) by way of a change of use from permitted hotel floorspace.
- 5.10 **Affordable Housing** – The development would continue to meet existing S106 affordable housing requirements in respect of overall provision. In order to make the Application acceptable, PDT Officers have negotiated a

commitment from the applicant that it would not exercise its right to require a sale of any of the additional 264 intermediate rented units after the 12 month initial period and for a further 5 years. In addition, the applicant would provide floor area equivalent to the 75 Supported Housing units for affordable housing. The provision of the affordable housing will be secured through the S106 agreement.

- 5.11 **Socio-economic impacts** – There are ongoing discussions in terms of Education to establish an agreed financial contribution. LB Newham have requested £490,000 and the applicant has offered £247,000 based on the child yield regarding Primary School applications.
- 5.12 The applicant has offered £300,000 for NVQ and additional Employment training to compensate for the slight reduction in the number of jobs created. The applicant has agreed a £100,000 contribution to the funding of Community facilities and a 12 month salary for a Community Development Officer.
- 5.13 In terms of open space, the S106 will secure provision for additional open space, adjacent to Plot N05, and an additional area of play together with reasonable endeavours to maximise public open space within the development plots.
- 5.14 **Transport** - A Transport Assessment demonstrated that the development would result in a negligible increase in trip generation and the road network in Stratford is able to sustain the additional traffic. An illustrative design has been provided for a basement car park beneath the open space which will need to be the subject of a future Reserved Matters Application. However, at this stage S106 obligations are recommended to control the use and management of the basement car park.
- 5.15 The Updated Environmental Statement demonstrates that the development would not have any significant additional or different likely significant environmental effects than originally assessed.
- 5.16 The revised proposals allow for variations to sub-zones considered acceptable subject to the revised wording for Condition A1.
- 5.17 The PDT Officer reported that the proposed development is therefore considered acceptable subject to the proposed conditions as amended and the completion of a S106 agreement to secure the obligations set out in the report and update report.
- 5.18 A member expressed concern and requested reassurance about the development quality in light of the high density. A PDT Officer explained that the built form of the development would not be changed from the existing permitted development. The member further questioned issues around employment floorspace loss and socio-economic impact as a result of the changes proposed. A PDT Officer reported that the Application satisfied the general socio-economic conditions; Health – a Polyclinic was being built under the extant Stratford City Outline permission; Education - a suitable contribution was still being negotiated with the London Borough of Newham; Employment – with 28,000 end user jobs being provided overall in Stratford

City, the 390 jobs lost (based upon the proportion of floorspace) whilst not ideal, was small in proportion to the overall number of jobs created. The financial contribution to employment training negotiated by PDT officers was also considered to represent appropriate mitigation. Overall, the Officer stated that the Application was acceptable.

- 5.19 A member questioned the low level of car parking in relation to the servicing of apartments/blocks and how residents would, for example, bring shopping home from the supermarket. The member also questioned whether PDT had received swept path diagrams for the servicing of the development, and if so, were they adequate? If not could a condition be imposed to secure these for subsequent detailed design approval for the additional development? A PDT officer explained that suitable access and servicing was to be from the approved highways for the z.3-6 development. Detailed designs for the extra residential blocks had not yet been submitted and that swept paths would be required as part of the reserved matters applications. A condition requiring the submission prior to the submission of any reserved matters application of a servicing study and strategy of the apartments/blocks, including the submission of swept path diagrams, could be attached to any permission. On car parking, the PDT officer confirmed that these were compliant with London plan standards for the high PTAL for this site.
- 5.20 In response to a question from a member, a PDT Officer clarified the difference between "Supported" and "Wheelchair" housing: "Supported" housing refers to a number of vulnerable groups, such as the elderly, but not necessarily wheel chair users.
- 5.21 A member asked for reassurance that none of the allocated number of affordable housing would be sold as private market housing. A PDT Officer explained that 375 intermediate units were being supplied. However, under the terms of the existing s106 Agreement, this provision was at the Applicant's discretion. Therefore, the planning authority under the terms of the existing Agreement, could not "force" the Applicant not to sell these units on the open market. However, under the current proposals, the planning authority would be securing 264 intermediate rented units for 6 years. In addition, the planning authority would be securing a floor area equivalent to 75 Supported Housing units for affordable housing.
- 5.22 A member asked what the PTAL score for the development was. A PDT Officer informed the Committee that it was 6 within Zone 3, the highest score possible. The member then pointed out that in LB Tower Hamlets a score of 6 would give rise to a car free development. The member asked if consideration had been given to a car free zone. A PDT Officer reported that it had been decided by Officers not to impose a car free zone and instead reduce the amount of parking (spaces per unit) that is currently allowed under the extant Stratford City Permission. The PDT Officer stated that this was a reasonable compromise. The member continued to express concern and requested that reassurance was given on how parking would be available to commercial and social tenants.
- 5.23 A member pointed out that the proposed development was not in the LB Tower Hamlets but in LB Newham and that LB Newham is not in favour of car free zones. Although the member expressed sympathy about the lack of car

parking spaces for both private and social housing tenants he pointed out that a management arrangement could be investigated. A PDT Officer reminded the Committee that the existing S106 Agreement, which would be carried forward to the new permission granted as a result of the Application, included requirements for a parking management strategy alongside the provision of a Car club and electric car charging facilities.

- 5.24 A member referred the Committee to section 7.1.20 of the report. The member questioned if the "overall loss" referred to in the paragraph had been tested by an external consultant engaged by the planning authority and whether any viability appraisal could be seen/presented to the Committee. The applicant reminded the Committee that the site where the Athletes Village sits is a unique site, with high infrastructure costs. The applicant also referred to the particular issue of releasing the units constructed pre-Games at the same time post-Games and the deficit facing the Government. .. A PDT Officer pointed out that a standard viability assessment would not be possible given the uniqueness of the site in these circumstances. . The PDT Officer also pointed out that the Application still achieved the overall affordable housing as the Stratford City Development as envisaged by the S106 Agreement, the amount of open space required and dealt with the transport issues. PDT has worked with the applicant to achieve this and is satisfied with the outcomes, subject to the negotiating the final Heads of Terms for the S106 Agreement.
- 5.25 A member queried whether there was a need for the education contribution, given the potential sources of educational funding that the LB Newham can expect to receive. A PDT Officer explained that LB Newham have put forward a case for why they need the education funding, which arises out of the increase in residential development. The PDT Officer suggested that the S106 Agreement could stipulate that the contribution is only payable where the LB Newham has not received the funding from elsewhere. It was agreed that this was a sensible position.
- 5.26 A member expressed concern over whether the quality of the development was being eroded and asked for Officer's reassurance that this was not the case. A PDT Officer commented that ideally more 3 bedroom units should be provided rather than the increase in 1 and 2 bedroom units. However, overall the Officer considered that the original concept of Stratford City remained intact and that with the various review panels, design and quality was being maintained. The Officer stated that ways of ensuring this remained the case would be closely explored.
- 5.27 A member expressed concern over the quantity of affordable housing. The member pointed out that LB Newham have introduced a new set of core strategies, 35% of housing should be affordable, since the original report had been produced. In addition, the member reminded the Committee that the Government were about to change the pay bands for affordable renting and therefore the Committee would be unable to make a quantified informed decision. A PDT officer explained that she was comfortable that approximately 30% affordable housing was the maximum percentage the site could afford. The GLA has agreed to this in 2005 and a full open book appraisal was undertaken in 2005. In addition, the LB Newham affordable

housing policy in 2005 was 35% affordable. The Officer reminded members that the revised proposal looks at additional floor space only.

5.28 A member asked for clarification on the intermediate rented units. The applicant explained that the units would not be sold on the open market for at least 5 years following the 12 month initial period (i.e. they would be intermediate rented units for at least 6 years). The member questioned why the Committee were accepting this more unfavourable situation. The PDT Officer explained that the 264 intermediate units were different to the other intermediate units on site in that they were discretionary and under the current S106 Agreement there was no control over their use. Accordingly, this proposal was an improvement on the previous proposal.

5.29 A member stated that there was a need for the education contribution as a result of the Application. The member also expressed concern over the servicing of the apartments/blocks and welcomed the proposed condition in this regard.

5.30 There being no further questions:

The Committee took a vote and:

APPROVED (6 in favour, 1 against and 2 abstained) the application, subject to:

- i) the inclusion of a proviso on identifying when the educational payment will be paid (as referred to in paragraph 5.25 above);
- ii) the inclusion of a condition securing servicing details (as referred to in paragraph 5.19 above);
- iii) the proposed variations to the Conditions;
- iv) any new conditions / update conditions / amendments to conditions PDT wishes to impose arising as a result of approving the variations to the Conditions (and if the Head of Development Control considers it necessary in order to make the Section 73 application acceptable);
- v) a Section 106 Agreement, that both supplements and modifies the existing Section 106 Agreement in order to bring the Section 73 permission into the remit of the existing Section 106 Agreement, to secure the obligations as set out in the Heads of Terms and to update / amend any existing obligations if the Head of Development Control considers it necessary in order to make the Section 73 application acceptable (subject to agreement of the sums for the financial contributions in respect of education and employment/training); and
- vi) delegate to the Head of Development Control authority to negotiate the Section 106 Agreement and, following completion of the Section 106 Agreement, to grant the Section 73 Permission.

6. **Stratford City Zones 3-6, Extension of Time - 10/90641/EXTODA:**
Application to vary conditions B6 and B7 of the Stratford City Outline Planning Permission 07/90023/VARODA to allow an additional 10 years to submit reserved matters and implement the development in Zone 1 (Class B1 only) and Zones 2-7 (all uses).

Stratford City Development comprises the comprehensive mixed use development of all the rail lands site for B1 offices, residential, retail development in the full range of A1, A2 and A3 uses, commercial leisure uses, hotels and conference facilities, open space, landscaping, water features, parking, transport interchanges, associated infra structure and a town centre link.

- 6.1 Sean Bashforth (Quod) gave a presentation in support of the application. He explained that the proposal allows an additional 10 years to implement the Stratford City Permission. The remaining reserved matters would be submitted by February 2027 and the corresponding development would begin by February 2030. The applicant noted that the proposal only relates to Zones 2-7 and Commercial Floorspace in Zone 1. The Application did not contain any changes to the scheme. The main reason for the Application was the concern that the remaining development would not be in a position to come forward before the current time limit on the permission, being 2017 for the submission of reserved matters. This is due to the substantial amount of residential floorspace coming forward in 2013 and the depressed state of the London commercial market.
- 6.2 A PDT Officer gave a presentation and explained that the proposal was for the extension in time to permit reserved matters approvals to be submitted until February 2027; (Condition B6) with development to commence by February 2030 (or 2 years after RMA if later) (Condition B7).
- 6.3 The PDT Officer explained that the consideration of the application should have regard to current planning policies in national planning guidance, the London Plan and the LB Newham Unitary Development Plan and the emerging planning policy from the London Plan and the LB Newham Core Strategy.
- 6.4 In addition, other material considerations included the amount of residential development that would be undertaken before 2017, including 1,400 dwellings in Zones 4 and 5 to become available post 2013; 692 dwellings approved in Zones 3 and 5; 1,224 dwellings approved in Zone 1. The Site Wide Housing Strategy proposes a further 1,315 dwellings in Zones 2, 3 and 5. The PDT Officer reported that there was still over 450,000 sq.m of office floorspace which remained to be developed in Zones 1, 2, 3 and 4.
- 6.5 An update had been undertaken to the 2003/4 Environmental Statement and it concluded that the Application does not change the effects of the development; it will be the same amount of development but undertaken over a longer period of time.
- 6.6 The PDT Officer reported that the combined effects of the Section 73 Application (10/90651/VARODA) with Extension of Time Application had been considered in the update to the Environmental Statement. It had been concluded that in the majority of topic areas there would be no additional or

different likely significant environmental effects. Mitigation measures, by condition or s106 obligation, identified in Section 73 Application will address the effects of that proposal over a longer period of time.

- 6.7 The Update report for this item referred the Committee to the views from LB Newham, confirmation that all matters relating to the updated Environmental Statement have been dealt with satisfactorily and that an amendment to the recommendation be made to insert provision to update/amend conditions as required and add an informative as set out.
- 6.8 A member requested clarity on whether any policy changes over time would have an impact on the proposal. A PDT Officer reported that the Application had been assessed against current planning policy and found to be acceptable. In addition, the resolution proposed enabled Officers to carry out an updating exercise to ensure that the conditions and the s106 obligations were updated to reflect current policy.
- 6.9 A member referred to LB Newham's comments in the Update Report and expressed concern over whether sufficient public consultation had taken place given the additional time length of the development which would result in impacts being felt longer by local residents. A PDT Officer explained that Section 6 of the report on "Consultation" confirms the application is in accordance with the requirements of Article 18 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, and that consultation has been carried out with statutory consultees and other interested parties.
- 6.10 A member requested that a condition be imposed for an annual monitoring report to be submitted to the Planning Authority on development progress. A PDT Officer agreed to explore this with the applicant and ensure an annual overview is provided.
- 6.11 There being no further questions:

The Committee took a vote and unanimously:

APPROVED the application, subject to

- i) the condition/obligation being secured as referred to in paragraph 6.10 above;
- ii) the variations to conditions recommended in respect of the Section 73 Application (10/90651/VARODA);
- ii) any new conditions / update conditions / amendments to conditions required as a result in changes to planning policy since the grant of outline planning permission in 2007;
- iv) a s106 agreement that supplements and modifies the existing s106 agreements in order to bring the Article 18 application into the remit of the existing s106 agreement, to secure the obligations set out in the Heads of Terms recommended in the Section 73 Application (10/90651/VARODA) and to update/ amend any existing obligations

required as a result in changes to planning policy since the grant of outline planning permission in 2007;

- v) delegate authority to the Head of Development Control to negotiate the s106 agreement and, following completion, to grant the Article 18 permission (10/90641/EXTODA).

Lorraine Baldry returned to the Committee and assumed the Chair.

The Chair re-ordered the Business of the Committee and Agenda Item 9 was heard.

9. Report for Noting and Information on decisions taken by officers under Delegated Authority from 1 October 2010 to 31 March 2011.

9.1 This report was presented by the Head of Development Control and contained 3 Appendices. The Head of Development Control explained that the number of approvals of detailed consents had increased over the last year with the numbers during the last six months being similar to the numbers in the first half of the year. Appendix 1 gave an overall breakdown of the decisions made by officers in broad categories and showed that the majority of decisions relate to applications for approval of details.

9.2 In addition, the Head of Development Control explained that Appendix 2 gave more detailed information about each individual application decided by officers; and Appendix 3 listed all the Article 10/19 consultations, which were consultations by the Host Boroughs on planning applications in the vicinity of the Olympic Park.

9.3 The Committee:

- i) **NOTED** the report and the attached schedules (Appendix 1-3)
- ii) **NOTED** that this report would be presented to the ODA Board at its meeting on the 21 April 2011.

The Chair returned to the original order of Business, being Item 7 and then Item 8.

7. Northern Spectators' Transport Mall and Pedestrian Screening Area 10/90619/AODODA

Discharge of conditions pursuant to Olympic and Legacy Facilities consent 07/90010/OU MODA: OD.15.8 (submission of details); OD.0.23 (Surface water drainage); OD.15.5 (Quality of imported fill); OG.1 (Security arrangements); LTD.9 (Provision of pitches at East Marsh).

7.1 David Cassells (AECOM) and Ian Stuart (Atkins) gave a presentation in support of the application.

7.2 The applicant explained that the application was to discharge planning conditions OD.15.8, OD.0.23, OD.15.5, OG.1 and LTD.9. The Northern Spectators' Transport Mall was required during the Games phase, but post Games, the land would be restored to playing fields/football pitches. The key points highlighted, were that no trees would be lost, the biodiversity would be unaffected and the playing fields would be reinstated.

- 7.3 The applicant reported that the timeline for the East Marsh Playing Field is as follows: Re-provision of changing facilities, (Hackney South Hub), and the provision of temporary car park (2010-May 2011); Construction of NSTM (May/June 2011); Temporary Football/Permanent Rugby pitches available on Main Marsh (September 2011); Work commences to reinstate Playing Fields (September 2012); Playing Fields Reinstated – ready for use (August 2013).
- 7.4 The applicant explained that the key points of the three stages of surface treatment were that the Legacy land levels have been raised by 400mm, the gravel sub base will improve pitch drainage and that the proposals were agreed in conjunction with LB Hackney.
- 7.5 A PDT Officer gave a presentation and explained that the 2007 permission granted full planning permission at PDZ 15 for a coach parking and drop-off area and ancillary facilities for the duration of the Games phase.
- 7.6 The PDT Officer explained that the submitted details of Games phase layout, landscaping and appearance, including potential impact on adjacent sensitive ecological areas are considered acceptable. A number of design details remain outstanding due to ongoing design development and outstanding LOCOG submissions. These details will come forward pursuant to proposed conditions and the partial discharge of the conditions.
- 7.7 In addition, the PDT Officer reported that in terms of transport impact, the submitted scheme no longer proposes the provision of blue badge parking as included in the 2007 permission. Whilst there is no objection in principle to blue badge provision being provided elsewhere at the edge of the Olympic Park (the use of Westfield's car park is currently being negotiated) the Officer noted that it was disappointing that there was no confirmed agreement between the relevant parties to this effect. In the circumstances, Officers recommend that the same Grampian condition be imposed as has been used at the permission for the southern transport mall in PDZ12. This requires that blue badge provision is to be identified and provided at an alternative site prior to the first operation of the transport mall. The transport impact of the provision for taxi pick-up and drop-off within the proposal has been assessed by PDT's transport advisor and whilst this would increase queuing at certain times (PM peaks only) on Ruckholt Road, these are within the overall junction capacity and would be reduced with the planned implementation of mitigation and management measures.
- 7.8 The details of post Games Transformation reinstatement of the playing field / football pitches are considered satisfactory, with relevant conditions proposed to secure compliance with the proposed pitch works method statement and further details of the soil and seed mix to be used. The impact of the lighting of the transport mall on the adjoining areas of nature conservation importance has been suitably mitigated.
- 7.9 Overall Officers consider the submitted details to comply with section 5(5) of the 2006 Olympic Act in facilitating proper preparation for the Games, and with relevant guidance and Development Plan policies in enabling safe, efficient and sustainable transport to the Olympic site during Games.

- 7.10 A member requested clarification on the traffic movement on Ruckholt Road in light of the change from blue badge to taxi parking, as this was a very controversial issue in LB Hackney. A PDT Officer explained that there would be no additional road closures and PDT's transport consultant clarified that any queue of traffic would be cleared by the first set of traffic lights and that with the management and mitigation measures identified by the applicant there would be no adverse traffic impact. The member acknowledged this response and requested that details of the traffic modelling be sent to him for information.
- 7.11 A member requested that the applicant investigate whether the 'show pitch' could be re-aligned/moved to maximise views over it from the adjoining landscaped approach to bridge L01. Officers confirmed that the final pitch layout was subject to approval by the planning authority (condition 7) and that an informative could be added to reflect the members' request.
- 7.12 There being no further questions, the Committee took a vote and unanimously:

AGREED to:

- i) the discharge of condition OD.0.23 of permission 07/90010/OUMODA;
- ii) the discharge of condition OG.1 of permission 07/90010/OUMODA;
- iii) the partial discharge of condition OD.15.8 of permission 07/90010/OUMODA;
- iv) the discharge of condition LTD.9 of permission 07/90010/OUMODA;
- v) Subject to the conditions and informatives in the report
- vi) Include an additional condition regarding the retention of the drainage scheme
- vii) Include an additional informative regarding the re-alignment/configuration of the show pitch to maximise views from the L01 landscaped approach.

8. Stratford Station Lift Leveller Enforcement Report

To authorise the Head of Development Control to take action in respect of the breach of planning control including the service of a planning contravention notice and issue an enforcement notice and any subsequent steps necessary to enforce the same in respect of development which is not in accordance with the approved plans to the extent necessary to make the development satisfactory to the Head of Development Control and in particular to secure provision of a lift leveller or such alternative as is considered to be acceptable to the Head of Development Control.

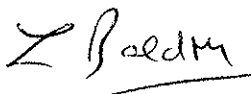
- 8.1 A PDT Officer gave a presentation and explained that Planning permission had been given in 2004 for a staggered link bridge with lift leveller to allow passengers to cross from platforms 3 and 5 and the two new DLR platforms.
- 8.2 However, the completed link bridge is considered to be materially different from that permitted having been constructed in a different form and on a different alignment to that shown in the approved plan and does not include a lift leveller to provide access across the bridge for mobility impaired people. Therefore, the bridge link does not benefit from planning permission and is considered not to be compliant with planning policies regarding inclusive access in new developments. PDT is therefore, seeking authorisation from the Committee to commence enforcement proceedings against the bridge as constructed and to require the inclusion of a lift leveller or other alternative provision that would enable mobility impaired people to use the bridge link
- 8.3 PDT officers explained that they had met with Docklands Light Railway Limited and had been presented with options in response to PDT's concerns. However, officers were not satisfied with the options proposed and as such, sought authorisation to undertake enforcement action as recommended in the report.
- 8.4 The Committee voted (Yes: 8 and No: 1) and:

AGREED to AUTHORISE the Head of Development Control to take action in respect of the breach of planning control including the service of a planning contravention notice and issue an enforcement notice and any subsequent steps necessary to enforce the same in respect of development which is not in accordance with the approved plans to the extent necessary to make the development satisfactory to secure the provision of a lift leveller or such alternative as is considered to be acceptable to the Head of Development Control.

9. Any Other Business

- 9.1 Pursuant to item 5, Members requested a briefing from officers on affordable housing funding and provision in light of recent Government policy changes (HCA prospectus)

There being no other business the meeting ended at 20.30.

Signature: 

Chair

Date: 13/9/2011