OLYMPIC DELIVERY AUTHORITY

ODA PLANNING COMMITTEE

SUBJECT: MINUTES OF 52nd COMMITTEE MEETING
Held on 08 September 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 Terry Wheeler LB Waltham Forest
Cllr Rofique Ahmed LB Tower Hamlets
Cllr Conor McAuley LB Newham

Independent Members:
Janice Morphet
Celia Carrington
William Hodgson
Dru Vesty

Officers in attendance:
Vivienne Ramsey ODA, Head of Development Control
Anthony Hollingsworth ODA, Chief Planner Development Control, Planning Decisions Team
David Horkan ODA, Planning Decisions Team
Allan Ledden ODA Legal Adviser, Planning Decisions Team, (Pinset Masons)
Susan Krouwel ODA, Committee Secretary

1. APOLOGIES
(AGENDA ITEM 1)

1.1. Apologies were received from Mike Appleton, who was not able to attend the meeting.
2. UPDATES, ORDER OF BUSINESS, AND REQUESTS TO SPEAK
(AGENDA ITEM 2)

2.1. There was an Update for item 5.

   Item 5 - M1 Hotel
   - Further information on drop off and parking
   - Further information on the green wall.

2.2. The order of business was unchanged.

2.3. Representatives of the applicants had requested to speak in favour of
      Item 5.

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.

   ‘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 recorded were correct. None of
   the personal interests were considered prejudicial.

4. MINUTES AND MATTERS ARISING
   (AGENDA ITEM 4)

4.1. The Committee

   AGREED the Minutes of the 51st Planning Committee Meeting.

4.2. The new meeting date of 6th October was confirmed.
PLANNING APPLICATIONS

5. APPLICATION NUMBER: 09/90165/REMODA
   (AGENDA ITEM 5)
   Plot M1 (Hotel), Development Block 3 in ZMP1
   Reserved Matters Application for siting, access, scale and appearance
   pursuant to Conditions B1, B8 and B10 (partial discharge), A4, D9 and D9a
   of outline planning permission 07/90023/VARODA for the construction of
   a 267 bedroom hotel (Building M1) comprising 10,579m² of hotel (Class
   C1) floor space.
   Zone 1, Stratford City Development, Stratford Rail Lands, London E15

5.1. Derek Griffin (Whitbread) introduced the application. He explained that they
      are the biggest hospitality company in the UK and that Premier Inn is largest
      hotel chain in the UK.

5.2. Gary Clark (Bennetts Associates) spoke in favour of the proposals on behalf of
      the applicant. He explained that the hotel sits on a retail podium, and that
      they had worked closely with Westfield's architects to develop a unified
      composition. There is a visual break between the two to denote the change in
      function. The height has increased partly because the podium's height has
      increased, and also because a parapet has been added to the design to
      provide an architectural edge. The principle materials will be bronzed and
      silver aluminium, samples of which will be provided. The green wall is likely to
      be planted with sedum.

5.3. A Planning Officer then gave a presentation to the Committee who considered
      the report and took into account the update which had been circulated.
      Reserved Matters approval was sought for the layout, scale, external
      appearance, and means of access for a 267 room hotel. The application has
      been made pursuant to Outline Planning Permission 07/90023/VARODA.
      The application seeks a development height of 5.4m, in excess of the
      parameter plan height. This application was delegated to the London Borough
      of Newham to determine on behalf of the ODA, but given the scale and
      strategic importance of the development, the views of the Committee were
      sought to inform the London Borough of Newham's decision on the application.

5.4. As explained in the update, there would now be a drop off point 30m from the
      hotel reception, which was previously intended to be used as a taxi rank. The
      coach drop off point would be 200m from reception.

5.5. Members asked about the planned signage for the hotel. A Planning Officer
      explained that this was not included within the scope of this application, but it
      would be included in a subsequent submission, and that they would want to
      carefully control the exterior appearance. The applicant explained that they
      were developing a shop front strategy that would include clear and appropriate
      signage. A Committee member suggested that the hotel entrance could be
      clearly indicated by, for example, being recessed.

5.6. A member asked why grey water was not going to be collected. The applicant
      explained that this had been considered at the beginning of the design process
      but there was nowhere to install a tank to store the water. Storage between
      walls or in ceilings had also been considered but was also not possible. Water
      savings measures had been included in the plan including small baths, lo-flow
showers and dual flush toilets. The aluminium was an A-rated material, and the recycled content would be 20-40%. They were aiming to achieve a BREEAM excellent rating for the fit out.

5.7. A member asked whether Bennetts would be retained to deliver the detail of the design. The applicant explained that they had an incumbent architect who would be involved in the delivery of the design, but that Bennetts would oversee the development of the façade in a caretaker role.

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

the Committee

i) ADVISED the London Borough of Newham that the ODA Planning Committee has no objections to the application 09/90165/REMODA, subject to the conditions identified in the report.

6. ANY OTHER BUSINESS (AGENDA ITEM 6)

6.1. A Planning Officer explained that the details for the site tour were not yet finalised, but that pick up was expected to be at 15:15 from Stratford. The tour would be conducted on the bus, so PPE would not be needed. They hoped to drive round the stadium, and to see the Aquatics Centre from a viewing platform.

There being no other business the meeting closed at 6:50pm.

Signature [Signature]

Chair

Date 10/11/2009