

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, (Pinsent 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



Date

10/11/2009

Chair