

# MINUTES



## London Legacy Development Corporation

**Meeting title:** Park Panel March meeting

**Meeting date:** 11<sup>th</sup> March 2019

**Time:** 6pm

**Venue:** LLDC meeting room marketing suite, Level 10, 1 Stratford Place, Montfichet Road, London, E20 1EJ

### Present:

#### Panel Members

- [REDACTED] - Ward Panel ( [REDACTED] )
- [REDACTED] - Association of Ironworks Residents ( [REDACTED] )
- [REDACTED] - Faringford Road Neighbourhood Watch ( [REDACTED] )
- [REDACTED] - Chobham Manor Residents Association ( [REDACTED] )
- [REDACTED] - Park Champions ( [REDACTED] )
- [REDACTED] - Chandos East Hub ( [REDACTED] )
- [REDACTED] - East Village Playgroup ( [REDACTED] )
- [REDACTED] - East Village Residents Association ( [REDACTED] )
- [REDACTED] - Omega Works ( [REDACTED] )
- [REDACTED] - Youth Board ( [REDACTED] )
- [REDACTED] - Manor Gardening Society ( [REDACTED] )
- [REDACTED] - Stratford Original ( [REDACTED] )

#### LLDC

- [REDACTED] - Community and Sustainability Manager ( [REDACTED] )
- Mark Camley- Executive Director Park Operations and Venues (MC)
- Peter Tudor- Director of Visitor Services (PT)
- [REDACTED] - Principal Planning Development Manager ( [REDACTED] )
- Tony Westbrook- Head of Development (TW)

#### External

- [REDACTED] - East Wick and Sweetwater projects ( [REDACTED] )

#### Apologies

[REDACTED] - Yard Theatre and Hackney Wick and Fish Island Community Development Trust

[REDACTED] - Hackney Wick and Fish Island Cultural Interest Group

## 1. Introductions

- 1.1. MC started the meeting handing straight over to [REDACTED] Project Director, East Wick and Sweetwater on Plot 5.4 Park Pivot.

## 2. East Wick and Sweetwater 5.4 Park Pivot

- 2.1. [REDACTED] introduced himself and then took the Panel through a presentation on the proposals for plot 5.4 Park Pivot.
- 2.2. The presentation included the following:
  - 2.2.1. Overview of East Wick and Sweetwater- 7 phases, onsite for phase 1, first units summer 2020 complete 2021. The rental units will be occupied first.
  - 2.2.2. 5.4 Park Pilot is a stand along building with outline planning consent under the East Wick masterplan.
  - 2.2.3. The building has outline planning permission for retail on the ground floor and then office above in the longer term.
  - 2.2.4. In the short term it is proposed that the building will be used for marketing activities under a temporary planning consent for 10 years.
  - 2.2.5. The building sits on the edge of Copper Street and Waterden Road.
  - 2.2.6. The designs need to consider its relationship with the Copper Box Arena.
  - 2.2.7. The Santander cycle hire will need to be relocated and a number of temporary trees will be removed.
  - 2.2.8. The designs propose to locate the building as close to Copper Street as possible to ensure that there is space around the Copper Box Arena stairs.
  - 2.2.9. The building will have separate retail and office entrances.
  - 2.2.10. Initial marketing suite activity for 10 years- day to day marketing suite functions and potential other uses.
  - 2.2.11. Materials- needs to be lightweight and a metal cladding system is being proposed. The Hackney Wick side of the building is currently solely metal clad but there is an opportunity long term to do something on this side.
  - 2.2.12. Planning application likely to be submitted in three to four weeks.
- 2.3. Presentation attached- **ACTION**
- 2.4. MC- asked about cyclists and the interface with Copper Box Arena as the building will narrow widths in the area down. How will this work?
- 2.5. [REDACTED] - responded that the team are considering the pinch points but will need to work closely with the venue to understand event and operational plans.
- 2.6. [REDACTED] - raised that disabled access tends to be via the lower level and that during events the stairs are busy.
- 2.7. [REDACTED] - raised concerns during school pick up and drop off as often Copper Street is busy with cars and adding the building will add to the pinch point for pedestrians.
- 2.8. [REDACTED] – Responded that strategic planning with all parties working together will be needed especially during construction as MakeShift and Phase 1 will also

be onsite at the same time. Careful consideration will need to be given to the sequencing to minimise the disruption.

- 2.9. TW- added that following planning permission being granted construction will need to commence quite quickly.
- 2.10. [REDACTED] - added that the target for opening is spring 2020.
- 2.11. [REDACTED] - asked for details regarding pedestrian access whilst under construction.
- 2.12. [REDACTED] - stated that the pedestrian routes during construction need to be agreed with LLDC and Copper Box Arena, especially when there is an event.
- 2.13. [REDACTED] - reiterated that the route is a major through to Hackney Wick and beyond and to the schools.
- 2.14. [REDACTED] - asked for confirmation of how big the building is.
- 2.15. [REDACTED] - confirmed it is 8000 sqft.
- 2.16. [REDACTED] - asked how many trees are coming out.
- 2.17. [REDACTED] - confirmed that six temporary trees will be removed.
- 2.18. [REDACTED] - asked if they could be replanted anywhere.
- 2.19. MC- updated that we have previously approached the boroughs to take other trees being removed but to no avail.
- 2.20. [REDACTED] - asked who will be responsible for the long-term management of the site.
- 2.21. TW- Confirmed that Places for People will be the long-term management organisation.

### 3. Madison Square Gardens

- 3.1. Following previous attendance by Madison Square Gardens, [REDACTED], LLDC Planning Policy and Decisions Team attended to update the Panel on the status of the application and to discuss the post application consultation process with the group.
- 3.2. [REDACTED] took the panel through a short presentation which covered:
  - 3.2.1. Confirmation that the planning application for the building had been received and an application advertising consent.
  - 3.2.2. An overview of the building.
  - 3.2.3. Post application consultation April/May.
  - 3.2.4. Due to the scale it will be referred to the Mayor for consideration.
  - 3.2.5. Likely to go to planning committee in December.
  - 3.2.6. Post application consultation activity will include: Letters to 4000 residents surrounding the site; site notices in the area; social media and public events.
  - 3.2.7. Definition of S106 and that S106 is used to make development acceptable. It is about balancing a range of competing factors, if conditions could make it acceptable.
  - 3.2.8. Any conditions have to pass three tests- necessary, directly related, fair and reasonable. These tests need to be considered when negotiating with an applicant.
  - 3.2.9. Presentation attached. -**ACTION**
- 3.3. [REDACTED] - raised about the MSG Facebook presence which feels very much like it is happening.
- 3.4. [REDACTED] - asked the panel for suggestions for a venue for a public event in the Maryland/Stratford area.

- 3.5. [REDACTED] - questioned if the proposal is the most opportune use of the land and how will it affect the current cultural offer in the area.
- 3.6. [REDACTED] - added that it is also proposed that there will be a smaller venue too.
- 3.7. [REDACTED] - questioned if it is taking away for other beneficial uses.
- 3.8. [REDACTED] - responded that planning wise the site is allocated for town centre uses. So, there are no restrictions. In policy terms an entertainment venue on a transport node is supported.
- 3.9. [REDACTED] - added that station issues need considering. Ideally this should be contributions to real tangible improvements.
- 3.10. [REDACTED] - responded that during the determination process the impacts of the proposals will be reviewed and mitigation measures proposed through identified projects.
- 3.11. [REDACTED] - raised how the proposals will work with emerging residential area, what will the hours of operations be, will there be moving images at night on the skin.
- 3.12. [REDACTED] - raised that we already have the stadium screen and that has prescribed operational requirements.
- 3.13. [REDACTED] - added that the stadium screen should be used as the basis for conditions on the skin usage.
- 3.14. [REDACTED] - raised concerns about noise especially the base thud once built and then people leaving the venue.
- 3.15. [REDACTED] - raised that she had seen that homes delivery in the area should have been higher.
- 3.16. MC- confirmed that we are delivering against our housing figure.
- 3.17. [REDACTED] - did add that we need more affordable housing.
- 3.18. [REDACTED] - raised about local jobs, how can we guarantee that key/music related jobs will go to local people.
- 3.19. [REDACTED] - raised concerns regarding the station capacity. Stating that the Jubilee line is at capacity and there are more residents and workers moving into the area. Don't want to end up in a situation like Oxford Circus where the station has to close to cope with overcrowding.
- 3.20. [REDACTED] - asked how will they work with the stadium, especially with football fixtures changing due to TV.
- 3.21. [REDACTED] - in terms of the station and capacity MSG have modelled the station into the future and now PPDT will be reviewing the results.
- 3.22. [REDACTED] - an important document as part of the submission is the Concept of Operations documents which outlines how the venue will operate.
- 3.23. [REDACTED] - raised about the maintenance of the advertising screens.
- 3.24. [REDACTED] - added that the screens will also need to be safe to hacking.
- 3.25. [REDACTED] - asked who pay for the extra policing that will be needed?
- 3.26. [REDACTED] - stated that extra crowd management costs will be MSG's to cover.
- 3.27. [REDACTED] - asked how does the proposal fit with the long-term vision for the area.
- 3.28. [REDACTED] - responded that the proposal is supported under planning policy.
- 3.29. PT- added need to remember that the venue will be for a wider audience not just London catchment.
- 3.30. [REDACTED] - raised concerns regarding the cost of the tickets as not necessarily in the price range of the local demographic.

- 3.31. [REDACTED] - asked if they could they support local organisations rather than providing free access to the smaller venue.
- 3.32. [REDACTED] - Suggested Colegrave School as a potential venue for a public event.
- 3.33. [REDACTED] - raised about what will the impact be economically, what are the types of jobs being provided and how will local people know about them.

#### 4. Park Management

- 4.1. MC provided an update on general LLDC activity including:
  - 4.1.1. Family Fun Day on 17<sup>th</sup> April at Timber Lodge.
  - 4.1.2. H16 bridge has now been lifted into place, work ongoing on the North- South Highway and Carpenters Road now closed.
  - 4.1.3. STEP into the Smithsonian programme- **ACTION**
  - 4.1.4. Stadium island update- on event days the island will close 15 minutes before the end of the event.
  - 4.1.5. Progress is being made on High Ropes and looking to start construction in the summer.

#### 5. Actions

- 5.1. There was the following update on actions:
  - 5.1.1. The HWFI CTMG has led to improvements in the area.
  - 5.1.2. MakeShift will attend May's meeting to update on Clarnico Quay.
- 5.2. CA- raised ongoing concerns re the district heating network and lack regulatory body. -**ACTION**

#### 6. AOB

- 6.1. During AOB PT updated on the following events:
  - 6.1.1. Stadium events: four home football matches left; rugby 23<sup>rd</sup> March; then Muse 1<sup>st</sup> June, MLB- June, athletics- July.
  - 6.1.2. Easter period busy with events including Hockey and the Federation Cup match.
  - 6.1.3. 18<sup>th</sup>/19<sup>th</sup> May- Hackney Half Marathon, Fina World Diving and Hockey.
  - 6.1.4. 4<sup>th</sup> August RideLondon.
- 6.2. [REDACTED] - raised the electrical box by Warton Road roundabout had fallen over.
- 6.3. [REDACTED] - raised concerns regarding Swan Wharf and the music venue. Residents believe there is a restriction in place on audible music being heard inside the residential properties. However, the music can be heard inside properties, they are working with Cllr Blake but environmental health say it is not considered a statutory nuisance.
- 6.4. MC- said it is a Tower Hamlets enforcement issue as it is a licensing issue but to check with planning if they can do anything under the permission.
- 6.5. [REDACTED] - updated that there is still an issue outside Chobham Academy with vehicles and the Ward Cllrs/ Newham Officers haven't done anything.
- 6.6. [REDACTED] - also updated that police presence in East Village has reduced. There are concerns that people complain about crime but don't report it and that gangs are active in the area.

### Actions

Meeting item	Action	Lead	Update
East Wick and Sweetwater	Share presentation	■	
Madison Square Gardens	Share presentation	■	
Park Management	Share link to Smithsonian STEP opportunity	■	Link shared by email
Actions	Follow up regarding District Heating costs	■/■	Liaising with colleague and Engie

### Next meetings dates

13<sup>th</sup> May 2019

8<sup>th</sup> July 2019

9<sup>th</sup> September 2019

11<sup>th</sup> November 2019

# MSG Sphere –update from the LLDC planning team



11<sup>th</sup> March 2019



# Agenda

- Planning Update
- Overview of Planning Process
- Consultation
- S.106 –how it works
- Thoughts?

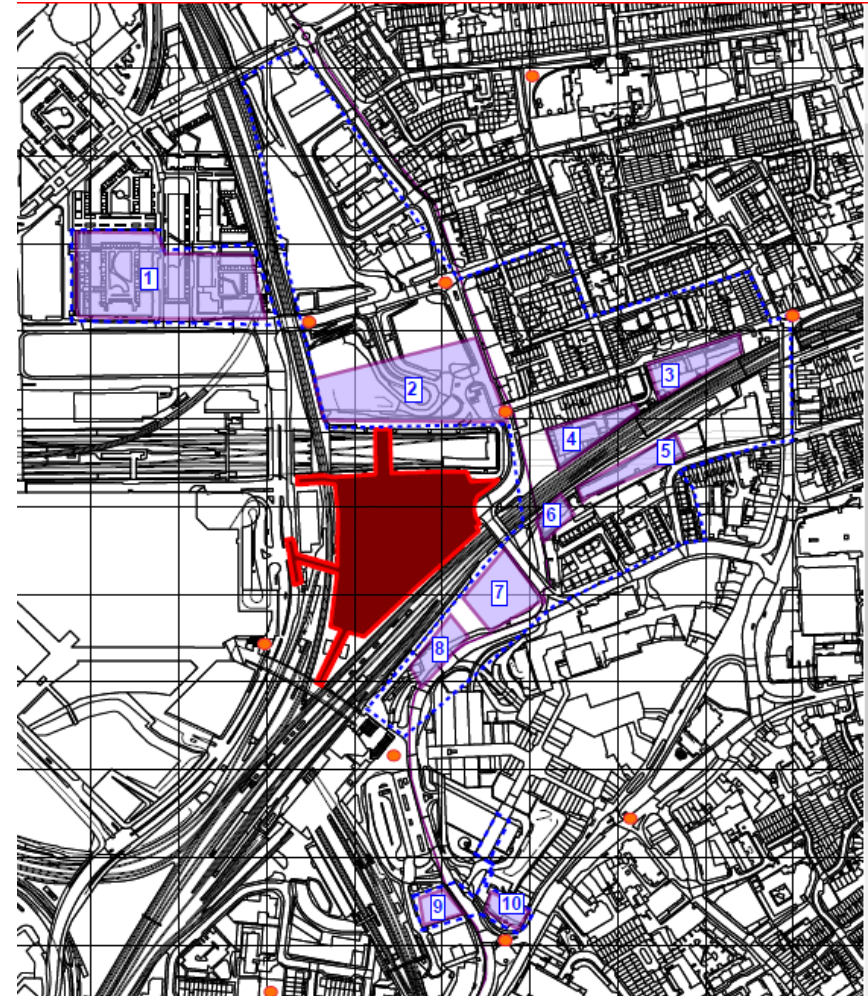


# Planning Programme (best estimate)

- **Submission** **11th March 2019**
- Validation
- **Consultation** **April/May 2019**
- Referral to the Mayor of London (Stage 1) (6 weeks)
- **Re-consultation** **September 2019**
- **Planning Decisions Committee Meeting** **December 2019**
- Referral to the Mayor of London (Stage 2) (6 weeks)

# Public consultation

- Website
- Local Newspapers
- (Newham Recorder, Hackney Today, East London and West Essex Guardian, Docklands and East London Advertiser)
- Letters
- Site Notices
- Twitter
- **Public events**
- GLA, TfL
- LB Hackney, Newham, Tower Hamlets, Waltham Forest



# Public Consultation Event



# Developer Contributions/ Section 106

A **Section 106** is a legal agreement between an applicant seeking planning permission and the local planning authority, which is used to mitigate the impact of development on the local community and infrastructure.

An obligation can:

- restrict the development or use of the land in any specified way
- require specified operations or activities to be carried out in, on, under or over the land
- require the land to be used in any specified way; or
- require a sum or sums to be paid to the authority on a specified date or dates or periodically.
- If the s106 is not complied with, it is enforceable against the person that entered into the obligation and any subsequent owner.
- Can be Multi-party Agreements
- Legal tests (Section 106) – necessary...., directly..., fairly and reasonably...

# Potential Planning Obligations

- Management and operations
- Safety Advisory Group
- Construction Management and Transport Group
- Visitor and Staff Travel Plans
- Highway Works and Transport Infrastructure
- Financial Contributions towards Stratford Station
- Employment and Training
- Community Programme
- Access to the site
- Design Quality
- Community Programme and Small Venue

# Thoughts

- Hopes and fears?
- Community benefit of a small venue?
- What are your experiences with other schemes?
- Where has it worked well and why?
- How best to engage with local residents going forward?
- Key Contacts?

