

**OLYMPIC DELIVERY AUTHORITY**

**ODA PLANNING COMMITTEE**

12 June 2007

**SUBJECT: MINUTES OF 7<sup>th</sup> COMMITTEE MEETING**  
Held on 27 March 2007 at 18.00

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

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**Present:** Lorraine Baldry Chairman  
David Taylor Deputy Chairman

**Local Authority Members:**

Cllr Rofique Ahmed – LB Tower Hamlets  
Cllr Conor McAuley – LB Newham  
Cllr Geoff Taylor – LB Hackney  
Cllr Terry Wheeler - LB Waltham Forest

**Independent Members:**

Michael Appleton  
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  
Richard Ford ODA, Legal adviser, Planning Decisions  
Team, (Pinsent Masons)  
Vanessa Brand ODA, Committee Secretary

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

1.1. All Members were present

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

In respect of Item 6 the Chairman drew attention to updates to the report circulated:

- Amended and additional conditions
- Further information about the ecology and archaeology of the site
- the applicant's response to para .7.4.2 of the report

The order of business was unchanged and there had been no requests to speak.

### **3. DECLARATIONS OF INTEREST (AGENDA ITEM 3)**

#### 3.1. The Secretary read the following statement:

Certain members of the ODA Planning Committee are members of other authorities or bodies exercising functions of a public nature and these interests have been registered in the Register of Interests held by the ODA. The Register is a public document available for inspection by appointment at ODA's offices, 1 Churchill Place, London E14 5LN.

Members of this Planning Committee need to declare personal interests relevant to the agenda at the beginning of each meeting of the Planning Committee. Item 6 is an application made jointly by ODA with LDA and comments have been received from the London Boroughs of Newham and Tower Hamlets and from the London Thames Gateway Development Corporation, therefore the following personal interests are declared:

#### Rofique Ahmed is

- Elected member of LB Tower Hamlets
- Chair of Tower Hamlets Development Committee
- Chair of Tower Hamlets Strategic Development Committee

#### Lorraine Baldry is

- Board Member of ODA
- Chairman of London Thames Gateway Development Corporation
- and *ex officio* voting member of the Planning Committee of London Thames Gateway Development Corporation

#### Conor McAuley is

- Elected member of LB Newham
- Vice Chair of Stratford Renaissance partnership
- Vice Chair, Thames Gateway London Partnership
- Board Member of London Thames Gateway Development Corporation
- and Member of Planning Committee

#### David Taylor is

- Board Member of ODA

#### Dru Vesty is

- Board Member of London Thames Gateway Development Corporation  
and
- Member of Planning Committee

Members please confirm:

- that the declarations of personal interests 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. 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?

- 3.2. Members confirmed that the personal interests read out were correct and that there were no additional interests to be declared. These were not prejudicial interests.

#### **4. MINUTES AND MATTERS ARISING (AGENDA ITEM 4)**

- 4.1. The Committee:

AGREED the Minutes of the 6<sup>th</sup> Committee meeting held on 23 January 2007

- 4.2. They reviewed the Actions Arising.

4.2.1. The Head of Development Control had written to the applicant in relation to the application for earthworks and soil remediation (agenda item 6, application no 06/900014/FUMODA) expressing the Committee's concern that photographic recording should be made of the whole site.

4.2.2. The Head of Development Control also confirmed her intention to retain all the planning applications and associated documents on the website throughout the life of the ODA, provided that subsequent applications did not exceed its capacity.

- 4.3. There were no other matters arising.

#### **5. DRAFT CONSULTATION STRATEGY (AGENDA ITEM 5)**

5.1. Anthony Hollingsworth introduced the paper, reminding Members that they had commented at their last meeting. The structure of the strategy was unchanged with a matrix illustrating the categories of consultees and when they would be consulted. The draft had, however, been revised taking account of the comments Members had made about:

- Equalities and Diversity;

- How consultee comments are to be considered following receipt;
  - On-going assessment of consultation reach;
  - The use of visual materials (CGI images, models etc) as an aid to explanation/understanding; and
  - Improved clarity of the draft Strategy.
- 5.2. The strategy would be applied equally by the Borough Councils where decisions were delegated to them.
- 5.3. The Committee welcomed the revised document, particularly the addition of the final paragraphs setting out how the responses would be incorporated into the decision-making process. They suggested adding a flow diagram to illustrate the description in the document of when the public's comments would be taken into account. They also asked for the addition of a sentence at the beginning of the document to make clear that the purpose of consultation was to allow consultees including the public to influence development appropriately.
- 5.4. There being no further questions the Chairman moved to a vote and the Planning Committee **RESOLVED** unanimously in accordance with the recommendation that the Committee agreed that they:
- a) **AGREED** the draft strategy subject to the comments recorded at para above being taken into account
  - b) **DELEGATED** authority to the Head of Development Control to finalise and publish the Consultation Strategy

#### *PLANNING APPLICATIONS*

#### **6. LAND TO THE SOUTH OF 44 MARSHGATE LANE AND PART OF RAILWAY SIDINGS KNOWN AS THORNTON FIELDS CZ2A. SOIL REMEDIATION AND TEMPORARY USE FOR SPOIL STORAGE APPLICATION NO 07/90004/FUMODA (AGENDA ITEM 6)**

- 6.1. The Committee considered the report and took into account the Update which had been circulated and the attached response from the applicant. The Head of Development Control introduced the item using a powerpoint presentation which was welcomed by the Committee.
- 6.2. Work had already started on the site which had been largely cleared of trees. It had been invaded by Japanese knotweed and measures to eradicate this would be essential. However, the original application had failed to recognise the designation of the site as a Protected Site of Nature Conservation Importance in the Newham UDP and a Site of Borough Importance (Grade 1) for Nature Conservation under the Mayor's Biodiversity Strategy, and the original ecological report submitted with the application had been inadequate. Following comments from the London Borough of Newham the applicant had offered to inspect and report further on the site, including inspection by an invertebrate specialist. Although clearance was largely completed there could still be mitigation by translocation of species from the towpath and adjacent land which had not yet been cleared, if this was found to be appropriate.

- 6.3. The Committee were concerned that the designation had not been respected by the applicant and that work had started before permission had been granted significantly reducing the potential for mitigating works. For further applications, the Committee requested that the applicant be informed that the Committee is generally concerned to ensure there should be no premature start on site.
- 6.4. The Committee noted that the towpath was not a public right of way and that no responses had been received about its closure. Nevertheless they were concerned that the public should be fully informed about the changes to local communication routes. The applicant should make every effort to ensure that signs and other information sources about public footpaths, cycle routes and boating access around the site were amended and alternative routes signposted.
- 6.5. There being no further questions the Chairman moved to a vote and the Planning Committee RESOLVED unanimously in accordance with the recommendation as amended that the Committee agreed that they:
- a) AGREED the Reasons for APPROVAL; and
  - b) GRANTED planning permission subject to the conditions and informatives given in the report but with amended conditions 10 and 16 and with 3 additional conditions relating to the site's ecological value and archaeology, all as set out in the Update and listed below.
  - c) REQUESTED the Head of Development Control to write to the applicant expressing the Committee's concern that works had started on site before the application had been considered and permission granted.

Condition 10 to read:

Prior to the commencement of works, a noise and dust strategy shall be submitted to and approved in writing by the Local Planning Authority. Work shall not start on site until the Noise & Dust Strategy has been approved, and the approved strategy shall be implemented for the duration of the development works.

*Reason:* To ensure that the development does not prejudice the enjoyment of neighbouring occupiers of their properties and with regard to policy EQ45 of the adopted Unitary Development Plan.

Condition 16 to read:

Prior to commencement of development a full method statement detailing the measures to be taken to eradicate Japanese Knotweed at the site shall be submitted to and approved in writing by the Local Planning Authority. All works outlined in the approved method statement shall be carried out in their entirety. Any subsequent changes made by the appointed contractors will require prior written approval of the Local Planning Authority.

*Reason:* To ensure effective eradication of this invasive plant species at the site and comply with Policy 3D.12 of the adopted London Plan and Policy EQ45 of the adopted Unitary Development Plan.

Additional conditions in respect of the site's ecological value:

Prior to development commencing any areas of the site which have not been cleared shall be fenced off and retained and these areas shall be the subject of a detailed assessment of their invertebrate potential by an invertebrate specialist. The assessment shall include an assessment of the potential for mitigation of any adverse impact by translocation to an appropriate alternative site. Prior to development commencing this assessment shall be submitted to and approved by the Local Planning Authority and any approved mitigation measures shall have been carried out.

*Reason:* To ensure mitigation measures are implemented to compensate for adverse effects on the ecological value of the site, and to comply with Policy EQ10 of the adopted Unitary Development Plan and Policy 3D.12 of the adopted London Plan.

Prior to development commencing any stacks of refugia shall be carefully removed by hand.

*Reason:* To ensure minimal impact on potential habitats for small mammals and to comply with Policy EQ10 of the adopted Unitary Development Plan and Policy 3D.12 of the adopted London Plan.

Additional Conditions in respect of Archaeology

No works shall take place until the Applicants have secured the implementation of a programme of archaeological work in accordance with a written scheme for investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. The works shall only take place in accordance with the detailed scheme pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Local Planning Authority.

*Reason:* Significant archaeological remains may survive on the Site. The Planning Authority wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development, in accordance with the guidance and model condition set out in PPG16. This complies with policy EQ43 of Newham Unitary Development Plan and 4B.14 of the London Plan.

**7. ANY OTHER BUSINESS  
(AGENDA ITEM 7)**

7.1. There was no other business

*There being no other business the meeting closed at 6.50 pm*

Signed:  
Chairman

*Z. Bealamy*

Date: *26th July 2007*  
*June 20*