

OLYMPIC DELIVERY AUTHORITY

ODA PLANNING COMMITTEE

11 December 2007

SUBJECT: MINUTES OF 14th COMMITTEE MEETING
Held on 13 November 2007 at 18.00

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

Present: David Taylor Deputy Chairman

Local Authority Members:

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

Independent Members:

Michael Appleton
William Hodgson
Janice Morphet
Dru Vesty

Officers in attendance:

Vivienne Ramsey	ODA, Head of Development Control
Anthony Hollingsworth	ODA, Chief Planner, Development Control
Mick Gavin	ODA, Planning Decisions Team
Richard Griffiths	ODA, Legal adviser, Planning Decisions Team, (Pinsent Masons)
Vanessa Brand	ODA, Committee Secretary

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

Apologies were received from Lorraine Baldry and Celia Carrington, who were unable to attend the meeting.

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

2.1. In respect of Item 5 the Chairman drew attention to updates to the report as circulated:

Update

- amended condition
- correction to relevant policies

2.2. The order of business was unchanged.

2.3. There were no requests to speak.

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 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?'

3.2. Members confirmed that the personal interests read out were correct and that there were no additional interests to be declared.

4. MINUTES AND MATTERS ARISING (AGENDA ITEM 4)

4.1. Members discussed the inclusion of references to individual Members by name in the Minutes. It was noted that the public could attend Planning Committee meetings and hear Members' views but that it had been the Committee's practice only to record the issues of debate. After discussion it was agreed that any Member might require his or her name to be recorded in relation to a specific point, but that debate would otherwise continue to be recorded anonymously.

- 4.2. Members requested that the following paragraphs of the draft Minutes be amended to read as follows:

Para 5.6.1 One Member sought further assurance that officers were satisfied that the appearance of the building was satisfactory. Officers confirmed that on balance, the appearance of the building was acceptable given the site context. Two Members stated concerns about the appearance of the boundary palisade fencing which is proposed to be retained and where necessary repaired, together with site landscaping proposals. Officers confirmed that these concerns could be dealt with by way of conditions requiring the submission for approval of details of boundary treatment and site landscaping. An informative was also proposed which confirmed that the proposed retained boundary fence is not acceptable and that an alternative boundary treatment should be pursued in discussion with PDT officers.

Para 5.6.3 William Hodgson expressed concern that the application was not satisfactory: the proposed development represented the lowest common denominator in terms of design quality and did not meet the regeneration aims of the Olympic programme which he considered should govern all applications. Another Member pointed out that the ODA was under a responsibility to ensure that there is 'proper' preparation for the Games and that the relocation from Waterden Road cannot be delayed

- 4.3. The Committee

AGREED the Minutes of the 13th Planning Committee Meeting subject to these amendments.

- 4.4. Members noted that another site had originally been identified for the relocation of the bus depot, as described in the report to Item 5 of this Committee, but that the Temple Mills Lane site had been assessed as an appropriate alternative and the application had been considered and determined on that basis.

PLANNING APPLICATIONS

5. PLANNING APPLICATION 07/90135/COUODA Land at Morris Fields, Waterden Road, Hackney

- 5.1. The Committee considered the report and took into account the Updates which had been circulated. A planning officer gave a presentation to the Committee describing the application and explaining the two Updates. Following discussion with the applicant about the appropriate length of time it had been agreed that consent for the temporary use for car parking, which was to be retrospectively permitted, should be extended to 31 January 2008 as referred to in the body of the report. Proposed condition 1 should therefore be amended to refer to this date. References in the report to assessment against Hackney Council's employment land policies E2 and E5 were to policies which had not been 'saved' by the Secretary of State's recent direction: London Plan policy 3B.5 relating to Strategic Employment Locations was therefore the

relevant policy. The reasons for approval also needed to be revised accordingly.

- 5.2. The application before the Committee sought temporary planning permission for use of the land at Waterden Road to provide c245 car parking spaces for employees in association with the existing bus depots only until they were relocated. This represented a replacement for a parking site which was now within the Olympic Park security zone and no longer accessible. The planning officer summarised how the application related to the relevant policies in the development plan and reasons for approval.
- 5.3. Members noted that security was assumed to be the responsibility of the user and that the single access to the site was close to the Olympic Park security barrier which was manned by guards. They also noted that the number of spaces approximately replaced the previous car parking for the depots, reflecting the relative inaccessibility of the site. One Member noted that as agreed at the previous Committee meeting, a condition attached to the planning permission for application 07/90141/FUMODA required approval of a Green Travel Plan before the bus depot was relocated to Temple Mills Lane. The Member requested that this requirement be drawn to the attention of the Applicant.
- 5.4. It was noted that as the application was for more than 200 car parking spaces, the Head of Development Control could not determine the application under her delegated powers..
- 5.5. There being no further questions the Chairman moved to a vote and the Planning Committee **RESOLVED** unanimously in accordance with the recommendations and subject to the imposition of revised condition 1
 - a) **AGREED** the revised reasons for **APPROVAL**; and
 - b) **DELEGATED** authority to the Head of Development Control to grant planning permission subject to the following conditions and subject to no third party comments raising new material considerations being received prior to 22nd November 2007.
 1. The use permitted by this permission shall cease on or before the 31st January 2008.

Reason: Permanent use of the land for this purpose is not appropriate as it is required in connection with the O&P Games, in accordance with Policy 5C.1 of the London Plan.
 2. The parking hereby permitted shall be for the use of employees of First London and East London buses only and for no other persons.

Reason: To ensure the parking facilitates relocation of the bus depots and to ensure use by any other persons is prevented in the interests of minimising reliance on the private car in accordance with Policies 3C.4 and 3C.19 of the London Plan.

3. Development hereby approved shall only be undertaken in full compliance with all details as shown on drawing number 437-060 dated June 2007 and there shall be no departures from those details unless the prior approval of the Local Planning Authority has been given in writing.

Reason: The works are acceptable on the basis of the particulars contained within the application and this condition seeks to ensure the development is undertaken in strict accordance with those details as approved in compliance with Policies 4B.1 of the London Plan and TR19 of the Hackney Unitary Development Plan.

4. Prior to erection of any lighting mast details of its position, height, design and detailing, including measures to minimise light spillage, shall be submitted to and approved by the local planning authority. No mast shall be erected otherwise than in accordance with the approved details.

Reason: To protect the amenities of adjacent residents and to comply with Policy 4B.1 of the London Plan and EQ1 of the Hackney Unitary Development Plan.

6. ANY OTHER BUSINESS

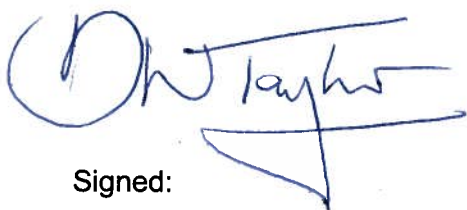
(Agenda Item 6)

6.1. The Chairman informed Members about future meetings and events as follows:

6.1.1. briefing at 4.00pm on the afternoon of Tuesday 11 December 2007 before the next Committee Meeting.

6.1.2. additional Planning Committee meeting on 8 January 2008 at 6.00pm at Stratford Town Hall

There being no other business the meeting closed at 6.35 pm



Signed:

Chairman



Date:

