

OLYMPIC DELIVERY AUTHORITY

ODA PLANNING COMMITTEE

22 July 2008

SUBJECT: MINUTES OF 28th COMMITTEE MEETING
Held on 8 July 2008 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 Terry Wheeler LB Waltham Forest

Independent Members:

Mike Appleton
Celia Carrington
Janice Morphet
Dru Vesty

Officers in attendance:

Vivienne Ramsey	ODA, Head of Development Control
Janet Thomas	ODA, Planning Decisions Team
Allan Ledden	ODA, Legal adviser, Planning Decisions Team, (Pinsent Masons)
Vanessa Brand	ODA, Committee Secretary

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

1.1. There were apologies from Lorraine Baldry, William Hodgson, Conor McAuley, and Geoff Taylor who were unable to attend the meeting.

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

2.1. There were no Updates.

2.2. The order of business was unchanged.

2.3. There was a request to speak by representatives of the applicant in relation to 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 read out were correct. None of these personal interests were considered prejudicial.

4. MINUTES AND MATTERS ARISING (AGENDA ITEM 4)

4.1. The Committee

AGREED the Minutes of the 27th Planning Committee Meeting.

PLANNING APPLICATIONS

5. PLANNING APPLICATION 07/90232/FULODA (AGENDA ITEM 5)

Full planning permission for the realignment of Angel Lane, to include alterations to the existing road; demolition of Angel Lane bridge; provision of a new bridge; installation of lighting columns; provision of a new access road to the temporary coach park and a new signalised junction at Great Eastern Road.

5.1. David Ferrett, ODA Project Sponsor, explained that a new, realigned Angel Lane bridge was needed as part of the railway track changes which were being made to facilitate the preparations for the Games. The old bridge was also

very narrow, had weight loading limits and did not meet the height requirements for a bridge over the railway: there would therefore be consequential improvements to local communications. Kay Hughes, ODA Design, then explained the design of the bridge and its context, which would be affected by other proposals for the immediate area in due course. The solid parapet required over the railway had been designed to match other bridges in the Stratford City Development and other features and landscaping had been designed so as not to compromise future changes.

5.2. A Planning Officer then gave a presentation to the Committee who considered the report noting that the reference to 'Great Eastern Way' in the description of the proposal should read 'Great Eastern Road'. Full planning permission was sought for the proposal to build a new bridge over the railway on the realigned Angel Lane and to demolish the old bridge, and to provide temporary access to a coach park for the Games. The proposals partly superseded the Olympic and Legacy Facilities permission (ref 07/90010/OUMODA). A small part of the land fell outside the ODA Planning Authority area and a separate application for that part of the proposal was being determined by the London Borough of Newham.

5.3. The proposals, which would not disrupt traffic and would result in improvements, were considered acceptable subject to conditions and informatives. The applicant had demonstrated that future proposed highway changes would still be feasible and had submitted illustrative proposals for landscaping the land in ODA's control which was redundant after the realignment of Angel Lane. These proposals would be finalised by conditions.

5.4. Members noted that the proposals, whilst acceptable in themselves when subject to conditions, raised issues about the treatment of the area which marked an important entry to Stratford and was opposite the listed Theatre Royal. They recognised that the applicant could not alone achieve the coherent approach which was necessary. They were concerned in particular that the vehicle access required by the fire brigade to the new Stratford Eye development left a small triangle of land, not controlled by ODA, between the new bridge and the old alignment. They noted that this land formed part of the Stratford City development area, but that no detailed proposals had yet been submitted for this site, which was affected by current construction works around Stratford Regional Station. It was important that specific proposals should be brought forward for treatment and maintenance of this land taking account of the adjacent sites. The surface of the old alignment of Angel Lane remained highway land in the ownership of the London Borough of Newham and proposals for redesigning the Stratford gyratory would also have an impact on the site. There would therefore be a number of opportunities for positive enhancement of the area.

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

the Committee

a) AGREED the reasons for APPROVAL;

- b) GRANTED planning permission subject to the conditions and informatives included in the report
- c) INSTRUCTED the Head of Development Control to write to Westfield as owner of the adjoining land and to the London Borough of Newham drawing attention to the Committee's concerns about the treatment and appearance of this important junction and the surrounding land and asking the London Borough of Newham as planning and highways authority to pay particular attention to enhancing the appearance of the area when the Stratford town centre improvements plan was prepared.

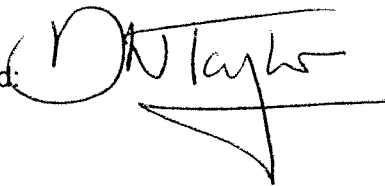
6. ANY OTHER BUSINESS

- 6.1. Members noted that there would be a briefing and Committee meeting on 22 July 2008.

There being no other business the meeting closed at 6.43 pm

Signed:

Chair



Date: 23/09/2008