

**OLYMPIC DELIVERY AUTHORITY**

**ODA PLANNING COMMITTEE**

**SUBJECT: MINUTES OF 73<sup>RD</sup> COMMITTEE MEETING**  
Held on 9 November 2010 at 18.00

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

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**Present:**

David Taylor, Acting Chairman

**Local Authority Members:**

Cllr Terry Wheeler, LB Waltham Forest  
Cllr Geoffrey Taylor, LB Hackney  
Cllr Conor McAuley, LB Newham

**Independent Members:**

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,  
Planning Decisions Team

Allan Ledden ODA Legal Adviser, Planning Decisions Team (Pinsent  
Masons LLP)

Sarah Merritt ODA Legal Adviser, Planning Decisions Team (Pinsent  
Masons LLP)

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

1.1 There were apologies from Lorraine Baldry, Mike Appleton and Cllr Judith Gardiner.

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

2.1 The Acting Chairman apologised for the delay to the scheduled time for the meeting. The order of business remained as indicated on the Agenda.

2.2 An update to Items 6 and 7 were provided by a PDT Officer. There were requests to speak from the applicant (Kent Jackson, SOM architects, and Harry Handlesman, Manhattan Lofts) in support of items 6 and 6A and from LOCOG (Chris Jopson, Populous architects, and Neil Smith, LOCOG Town Planning Manager) for items 8 and 9.

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

The Head of Development Control 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 Items 5, 6, 7, 8 and 9'

'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?'

Dru Vesty indicated that she was no longer a member of the Board of the London Thames Gateway Development Corporation. All other members confirmed that the declarations of personal interests recorded on the paper for Item 3 were correct and all members confirmed that none were considered prejudicial.

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

- 4.1 The Committee requested that the minutes of the 72nd Planning Committee Meeting be amended to reflect the attendance at that meeting of Mike Appleton. Subject to this amendment being made, the minutes of the 72nd Planning Committee Meeting were AGREED.

#### 5. APPLICATION NUMBERS 10/90271/NMAODA and 10/90272/AODODA (AGENDA ITEM 5)

- i) **10/90271/NMAODA** *Application under Section 96A for a non-material amendment to the Stratford City Outline Planning Permission 07/90023/VARODA, being the removal of Plot N24 from the Outline Planning Permission.*

ii) **10/90272/AODODA**

*Submission pursuant to Condition A1 of the Stratford City Outline Permission 07/90023/VARODA seeking approval to vary the zonal masterplan for zones 3-6 in respect of removing plot N24 from the outline permission.*

- 5.1 A PDT Officer gave a presentation on the applications.

- 5.2 There being no questions from members, the Acting Chairman moved to a vote and the Planning Committee RESOLVED that:

The Committee:

- i) **APPROVED** the grant of application 10/90271/NMAODA subject to a modification to the current s106 legal agreement for zones 2-7 to release plot N24 from the obligations and subject to the conditions and informatives listed in the Committee Report.

- ii) **APPROVED** variations to the approved Zonal Masterplan for Zones 3-6 as set out in the Committee Report this approval to be given in writing.

#### 6. APPLICATION NUMBERS 10/90282/FUMODA, 10/90286/FULODA and 10/90285/FUMODA (AGENDA ITEMS 6 AND 6A)

**6 - 10/90282/FUMODA** *Erection of 7 storey building comprising a 149 bedroom hotel (Class C1) of 10,657sqm (including ancillary restaurant, fitness centre and function rooms) together with associated amenity space, landscaping, plant and ancillary works.*

## **10/90286/FULODA**

*Engineering works for building foundations and related substructure works.*

### **6a- 10/90285/FUMODA**

*Erection of a 42 storey building comprising a hotel at ground to 6th floor (12,689 sqm) with between 145 and 155 bedrooms, a restaurant (Class A3) at 7th floor level (564 sqm), 248 residential units at 8th to 41st floor (25,847 sqm) and 222 sqm of flexible Class A1-A4 floorspace at ground floor, together with associated amenity space, landscaping, plant and ancillary works.*

- 6.1 A presentation was given by Harry Handlesman (for the Applicants) and Kent Jackson (SOM architects). The presentation covered all three applications.
- 6.2 A PDT Officer gave a presentation covering all three applications. The Officer confirmed that the reference in the Update to a contribution for employment should read £218,000.
- 6.3 A member queried whether in relation to the phased open space contribution, a 50% contribution would be acceptable were the second phase not to take place. A second member queried where the contribution would be held. A PDT Officer confirmed that these details would be dealt with as part of the negotiation of any s106 Agreement. A review mechanism could be introduced to ensure that the contributions for open space were split adequately.
- 6.4 A member queried whether a standard of BREEAM Very Good and Code for Sustainable Homes Level 4 were sufficiently stretching for this application. Kent Jackson confirmed that neither were easy standards to attain in the context of the development (as a high density building) and this was supported by the Applicant's environmental consultant. A PDT officer confirmed that the proposals were compliant with relevant planning policy on sustainable design and construction.
- 6.5 A member then queried whether the reuse of non-potable water from the Olympic Park had been considered. The Applicant's environmental consultant confirmed that it had been considered, but that the embodied energy in the plant, pipes and tanks that would have been required in order to enable this were believed to outweigh the benefit. Instead, the design focussed on improving water efficiency through appliances and fittings in the development.
- 6.6 A member requested clarity on the recommended s.106 heads of Terms provisions contained within the Update report which requires the Applicant to use reasonable endeavours to retain the services of SOM Architects. The Head of Development Control confirmed that the intention was to ensure that design

quality could be ensured as far as reasonably possible. The member welcomed this provision.

- 6.7 A member queried the Committee Report conclusions at 7.2.21 regarding the capacity of the polyclinic on Plot N11. The Head of Development Control confirmed that the polyclinic would have capacity of 4,000m<sup>3</sup>, rather than the 3,000m<sup>3</sup> required under the s106 Agreement for the Stratford City Development. As such, there was capacity for additional GPs to service the needs of any residents at the Application site. Members referred to the uncertainty caused by the abolition of Primary Care Trusts. The Head of Development Control confirmed that the issues raised by members would be explored as part of the negotiations for any s106 Agreement but that in PDT Officers' view, the clinic had sufficient capacity.
- 6.8 There being no further questions from members, the Acting Chairman moved to a vote and the Planning Committee RESOLVED that:

The Committee:

i) **APPROVED** the grant of applications 10/90282/FUMODA and 10/90285/FUMODA subject to the conditions and informatives set out in the Committee Report as amended by the Update and subject to the completion of a s106 Agreement to secure the measures set out in the Committee Report and Update and referral to the Mayor of London.

ii) **AUTHORISED** delegated authority to the Head of Developmental Control to amend any conditions as necessary following the receipt of the Mayor of London's Stage 2 letter.

iii) **AUTHORISED** delegated authority to the Head of Developmental Control to complete the s106 Agreement including the negotiation of any minor changes that might be considered necessary and to issue the decision notice.

iv) **APPROVED** the grant of application 10/90286/FULODA subject to the conditions set out in the Committee Report as amended in the Update.

## 7. APPLICATION 10/90357/FULODA (AGENDA ITEM 7)

**10/90357/FULODA - Wind Turbines** *The erection and installation of 7 vertical axis wind turbines located on top of halo lighting masts, including associated cabling and 3 LED narrow beam spotlights.*

- 7.1 A PDT Officer gave a presentation on the application.
- 7.2 A member queried the colour of the blades on the wind turbine as recent research had indicated that white blades attracted insects and so could negatively impact on the birds and bats who were drawn to the insects. The blades were confirmed to be white. Magenta was said by the member to have been shown to be the best colour. A second member did not support the use of magenta for the blades. The Acting Chairman requested that this issue be considered by PDT Officers going forward. PDT officers confirmed that the issue of potential impact on birds and bats from the turbines was covered in the report to Committee. The Head of Development Control commented that recommended condition WTOD.10 could be amended to refer to survey work being undertaken in relation to the colour of the turbine blades as part of the general review of biodiversity survey work proposed.
- 7.3 A member requested information on whether it would be possible for the columns to indicate visually when electricity was being generated by the turbines. PDT Officers confirmed that this could be included in an informative and related to broader site wide initiatives that the ODA would bring forward on sustainability interpretation material.
- 7.4 There being no further questions from members, the Acting Chairman moved to a vote and the Planning Committee RESOLVED that:

The Committee:

**APPROVED** the grant of application 10/90357/FULODA subject to the conditions and informatives set out in the Committee Report as amended by the Update and with the additional amendment to WTOD.10 and the informative as set out in 7.3

## **8. APPLICATION 10/90467/AODODA (AGENDA ITEM 8)**

**10/90467/AODODA - LOCOG Environmental and Management Plan**  
*Application for approval of details pursuant to condition OG.5 (Environmental Management Plan (partial)) of the Olympic, Paralympic Games Permission (07/90010/OUMODA)*

- 8.1 Neil Smith (LOCOG) and Chris Jopson (Team Populous) gave presentations as to the general planning strategy for the temporary overlays and the use of the Kit of Parts to ensure design consistency.
- 8.2 A PDT Officer gave a presentation on the application.

- 8.3 A member commented that a great deal of the Committee Report appeared to be theoretical and that there should be a balance between sustainability and quality of appearance. A second member queried whether clear procurement standards had been issued for those businesses that would supply LOCOG during the Olympic Games at the Olympic Park. The Sustainability Manager for LOCOG confirmed that a lot of work had been done, including issuing a sourcing code to all potential contractors and that further detail would appear in the follow on submission that would supplement the application document.
- 8.4 A member queried whether the submitted document covered what PDT expected it to cover. The Head of Development Control confirmed that it did. The Acting Chairman queried whether security equipment and areas were also subject to the Kit of Parts system. Chris Jopson confirmed that they were. The follow on submission document required to satisfy condition OG.5 was confirmed as being likely to be submitted during December 2010.
- 8.5 There being no further questions from members, the Acting Chairman moved to a vote and the Planning Committee RESOLVED that:

The Committee:

AUTHORISED delegated authority to the Head of Developmental Control to approve partial discharge of Condition OG.5 subject to the informatives set out in the Committee Report and subject to any further comments received from Consultees which raise no new or material issues not considered in the Committee Report.

## **9. APPLICATION 10/90439/AODODA (AGENDA ITEM 9)**

- 9.1 Chris Jopson (Team Populous) gave a presentation on the application.
- 9.2 A PDT Officer gave a presentation on the application. The Officer provided a verbal update that Network Rail have requested additional informatives.
- 9.3 A member queried the acceptability of using a series of small tents as welcoming areas in front of the well designed legacy buildings which had been carefully designed. The member queried whether it would be possible to use bespoke structures for ticket checks etc. A PDT Officer commented that in the context of the size of the legacy buildings, the tents were not significant and were temporary. However, given the concerns expressed the Officer suggested that the appearance of the Front of House tents could be carved out of the permission to enable further work to be undertaken by LOCOG on this issue. As this application was for the discharge of conditions, an amendment to the recommended informative 1 could be included to cover this issue. A second member requested that this approach be taken to all such applications relating to other legacy venues.

9.4 There being no further questions from members, the Acting Chairman moved to a vote and the Planning Committee RESOLVED that:

The Committee:

**APPROVED** the partial discharge of conditions HOG.3 of application 08/90313/FUMODA and condition PPRG.3 of application 08/90313/FUMODA subject to the recommendations and informatives in the Committee Report and the addition of an informative as set out at 9.3.

**10. ANY OTHER BUSINESS (AGENDA ITEM 10)**

10.1 PDT Officers confirmed that there would be a site visit on 23 November 2010 at 14.00.

10.2 The Acting Chairman updated members on the issue around the wrap for the Olympic Stadium.

10.3 The Head of Development Control confirmed that a letter setting out the planning position in relation to amending the current plans for the wrap for the Olympic Stadium had been sent to the Olympic Delivery Authority.

*There being no other business the meeting closed at 20:25.*

Signature: Z. Baldwin

Chairman

Date: 8th March 2011