

Subject: Report of the meetings of the Planning Decisions Committee held on 27 March 2013 and 23 April 2013

Agenda item: Public item 5

Report No: 2

Meeting date: 28 May 2013

Report to: Board

Report of/by: Philip Lewis, Chair of Planning Decisions Committee

FOR INFORMATION

This report will be considered in public

1. SUMMARY

- 1.1. This paper provides an update to the Board on the meetings of the Planning Decisions Committee held on 27th March and 23rd April 2013.

2. RECOMMENDATIONS

- 2.1 The Board is invited to **NOTE** this report.

3. ISSUES DISCUSSED AT 27 MARCH PLANNING DECISIONS COMMITTEE

- 3.1. Members of the Planning Decisions Committee attended a site visit to three UNITE student accommodation properties elsewhere in London following deferral of the Unite proposals at the meeting of the Planning Decisions Committee on 25 February 2013.

The members also visited the site of the proposed Gainsborough School Bridge (F13) (which was also deferred at the meeting of the Planning Decisions Committee on 25 February 2013) and the Olympic Park.

- 3.2. The March Committee meeting considered the report concerning the Unite scheme to provide a building to house 759 students on a site adjacent to Great Eastern Road and Angel Lane, Stratford which addressed the issues raised by the Planning Decisions Committee in February regarding general management, including the management of noise, and design. The Senior Planner stated that there was no change to the description of the development however there were amendments to the elevations addressing the concerns raised at the February Committee.

The Committee heard representations objecting to the scheme from local residents representing residents in two adjacent buildings and from an officer of the London Borough of Newham. There were also representations in support of the scheme from the applicant's representatives.

The application was approved:-

- Subject to the conditions and informatives set out in the report.
- Delegated authority be granted to the Director of Planning Policy and Decisions to amend any conditions as necessary following receipt of the Mayor of London Stage 2 letter
- Delegated authority be granted to the Director of Planning Policy and Decisions to complete the section 106 agreement in the terms outlined in the report and as may be amended following receipt of the Mayor's stage 2 letter and to issue the decision notice.

3.3. The members considered a report concerning the proposed Gainsborough School Bridge (F13). The Head of Development Management presented the report and update report to the Committee and also addressed the main questions raised at the site visit which were:

- Access arrangements to the amenity area
- Who managed the amenity area
- The design of the structure
- Impact on landscape
- Any loss of the amenity area

The Committee heard representations objecting to the scheme from Wick Village Tenant Management Cooperative Management Committee and from a resident from Leabank Square. There were also representations in support of the scheme from the applicant's representatives

The application was approved for the reasons given in the report, subject to the conditions and informatives, set out in section 13 of the report to the Committee and subject to the amendment of condition GB.5 as follows:

- If the Public Access Strategy recommends that the bridge shall be open to the public it shall set out steps to ensure that it is open to the public
- That the listed building consent for application 12/00262/LBC be granted, subject to the conditions set out in the main report
- That application 12/00262/LBC be referred to the Secretary of State for determination under section 13 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

3.4. The Committee considered a report and update report concerning a revised scheme for Waterden Road. The Head of Development Management presented to the Committee and as background stated that the application proposed changes to the post-Games layout of Waterden Road from the scheme approved previously in 2009 to reduce the number of vehicle lanes from four to two, with the western carriageway proposed to be used as a two-way cycle and pedestrian routes. The proposal provided for a 7.3m wide carriageway and a 3m wide footpath.

The Committee heard representations objecting to the scheme from the Coordinator of the London Cycling Campaign Olympic Park Legacy Group. There was also representation in support of the scheme from the applicant's representative.

The application ref: 13/00008/AOD made pursuant to conditions LTD.18, LTD.19 and LTD.20 of planning permission reference 11/90313/VARODA **was approved** and that authority be delegated to the Director of Planning Policy and Decisions to

determine the application, subject to making any necessary and consequential amendments to the conditions and informatives as set out in the report and the updated conditions WR2 and WR3, as set out in the update report.

- 3.5. The Committee **noted a report** which listed all the applications which had been decided by officers under delegated authority between 1st February 2013 and 28th February 2013.

4. ISSUES DISCUSSED AT 23 APRIL PLANNING DECISIONS COMMITTEE

- 4.1. The Committee considered a report and update report concerning the Wallis Road Bridge (Bridge H10) application. The Planner presented the reports to the Committee and stated that the application was for minor alterations to the scheme which had been approved by the Olympic Delivery Authority in 2010. The minor alterations were due to an on-going dispute about land ownership between the applicant (LLDC) and the Eton Mission Rowing Club (EMRC). As a result of the land dispute it was proposed to relocate the 16 person capacity lift approximately 12m west of the location approved in 2010.

The Director of Planning Policy and Decisions explained to Committee that the revised application sought to enable:

- The bridge to become operational and accessible to all users
- Allow the EMRC the access to the water that they required
- Allow 90 Wallis Road to have a fire exit

Following Committee's questions of the Planner and the applicants representatives the Committee discussed the application and moved to vote.

The application was approved under section 73 of the Town and Country Planning Act 1990 (as amended) to vary condition WB.3 (Works in accordance with approvals) of the full planning permission 10/90344/FULODA to allow minor material amendments to the layout of the western approach of Bridge H10, including relocation of lift shaft, revised upper/deck level access and revised ground floor detailing, subject to the conditions and informatives set out in the update report to the Committee and an additional informative to read "The LLDC would expect that when the lighting details come forward to receive confirmation that the lighting would be on during the hours of darkness".

- 4.2. The Committee **noted a report** which listed all the applications which had been decided by officers under delegated authority between 1st March 2013 and 31st March 2013.

5. LEGAL IMPLICATIONS

- 5.1. Legal advice for matters considered by the Committee is addressed in the individual committee reports

6. LIST OF APPENDICES TO THIS REPORT

6.1. None

List of Background Papers

- Papers for the meetings of the Planning Decisions Committee on 27th March 2013 and 23rd April 2013.

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