

**OLYMPIC DELIVERY AUTHORITY**

**ODA PLANNING COMMITTEE**

**SUBJECT: MINUTES OF 40th COMMITTEE MEETING**  
Held on 24 February 2009 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 (Items 1-4 only)

**Independent Members:**

Mike Appleton  
Celia Carrington  
Janice Morphet  
Dru Vesty

**Officers in attendance:**

Vivienne Ramsey	ODA, Head of Development Control
Anthony Hollingsworth	ODA, Chief Planner Development Control, Planning Decisions Team
Anne Ogundiya	ODA, Planning Decisions Team
Mick Gavin	ODA, Planning Decisions Team
Nathan Te Pairi	ODA, Planning Decisions Team
Victoria Crosby	ODA, Planning Decisions Team
David Horkan	ODA, Planning Decisions Team
Richard Griffiths	ODA, Legal adviser, Planning Decisions Team, (Pinsent Masons)
Vanessa Brand	ODA, Committee Secretary

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

1.1. Apologies were received from William Hodgson who was not able to attend the meeting.

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

2.1. There were Updates for Items 5, 6, & 8 – 10.

Item 5 – Parkland and Public Realm (8 applications)  
The Update as amended (pp1-29)

- Issues and additional consultee responses
- Recommendations

Item 6 – Greenway

- Additional consultation
- corrections
- Bridge deck material
- Amended conditions & informatives
- Full list of conditions & informatives as recommended

Item 8 – Lighting Strategy

- Further consultation responses
- Correction

Item 9 – Stadium bridges

- Further consultee response
- New Condition and amended Condition 1

Item 10 – Stratford City development

- Consultation responses
- London Borough of Newham determination

2.2. The order of business was changed to allow discussion. Item 6 was taken before Item 5.

2.3. Representatives of the applicants had requested to speak in favour of Items 5 -8 & 10.

## **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 Items 5 – 10 .

'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 and the following additional personal interest was declared:

Celia Carrington declared in relation to Item 5 that LDA Design were commissioned by Swindon Borough Council for work unrelated to the application.

None of the personal interests were considered prejudicial.

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

4.1. The Committee agreed that the final sentence of para 5.4 of the Minutes needed to be amended as follows:

Members were keen that uses which would not require potentially damaging changes to the building should be encouraged, and agreed that condition HLT34 should be amended to allow earlier consideration of the need for additional uses.

Subject to the above amendment, the Committee AGREED the Minutes of the 39th Planning Committee Meeting

#### *PLANNING APPLICATIONS*

John Hopkins (ODA) spoke in favour of the proposals for Items 5 -8 on behalf of the applicant and displayed a model.

#### **5. APPLICATION NO: 08/90331/AODODA (AGENDA ITEM 6)**

##### **Greenway**

**Submission of details pursuant to condition OD.0.20, 'Submission of Details for Other Engineering Works' and condition OD.0.28 'Landscape and Planting Details' of the Facilities and their Legacy Transformation Permission 07/90010/OUMODA comprising of path resurfacing; temporary concourse; soft landscaping; replacement and new fencing railing; street furniture; finger posts; and upgrade works to the Lea Navigation ramp (Games Time only).**

***Land above Northern Outfall Sewer from Old Ford Lock Bridge to Manor Road (inc. Lea Navigation Access Ramp) excluding, Canning Road, Great Eastern Railway and land directly to the east of, and Stratford High Street in PDZ's 3, 8, 12 & 13.***

- 5.1. A Planning Officer gave a presentation to the Committee who considered the report and took into account the Update which had been circulated. The proposals were submitted pursuant to the Olympic, Paralympic and Legacy Transformation Planning applications approved in September 2007 (07/90011/FUMODA & 07/90010/OUMODA).
- 5.2. Planning Officers wished to consider further the proposed changes to the surface treatment of the bridge decks and recommended that the Head of Development Control should determine this point and impose a relevant condition requiring further details of surface to be submitted. It was confirmed that a condition to this effect was included in the Update report.
- 5.3. Members noted that it was proposed to provide segregated parallel paths for pedestrians and cyclists but that, in practice, users could share the whole width of the Greenway. They were concerned about the safety of pedestrians and asked about the evidence supporting segregation. The applicant confirmed that this had been discussed with relevant Greenway user groups and that the issue was contentious and there was no clear evidence: walkers generally preferred segregation, but experienced cyclists considered that unsegregated paths encouraged them to pay heed to pedestrians. The decision had therefore been made as a compromise taking into account consultation with interested parties. Members requested that the basis for future decisions about cycle paths should be made clear in each case.
- 5.4. There being no further questions the Chairman moved to a vote and the Planning Committee RESOLVED unanimously that:

the Committee

- a) **APPROVED** the application to discharge details of the Greenway work package only pursuant to conditions OD.0.20 and OD.0.28 of the Olympic Development Permissions, subject to the full list of conditions and informatives as set out in the update report (Section 5)

**6. PARK & PUBLIC REALM APPLICATIONS  
(AGENDA ITEM 5)**

**APPLICATION NO: 08/90310/FULODA  
North Central (PPR)**

- 1. Creation of landform to finished levels, including retaining structures, reinforced soil slopes and the felling of trees;**
- 2. The laying of surface water conduits and outfalls, installation of culvert and outfall within Channelsea Gorge and construction of ponds and wetland areas;**
- 3. Construction of hard paved concourse/front of house areas to provide pedestrian circulation (and to accommodate spectator support facilities for use during the Olympic and Paralympic Games phase), parkland foot paths and towpaths, including steps, terraces and landings;**
- 4. Laying out of open space to include the installation of railings, comprising of bridge approach balustrades, concourse balustrades, towpath balustrades, handrails on steps and graded routes; the installation of lighting comprising of double and single lighting columns, lighting masts, lighting strips, stair lights, uplights and handrail lights;**

installation of seating, comprising of benches, seating terraces and resting rails; and

5. Planting of woodland, trees, shrub and groundcover, meadow, species rich grassland planting, soft swales including planting associated with gabion baskets.

*Bound to the north by the proposed Olympic Loop Road; to the east by the proposed bridge L02 footpath south to the proposed bridge F03, Channelsea River down to the north-western corner of the proposed Olympic Village site and the Stratford City boundary; to the south by the proposed bridge 13A; and to the west by the proposed concourse of PDZ5.*

#### **08/90311/FULODA - South Central (PPR)**

1. Creation of landform to finished levels, including retaining structures, reinforced soil slopes and the felling of trees;

2. The laying of surface water conduits, outfalls and wetland areas;

3. Construction of hard paved concourse/front of house areas to provide pedestrian circulation (and to accommodate spectator support facilities for use during the Olympic and Paralympic Games Phase), parkland footpaths and towpaths, including steps, terraces and landings;

4. Laying out of open space to include the installation of railings, comprising of bridge approach balustrades, concourse balustrades, towpath balustrades, handrails on steps and graded routes; the installation of lighting comprising of double and single lighting columns, lighting masts, lighting strips, stair lights, uprights and handrail lights; installation of seating, comprising of benches, seating terraces and resting rails; and

5. Planting of woodland, trees, shrubs and groundcover, meadow, species rich grassland planting, soft swales including planting associated with gabion baskets.

*Bound to the north by the proposed North London Line Railway Bridge over the River Lea; to the east by the Waterworks River; to the south by the Olympic Loop Road and the City Mill River and including land to the west of the PDZ3a 'Stadium Island' bounded by the River Lea and the eastern edge of the proposed concourse in PDZ4; and to the west by the edge of the proposed concourse in PDZ4.*

#### **08/90312/FULODA – Basketball (PPR)**

1. Creation of landform to finished levels, including retaining structures, reinforced soil slopes and the felling of trees;

2. The laying of surface water conduits;

3. Construction of hard paved concourse/front of house areas to provide pedestrian circulation (and to accommodate spectator support facilities for use during the Olympic and Paralympic Games phase), parkland footpaths and towpaths, including steps, terraces and landings;

4. Construction of sub-base to formation levels in Back of House areas for use of these areas during Olympic and Paralympic Games phase;

5. Laying out of open space to include the installation of railings, comprising of bridge approach balustrades, concourse balustrades, towpath balustrades, handrails on steps and graded route; the installation of lighting comprising of double and single lighting columns, lighting masts, lighting strips, stair lights, uprights and handrail lights; installation of seating, comprising of benches, seating terraces and resting rails; and

6. Planting of woodland, trees and shrubs.

***Bound to the east by the proposed Olympic Loop Road to the west in PDZ10; to the southeast by the proposed Olympic Loop Road in the south of PDZ6; to the west by the edge of the proposed concourse to the west of PDZ6; and to the north by the middle of the concourse between the proposed Velodrome and the proposed basketball venue.***

**08/90313/FULODA – Handball (PPR)**

- 1. Creation of landform to finished levels, including retaining structures, reinforced soil slopes and the felling of trees;**
- 2. The laying of surface water conduits;**
- 3. Construction of hard paved concourse/front of house areas to provide pedestrian circulation (and to accommodate spectator support facilities for use during the Olympic and Paralympic Games phase), parkland footpaths and towpaths, including steps, terraces and landings;**
- 4. Construction of sub-base to formation levels in Back of House areas for use of these areas during Olympic and Paralympic Games phase;**
- 5. Laying out of open space to include the installation of railings, comprising of bridge approach balustrades, concourse balustrades, towpath balustrades, handrails on steps and graded routes; the installation of lighting comprising of double and single lighting columns, lighting masts, lighting strips, stair lights, uplights and handrail lights; installation of seating, comprising of benches, seating terraces and resting rails; and**
- 6. Planting of woodland, trees and shrubs.**

***Bound to the north by the Olympic Loop Road to the north in PDZ5; to the east by the boundary of the North Central Parklands application boundary; to the south by the Olympic Loop Road in PDZ5 and to the west by the Olympic Loop Road in PDZ5.***

**08/90314/FULODA - PDZ4 (PPR)**

- 1. Creation of landform to finished levels, including retaining structures, reinforced soil slopes and the felling of trees;**
- 2. The laying of surface water conduits;**
- 3. Construction of hard paved concourse/front of house areas to provide pedestrian circulation (and to accommodate spectator support facilities for use during the Olympic and Paralympic Games phase), parkland footpaths and towpaths, including steps, terraces and landings;**
- 4. Construction of sub-base to formation levels in Back of House areas for use of these areas during Olympic and Paralympic Games phase;**
- 5. Laying out of open space to include the installation of railings, comprising of bridge approach balustrades, concourse balustrades, towpath balustrades, handrails on steps and graded routes; the installation of lighting comprising of double and single lighting columns, lighting masts, lighting strips, stair lights, uplights and handrail lights; installation of seating, comprising of benches, seating terraces and resting rails; and**
- 6. Planting of woodland, trees and shrubs.**

***Bound to the north by the North London Line Railway and the Olympic Loop Road; to the east and to the south by the edge of the proposed concourse; and to the west by the Loop Road.***

**08/90315/AODODA – PDZ 1 (PPR)**

**Landscape design information submitted for approval under the following conditions attached to permission 07/90010/OUMODA:**

Condition OD.0.9 (Urban Design and Landscape Framework (part)).  
Condition OD.0.28 (Landscape and Planting details).  
Condition OD.0.20 (Engineering works).  
Condition OD.0.35 (Public Realm lighting in respect of siting).  
*PDZ1 (Aquatics Centre). Land bounded to the north and east by the North London Railway Line; to the south by the Great Eastern Railway Line; and to the west by the centre line of the Waterworks River.*

**08/90316/AODODA - PDZ 5 and part of PDZ 6 (PPR)**  
Landscape design information submitted for approval under the following conditions attached to permission 07/90010/OUMODA:  
Condition OD.0.9 (Urban Design and Landscape Framework (part)).  
Condition OD.0.28 (Landscape and Planting details).  
Condition OD.0.20 (Engineering works).  
Condition OD.0.35 (Public Realm lighting in respect of siting).  
*PDZ5 (part) and PDZ6 (part). Land within PDZ5 bounded to the north by the Olympic Loop Road; to the west by the Handball Landscape planning application boundary; to the east by the edge of the proposed concourse; and to the south by the North London Line Railway.*  
*Land within PDZ6 bounded to the north by the embankment of the A12; to the south by the Olympic Loop Road.*

**08/90317/AODODA – Stadium Island PDZ3a (PPR)**  
Landscape design information submitted for approval under the following conditions attached to permission 0/90010/OUMODA:  
Condition OD.0.9 (Urban Design and Landscape Framework (part)).  
Condition OD.0.28 (Landscape and planting details).  
Condition OD.0.18 (part Landscaping and lighting).  
Condition OD.0.20 (Engineering works).  
Condition OD.0.35 (Public Realm lighting).  
Landscape design information submitted for approval under the following conditions relating to the second stage reserved matters application for the Olympic Stadium, (08/90143/REMODA):  
Condition 4 (Layout of western drop-off area).  
Condition 10 (Landscaping).  
Condition 11 (Details of Public Realm lighting).  
*PDZ3a (Stadium Island). Land bounded to the north by the meeting between River Lea and City Mill; to the west by the River Lea; to the east by the City Mill River; and to the south by the Olympic Loop Road to the south of PDZ3.*

6.1. A Planning Officer gave a presentation to the Committee who considered the report and took into account the amendments to the Update which had been circulated. All eight applications related to the Park and Public Realm. Three of the applications were reserved matters submissions pursuant to the Olympic, Paralympic and Legacy Transformation Planning applications approved in September 2007 (07/90011/FUMODA & 07/90010/OUMODA). Five of the applications, however, were new 'slot-in' applications because of changes to the Park and Public Realm parameters of the development approved under the above Olympic planning permissions.

6.2. The proposals were for Games-time only though designed with Legacy in mind for which illustrative designs were included. Members noted that ODA was working closely with the LDA and other stakeholders. A brief for post-Games

transformation had been agreed with LDA and the core design for the Park and Public Realm was to be included in the Legacy Masterplan Framework which would be submitted in September 2009. A Legacy Transformation Board, comprising landowners within the park, was also being established to ensure a coordinated approach to the Legacy Transformation of the Olympic Park (eg LDA, British Waterways, and LCR). Its first meeting would be in March 2009. Members commented that Thames Water should be a member of the Legacy Transformation Board.

6.3. The following amendments to the Update were recorded:

6.3.1. the paragraph relating to Stadium Island PDZ3 (Update page 11) headed 'Temporary bridges retaining structure treatment on the stadium island side' was to be deleted.

6.3.2. Paragraph 1A in relation to Safeguarded Habitat on page 1 was to read:

'The plans submitted for approval include a plan showing safeguarded habitat within the area covered by the PPR applications. This includes loss of trees arising from the culverting of Channelsea River, an integral part of the Stage D parklands layout submitted in the present PPR proposals. This is considered acceptable to enable provision of the enhanced parkland area and habitat. The revision to the area of safeguarded habitat has been incorporated into a Park-wide safeguarded habitat plan which has been submitted and considered as part of this application to partially discharge condition OD.0.32 in respect only of the submission of a replacement safeguarding habitat plan.'

6.4. Members noted that the London Borough of Hackney had commented on the need for connectivity to the South and to Stratford City to be maximised and that the routes shown corresponded with the minimum requirements within the S106 Agreement. They considered that connectivity, particularly the creation of east-west routes across the Park, were vital and agreed that an informative should be added to highlight the importance of this aspect for Legacy Transformation.

6.5. British Waterways had submitted further representations seeking stepped access to the towpath at additional points. Members noted that the proposals as submitted were compliant with the Waterspace Master Plan. They were based on LOCOG's requirement that public access to the towpath in Games time should be limited to the Olympic Gardens and the North Park and that the areas of towpath along the City Mill River and around the Stadium Island would comprise earthworks which could be reprofiled to include steps during the Transformation phase. The applicant therefore considered that further access should be addressed as details to be submitted pursuant to Legacy Transformation phase planning conditions, when stepped access could be considered in relation to identified future Legacy uses. However, Members had considered a similar issue in relation to Bridge F06 at their meeting on 10 February 2009 and had required that a study of the suitability and feasibility of proposals for stepped access should be undertaken. They agreed that the recommendation to impose conditions requiring similar studies was appropriate in relation to the South Central Parklands PDZ2 (08/90311/FULODA) and the application relating to the Park and Public Realm proposals for Stadium Island PDZ3 (08/90317/AODODA).



- 6.6. In relation to the application for Stadium Island PDZ3 (08/90317/AODODA) Members also recalled their concerns expressed at the meeting on 26 August 2008 (Item 5) that the pods and the public area surrounding the Stadium should be designed as part of a coherent approach to the Park. They noted that the pods and their immediate context would be the subject of a separate application by LOCOG and that it was intended to ensure that an integrated design approach was adopted.
- 6.7. Members welcomed changes to the Park and Public Realm design, which they agreed had improved the proposals: in particular the reduction of the area of the hard-surfaced concourse and the softened valley sides. They noted the revised recommendation including that the Head of Development Control should be authorised to impose, as necessary, a condition on all five "slot-in" applications which provides clarity on which elements are in effect to be granted permanently, which are to be granted for the Games phase only, and which are to be granted permanently but subject to modifications during the Legacy transformation phase.
- 6.8. They accepted the revised recommendations that all the proposals should be approved subject to the conditions as included in the Update and modified by their discussion (additional informative, para 5.4; additional condition, para 5.7) and asked that the Chairman and Deputy Chairman be informed of the final set of conditions and informatives prior to the grant of permission.

**Action:**  
**Head of Development Control**

- 6.9. There being no further questions the Chairman moved to a vote and the Planning Committee RESOLVED unanimously that in relation to

**08/90310/FULODA North Central Parklands**

The Committee

- a) **APPROVED** the standalone slot-in application for the reasons given in the report and **GRANTED** planning permission, subject to the conditions and informatives as set out in the report and as recommended in the Update and as determined by the Committee
- b) **DELEGATED** authority to the Head of Development Control to make any consequential or necessary changes to the recommended conditions and informatives referred to above and issue the consent.

- 6.10. There being no further questions the Chairman moved to a vote and the Planning Committee RESOLVED unanimously that in relation to

**08/90311/FULODA South Central Parklands**

The Committee

- a) **APPROVED** the standalone slot-in application for the reasons given in the report and **GRANTED** planning permission, subject to the conditions and

informatives as set out in the report and as recommended in the Update and as determined by the Committee

- b) **DELEGATED** authority to the Head of Development Control to make any consequential or necessary changes to the recommended conditions and informatives referred to above and issue the consent.

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

#### **08/90312/FULODA Basketball Landscape**

##### **The Committee**

- a) **APPROVED** the standalone slot-in application for the reasons given in the report and **GRANTED** planning permission, subject to the conditions and informatives as set out in the report and as recommended in the Update and as determined by the Committee
- b) **DELEGATED** authority to the Head of Development Control to make any consequential or necessary changes to the recommended conditions and informatives referred to above and issue the consent.

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

#### **08/90313/FULODA Handball Landscape**

##### The Committee

- a) **APPROVED** the standalone slot-in application for the reasons given in the report and **GRANTED** planning permission, subject to the conditions and informatives as set out in the report and as recommended in the Update and as determined by the Committee
- b) **DELEGATED** authority to the Head of Development Control to make any consequential or necessary changes to the recommended conditions and informatives referred to above and issue the consent.

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

#### **08/90314/FULODA PDZ4 (Part) Landscape**

##### The Committee

- a) **APPROVED** the standalone slot-in application for the reasons given in the report and **GRANTED** planning permission, subject to the conditions and informatives as set out in the report and as recommended in the Update and as determined by the Committee

- b) **DELEGATED** authority to the Head of Development Control to make any consequential or necessary changes to the recommended conditions and informatives referred to above and issue the consent.

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

**08/90315/AODODA PDZ1 Aquatics Landscaping**

The Committee

- a) **AGREED** to partially discharge the conditions as referred to in report and the Update report subject to the informatives as recommended in the Update and as determined by the Committee
- b) **DELEGATED** authority to the Head of Development Control to make any consequential or necessary changes to the informatives referred to above and issue the consent.

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

**08/90316/AODODA PDZ5 (Part) and PDZ6 (Part)**

The Committee

- a) **AGREED** to partially discharge the conditions as referred to in report and the Update report , subject to the informatives as recommended in the Update and as determined by the Committee
- b) **DELEGATED** authority to the Head of Development Control to make any consequential or necessary changes to the informatives referred to above and issue the consent.

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

**08/90317/AODODA Stadium Island (PDZ3a)**

The Committee

- a) **AGREED** to partially discharge the conditions as referred to in report and the Update report subject to the conditions and informatives as recommended in the Update and as determined by the Committee
- b) **DELEGATED** authority to the Head of Development Control to make any consequential or necessary changes to the informatives referred to above and issue the consent.

**7. APPLICATION NO: 08/90297/AODODA  
(AGENDA ITEM 7)  
Biodiversity Action Plan  
Submission of details in relation to condition OD.0.11 (Biodiversity Action Plan) of planning consent 07/90010/OUMODA  
*London Olympic Site - Land North of Stratford Town Centre, East of the Lea Valley Navigation, South of Eastway and the A12 and West of the Lea Valley Railway***

7.1. A Planning Officer gave a presentation to the Committee who considered the report. The application was for approval of the Biodiversity Action Plan (BAP) submission of which had been required by condition OD.0.11 of the outline permission granted in September 2007 (07/90010/OUMODA). Only a partial discharge was recommended because further detail was required about the management and monitoring of the Plan.

7.2. Members were concerned that the 10 year management plan required by the S106 Agreement had yet to be submitted. They noted that a specialist landscape manager was being commissioned to work with the ecologist to develop a plan for habitat management aligned with community engagement, but that approval of the BAP was considered essential by the applicant to supplement and inform the Park and Public Realm proposals (see Item 5 above).

7.3. Members also noted that:

7.3.1. existing logwalls and further rotting material would be provided as necessary to stimulate wildlife and ensure sustainable habitats

7.3.2. allotments were proposed within the Park only at Eton Manor.

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

The Committee

**AGREED** to partially discharge condition OD.0.11 of planning permission 07/90010/OUMODA , subject to the informatives as set out in the report.

**8. APPLICATION NO: 08/90345/AODODA  
(AGENDA ITEM 8)  
Lighting Strategy  
Submission of details pursuant to condition OD.0.35 of planning permission 07/90010/OUMODA (lighting strategy).  
*London Olympic Site - Land North of Stratford Town Centre, East of the Lea Valley Navigation, South of Eastway and the A12 and West of the Lea Valley Railway***

8.1. A Planning Officer gave a presentation to the Committee who considered the report and took into account the Update which had been circulated. The application was for approval of the Lighting Strategy submission of which had been required by condition OD.0.35 of the outline permission granted in September 2007 (07/90010/OUMODA). Only a partial discharge was

recommended because some amendments were required to meet comments made by consultees and PDT.

- 8.2. Members were disappointed that the section on maintenance (3.2.9) was not sufficiently detailed. They noted that additional information would be submitted with individual proposals but requested that the strategy itself be strengthened to make clear the importance of giving full consideration to future maintenance (eg for considering the replacement of individual elements).
- 8.3. Members were also concerned that the illustrations of the lighting on bridges (p29) did not indicate any supplementary lighting which would be needed if the lighting was vandalised.
- 8.4. Members noted that there was an on-going discussion between the applicant and the London Borough of Newham which was referred to in the Update (page 2) and that all proposals would be subject to the relevant London Borough's willingness to adopt the lighting equipment. However, Members requested that in future officers do not rely on the statement of one party but always clarify and report whether agreement has been reached.

**Action:**  
**Head of Development Control**

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

The Committee

DELEGATED APPROVAL of the Lighting Strategy as a partial discharge of condition OD.0.35 of 07/90010/OUMODA to the Head of Development Control subject to the submission of a final revised Lighting Strategy document incorporating all of the amendments identified in Sections 6 & 7 of the report and taking into account comments included in the Update and the Committee's requirements.

**9. APPLICATION NO: 08/90368/REMODA  
(AGENDA ITEM 9)**

**Stadium Bridges Part 2**

**Reserved Matters application for outstanding details relating to the permanent stadium bridges F07, F11, F17 & H04, pursuant to condition OD.0.19 of permission 07/90010/OUMODA. Application responds to Informative One of permission 07/90231/REMODA granted by ODA PDT on 03/04/08 namely: Design, appearance and external materials of the bridges, abutments, gabions, balustrades, parapets and lighting, including the following: Landscape treatment and integration of the abutments and gabions, including the junction where the box girder engages with the gabion abutment. The detailed resolution of the construction and finishing of the box girders for each of the bridges. The surface treatment of the bridges, including specification of the detail of the metal grille. Detail on the relative extent of each layer of the bridges, including where the edges become rim and where the balustrade section ends. Details of the lighting strategy both on and below the bridges should be clearly set out.**

***Permanent Stadium Bridges, 2012 Olympic Park, Stratford, London***

- 9.1. A Planning Officer gave a presentation to the Committee who considered the report and took into account the Update which had been circulated. This was a Reserved Matters application for outstanding details of design and external appearance pursuant to condition OD.0.19 of Olympic and Legacy Facilities outline permission granted in September 2007 (07/90010/OUMODA).
- 9.2. Members noted that the proposals included the details of the gabion treatment of the abutments on the Park side of the waterways. Members had been concerned for some time about the planting and the control of the gabion works during construction. At their meeting on 27 January 2009 Members had drawn attention to the example of the treatment as executed at Mile End Park and requested that the Chief Planner Development Control should inspect it before the proposals were approved. Members were reminded by PDT Officers that the same gabion detail as now proposed had previously been approved for bridge H05 and noted that details of the planting of the gabions could be controlled through the planting specification details which were to be submitted pursuant to Park and Public Realm planning conditions.
- 9.3. In relation to the comments made by British Waterways about stepped access to the towpath (see above Item 5) Members agreed to delegate a decision about the appropriateness of a condition requiring a study of the suitability and feasibility of such access on Stadium Island following the further investigation by PDT Officers of the interface between the Park and Public Realm and Structures Bridges and Highways work packages.
- 9.4. There being no further questions the Chairman moved to a vote and the Planning Committee RESOLVED unanimously that

The Committee

- a) APPROVED the Reserved Matters application subject to amended condition 1 as set out in the Update and to other conditions as set out in the report
- b) DELEGATED authority to the Head of Development Control to impose an additional condition , as necessary, relating to a study of the suitability and feasibility of stepped access on Stadium Island as referred to above and issue the consent

**10. APPLICATION NO: 08/90184/REMODA  
(AGENDA ITEM 10)**

**Stratford City Public Realm**

**Comprehensive mixed use development of rail lands site comprising B1 Offices, Residential, Retail Development in the full range of Class A1, A2 and A3 uses, Commercial leisure uses, hotels and conference facilities, community, health and education facilities, open space, landscaping, water features, parking, transport interchanges, associated infrastructure and a town centre link.**

***Stratford Rail Lands, Stratford City Development, Marshgate Lane, Stratford, London, E15 2NQ***

- 10.1. Martin Knight (Knight Architects) and Kim Jones (Applied Landscape) spoke in favour of the proposals for Item 10 on behalf of the applicant. The illustrative presentation showed the proposals for the access from Meridian Square and the treatment of the public realm through the main routes of the

Stratford City development. Members noted that the cycle groove on Meridian Steps was incorrectly illustrated and would be located so that it did not create a trip hazard.

10.2. A Planning Officer then gave a presentation to the Committee who considered the report and took into account the Update which had been circulated. The proposals were for Reserved Matters relating to the public realm of the Stratford City development (Zone 1) pursuant to conditions B1, B2, B8, and Q4 of outline planning permission 07/90023/VARODA

10.3. Members noted that the trees illustrated as planted along the centre of Station Avenue had been selected because they would require very limited maintenance achievable by closing only one side of the street.

10.4. Members thanked the applicant's representatives for their helpful presentation and welcomed the proposals which showed an integrated approach to the public realm including consideration of future maintenance.

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

The London Borough of Newham should be advised that the ODA Planning Committee had no objections to the grant of permission, but asked that the London Borough of Newham consider the conditions and informatives as set out in the report.

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

11.1. Members noted that pursuant to the Outline Planning permission a report about local employment on the Park was required annually under the terms of the S106 Agreement and a report would be brought to the Committee during March 2009. Members requested that this should include a definition of the category of 'local' in relation to those employed in construction work on site.

**Action:**  
**Head of Development Control**

11.2. Members noted that the agenda for the site visit on 24 March was very full, but requested that the sites of the proposed pumping stations at Stratford Box and Old Ford be included on that or some other occasion.

**Action:**  
**Head of Development Control**

*There being no other business the meeting closed at 8.50 pm*

Signature 

Date 25/3/2009

Chair

