

**OLYMPIC DELIVERY AUTHORITY
ODA PLANNING COMMITTEE**

SUBJECT: MINUTES OF 41st COMMITTEE MEETING
Held on 10 March 2009 at 18.00

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

Present:

Lorraine Baldry 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

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
Allison de Marco	ODA. Planning Decisions Team
Victoria Crosby	ODA, Planning Decisions Team
Catherine Sherwin	ODA. Planning Decisions Team
Anne Ogundiya	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. Apologies were received from Mike Appleton and David Taylor who were not able to attend the meeting.

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

There were Updates for Items 5, 6, & 8

Item 5 – Wheelchair Housing Provision

- further consideration of build period
- amended Recommendation

Item 6 – Basketball

- amended recommendation
- consultation responses

Item 8 – North East Security Plaza

- further consultation responses
- amendments to conditions and informative

2.1. The order of business was unchanged

2.2. Representatives of the applicants had requested to speak in favour of Items 6 & 8

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 – 8.

'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 recorded were correct and none of the personal interests were considered prejudicial.

4. MINUTES AND MATTERS ARISING (AGENDA ITEM 4)

4.1. The Committee agreed the following amendments to the draft Minutes:

Renumber the paragraphs on pp 7 to 11 to read 6.1 – 6.16

Amend the declaration of interest by Celia Carrington to refer to Swindon Borough Council

Subject to the above amendments, the Committee AGREED the Minutes of the 41st Planning Committee Meeting

The Actions Arising recorded in the Minutes were reviewed and the following points in particular were noted:

Para 11.1 Members noted that the monitoring of local employment would be reported to the Committee during April 2009

Para 11.2 Members noted that the agenda for the site visit on 24 March was very full, and a visit to the proposed Old Ford pumping station would be included on some other occasion

PLANNING APPLICATIONS

5. APPLICATION NO: 08/90379/106ODA (AGENDA ITEM 5)

Wheelchair Housing Provision

Offer made for wheelchair housing provision (Market Housing Units and Intermediate Units) pursuant to Section 13.11 of the Stratford City Section 106 Agreement.

Zones 4-5: Plots N01, N02, N03, N04, N07, (N08), N09, N10, N13, N14, N15 and N26 Stratford City, London E15

- 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 report related to the applicant's offer further to the Stratford City S106 Agreement in relation to the provision of wheelchair housing in the market and intermediate housing units. Elements of the offer exceeded the requirements of the original S106 Agreement and, subject to allowing for further amendment if monitoring suggested there was a local need for more units, the proposal was considered realistic.
- 5.2. Members noted that a number of the market units would be served only by one lift. Stratford City Consultative Access Group were consequently concerned about lift maintenance. The applicant proposed to include their commitment to a fast response to lift break-downs in the Estate Management Framework which would be submitted later. However, officers wished to ensure that the need for emergency repairs and for reasonable notice of maintenance works were also covered in the S106 Agreement.
- 5.3. Members noted that inclusion of the relevant offer in the S106 Agreement would strengthen the legal position; for example, in relation to the commitment

for fitting out bespoke kitchens. It might also be necessary to amend the wording of the Zone 1 split S106 Agreement to ensure that the Zone 1 developer took account of the commitments. A partial discharge was therefore recommended with authority delegated to the Head of Development Control to finalise the wording as appropriate.

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

the Committee

- a) **AGREED** a partial discharge of the s106 obligation set out at paragraph 13.11.5 of Part 13 to Schedule 1, only in so far as it relates to the specific plots of N01, N02, N03, N04, N07, N08, N09, N10, N13, N14, N15 and N26 within Zones 4 & 5 housing subject to commitments exceeding the current obligations within the 2007 Section 106 Agreement being secured and set out within the 'revised offer' letter.
- b) **DELEGATED** authority to the Head of Development Control to amend the 'Zones 2-7' portion of the split of the 2007 Section 106 Agreement, previously considered by Members, to secure the following commitments:
 - i. A minimum of 8% **adapted** intermediate wheelchair units be provided across Zones 4 & 5 housing (Plots N01, N02, N03, N04, N07, N08, N09, N10, N13, N14, N15 and N26);
 - ii. A minimum of 8% **adaptable** market units be provided across Zones 4 & 5 housing (Plots N01, N02, N03, N04, N07, N08, N09, N10, N13, N14, N15 and N26);
 - iii. Prior to the submission of Reserved Matters Applications for any residential plot to be constructed within Zones 2-7 post-2012, to commission market research to identify demand for Wheelchair Housing, which is to include a) an assessment of local need and take up of the supply of local wheelchair housing; and b) consider the findings of the marketing and take-up of pre-2012 Zones 4 & 5 housing and use this to agree a fair and reasonable proportion of wheelchair housing for post-2012 residential plots;
 - iv. That **adaptable** market units be fitted out with the 'base condition' design for bathrooms;
 - v. That all housing within Zones 2 - 5 will meet lifetime homes standards;
 - vi. That a minimum of 270 townhouses across Zones 4 & 5 (built prior to 2012) include ground floor shower wet rooms;
 - vii. Agree a mechanism for the fit out of kitchens within units identified as '**adapted** intermediate wheelchair units' across Zones 4 & 5 and agree the degree of potential kitchen fit-out. It is noted that fit out will not occur before 2012;
 - viii. Agree a mechanism for the fit out of kitchens within units identified as '**adaptable** market wheelchair units' across Zones 4 & 5 and agree the

degree of potential kitchen fit-out. It is noted that fit out will not occur before 2012;

- ix. Agree the cost to the occupier of potential kitchen fit-out for units purchased (exchange of contracts) prior to 31st December 2012;
 - x. Submission of a robust marketing plan/strategy for the pre-2012 Wheelchair Housing to the ODA for approval (in consultation with SCCAG) using the 'proposed marketing approach' set out within the Habinteg paper 'Marketing of wheelchair accessible properties at Stratford City' as a basis;
 - xi. Submission to the ODA for approval (in consultation with SCCAG) on a regular basis (not less than once every 6 months from commencement of construction within Zones 4 & 5 unless agreed), a report in relation to the 'Marketing' and 'Take-Up' of wheelchair units. This should further set out how the results of the 'Marketing' and 'Take-Up' will be used to readjust the marketing of 'future residential development'. 'Future Residential Development' is defined as all development for which construction will not have commenced prior to 2012 within Zones 2-5;
 - xii. Agreement as to the minimum maintenance of lift cores servicing social and intermediate adapted wheelchair units and market adaptable units.
- c) **DELEGATED** authority to the Head of Development Control, in accordance with the terms of the 'revised offer' detailed in the Update report, to agree the precise wording of the obligations should any consequential or necessary changes to the recommended scope of commitments listed at 10.1(b) be required and to amend the 'Zone 1' Section of the Section 106 Agreement as necessary.

**6. APPLICATION NO: 08/90346/FULODA
(AGENDA ITEM 6)**

Basketball

Construction of temporary buildings for use for sports, leisure and entertainment purposes within Class D2 for use as a facility for Basketball, Handball, Wheelchair Rugby and Wheelchair Basketball during the Olympic and Paralympic Games; and associated back of house accommodation.

Land within Planning Delivery Zone 6 of the Olympic Park. Bounded by the Loop Road to the South and East, to the West by the River Lea, the Proposed Velodrome to the North and A12 further to the North.

- 6.1. Paul Snoddy (ODA Project Sponsor) and Sam Wright (Wilkinson Eyre) spoke in favour of the proposals on behalf of the applicant. The temporary Basketball building would be the third largest venue on the Park and would be twice the height of the adjacent Velodrome. Its design depended upon the temporary nature of the building, which would be unheated. Illustrative designs of the single skin fabric cladding were shown. Details of the final form and finish of the external appearance of the building would be submitted once a contractor had been appointed.
- 6.2. A Planning Officer then gave a presentation to the Committee who considered the report and took into account the amendments to the Update which had been circulated. The proposal was a 'slot-in' application resulting from the

relocation of the temporary Basketball building, which had previously been approved in the original 2007 Olympic and Paralympic planning permissions.

- 6.3. Members recognised that the size of the building was determined by the brief for this temporary structure but were concerned about its dominance and relationship with other features of the Park, particularly the Velodrome. They noted that it was proposed to grant permission subject to the removal of the structure by 31 December 2013 unless otherwise agreed, and that it could not be retained as a permanent building without considerable alteration to meet Building Regulations.
- 6.4. Members noted that discussion of the method of piling the foundations was still under discussion and that the proposed condition BAOD.45 would not preclude the approval of percussive piling if limited sheet piling proved insufficient.
- 6.5. Members noted that details of the external cladding would be submitted subsequently and expressed a preference for the use of a more sustainable material than PVC.
- 6.6. There being no further questions the Chairman moved to a vote and the Planning Committee RESOLVED unanimously that

The Committee

APPROVED the application for the reasons given in the report and GRANTED planning permission subject to:

- i. referring the application to the Secretary of State (Government Office for London)
- ii. the conditions set out in the report with the amendments as set out in the Update report

**7. APPLICATION NO: 08/90366/FULODA
(AGENDA ITEM 7)**

Eton Manor Landform

Application for revised earthworks levels to provide a development platform for the final Olympic games & legacy land forms as an amendment to the Olympic, Paralympic and Legacy Transformation Planning Permission: Site Preparation Planning Application (the consented 2007 scheme) (PDT ref. 07/90011/FUMODA).

Eton Manor Sports Ground (PDZ7) Quartermile Lane, Stratford, London E10 5PD

- 7.1. A Planning Officer gave a presentation to the Committee who considered the report. The proposal was a 'slot-in' application to amend the bulk earthworks levels previously approved under the Olympic, Paralympic and Legacy Transformation planning permission: Site Preparation Planning Application (07/90011/FUMODA). Two minor changes to the conditions were proposed including the deletion of EMSP.0.4, which was duplicated and replacing the reference to PDZ7 with the words 'the site' in EMSP.0.27.
- 7.2. Members noted that permission had previously been granted to dismantle the existing war memorials and store them during the works prior to their relocation. The applicant now considered that it might now be possible to

retain the war memorials in situ and a condition was recommended to protect the memorials should they be retained during construction works.

- 7.3. Members also noted that the submitted drawings appeared to refer to the removal of trees along the edge of the site. Permission had already been given for the removal of 6 trees, which were the subject of Tree Preservation Orders, located towards the centre of the site. Officers confirmed that these trees did not form part of the planning application before Committee: they would check the status of these trees on the site-wide, approved safeguarded habitat plan..
- 7.4. There being no further questions the Chairman moved to a vote and the Planning Committee RESOLVED unanimously that

The Committee

APPROVED the application for the reasons given in the report and **GRANTED** planning permission, subject to:

- i. checking that permission was not sought for the removal of trees other than the 6 TPO trees the removal of which had already been approved
- ii. referring the application to the Secretary of State (Government Office for London) and the Mayor of London and any direction by the Secretary of State and the Mayor of London;
- iii. the conditions and informatives as set out in the report and the following changes:

Delete condition EMSP.0.4

Amend condition EMSP.027 replace reference to PDZ7 with 'the Site'.

Amend condition EMSP.0.44 to read:

Before any works commence on or near to the existing war memorials details shall be submitted as to whether the memorials are to be removed in accordance with the WSI (Written Scheme of Investigation) approved pursuant to SP.0.38 or retained at the site. If the memorials are to be retained at the site during the works then prior to commencement of those works near to the existing memorials a robust protection barrier, in accordance with details previously submitted to and approved by the Local planning Authority, must be erected around them during the works to protect them from damage

**8. APPLICATION NO: 08/90374/FULODA
(AGENDA ITEM 8)**

North East Security Plaza.

Planning Delivery Zone 7, Stratford City, Temple Mill Lane, Stratford, E15

- 8.1. Phil White (Arup) spoke in favour of the proposals on behalf of the applicant. He explained that separate approval had been obtained from the London Borough of Waltham Forest as highways authority for the works to Temple Mill Lane and that mitigation measures to provide an alternative route for cyclists

and pedestrians were being put in place. Niall McNevin (Head of ODA Town Planning) reported on a meeting held earlier that day between representatives of the cyclists and the London Borough of Waltham Forest Highways Department. An application would be made to the next OPTEMS meeting for a grant towards the cost of additional mitigation works. The width restrictions to Temple Mill Lane would be introduced in the third week of March and the mitigation works for the alternative route would be implemented as soon as possible thereafter.

- 8.2. 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 proposal was a 'slot-in' application to provide a temporary security plaza in the North East area of the Park at Eton Manor on the site previously approved as an accreditation checking area under the 2007 Olympic and Paralympic planning permissions.
- 8.3. Members noted that there had been prolonged discussion about the impact of construction traffic and the possible closure of Temple Mill Lane but that the highways authority had eventually accepted a modified scheme. This would keep the road open but with narrow traffic lanes: it had not been considered practical to provide a safe route for pedestrians or cyclists along Temple Mill Lane during the construction period. They would therefore be prohibited from using Temple Mill Lane and be directed to the alternative route which was some 350m longer. Members noted that the proposals for the site were temporary and that they would be informed in due course of proposals for improvements to the road in Legacy.
- 8.4. Members recognised that the traffic management proposals for Temple Mill Lane and alternative routes were outside the authority of the Planning Committee. Nevertheless they recorded their disappointment that the interests of pedestrians and cyclists had not been considered and resolved earlier and requested that their views should be reported to those involved.

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

APPROVED the application for the reasons given in the report and **GRANTED** planning permission, subject to:

- i. referring the application to the Secretary of State (Government Office for London) and the Mayor of London and any direction by the Secretary of State and the Mayor of London; and
- ii. the conditions and informatives as set out in the report as amended by the Update report.

**9. ANY OTHER BUSINESS
(AGENDA ITEM 9)**

9.1. Members were concerned that the Committee was not being informed of any changes to the approved hours of working on the Park which might adversely affect local residents. Officers were asked to check that the Borough Environmental Health Officers, who were responsible for considering and approving any changes, were reporting such changes to PDT.

Action:
Head of Development Control

There being no other business the meeting closed at 7.15 pm

Signature 

Date 25/8/2009

Chair

