

OLYMPIC DELIVERY AUTHORITY

ODA PLANNING COMMITTEE

SUBJECT: MINUTES OF 43rd COMMITTEE MEETING
Held on 14 April 2009 at 18.00

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

Present:

Lorraine Baldry	Chairman
David Taylor	Deputy Chairman

Local Authority Members:

Cllr Rofique Ahmed	LB Tower Hamlets	(Items 1-4)
Cllr Conor McAuley	LB Newham	
Cllr Terry Wheeler	LB Waltham Forest	

Independent Members:

Mike Appleton
Celia Carrington
William Hodgson
Dru Vesty

Officers in attendance:

Vivienne Ramsey	ODA, Head of Development Control
Liz Fisher	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 Councillor Geoffrey Taylor and Janice Morphet who were not able to attend the meeting.

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

There was an Update for Item 6

Item 6 – Plot N10, Stratford City

- further representations
- representations from the applicants
- amended conditions

2.1. The order of business was unchanged.

2.2. Representatives of the applicants had requested to speak in favour of Items 5 & 6.

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 and 6.

'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. Rofique Ahmed also declared an interest in relation to Item 6 as an elected Councillor of the London Borough of Tower Hamlets. During the discussion of Item 5 reference was made to the proposed local health care centre and Conor McAuley declared an interest as a member of the Primary Care Trust for Stratford. None of the personal interests were considered prejudicial.

4. MINUTES AND MATTERS ARISING (AGENDA ITEM 4)

4.1. The Committee

AGREED the Minutes of the 42nd Planning Committee Meeting

- 4.2. The Action Arising recorded in the Minutes under Para 5.3 was reviewed. Members noted the paper reporting the development process and engagement programme covering Chobham School Academy which had been circulated by the Head of Development Control following the previous meeting.

PLANNING APPLICATIONS

5. APPLICATION NO: 08/90342/AODODA (AGENDA ITEM 5)

Stratford City Amendments for Zones 3 - 6 ZMP

Submission pursuant to conditions A1, D9 and D9A, E1 and E2 seeking approval to variations to the Zonal Masterplan for Zones 3-6; to Parameter Plans; and to the principles of open space provision.

Stratford City Zones 3-6, London, E15

- 5.1. Tim Urquhart, Lend Lease, gave a presentation on behalf of the applicant setting out the changes for which permission was sought.
- 5.2. A Planning Officer then gave a presentation to the Committee who considered the report. Approval was sought for three categories of changes pursuant to the original outline planning permission granted by the London Borough of Newham for the Stratford City Development as amended and approved by the ODA Planning Committee in November 2007 (07/90023/VARODA). Deviations were wanted to the Parameter Plans submitted pursuant to conditions D9 and D9A; amendments were also sought for variations to the approved Zonal Masterplan for zones 3-6 and for variations to the open space provision.
- 5.3. Members noted that the areas of open space had been redistributed and that more, smaller open space areas were now included. Although the total amount of open space proposed exceeded the agreed minimum, Members were concerned about the quality of open spaces that would be provided. They noted in particular that area 5b in zone 4 appeared very narrow on plan, though they were informed that it would be some 7m wide from the building line and would provide a pedestrian route to Stratford Regional Station alongside the railway: they considered that a high fence would therefore be required.
- 5.4. Members noted that area N11 would need careful consideration for use as open space, but was currently under consideration as the potential location of a health centre to be provided in time for the Games.
- 5.5. Members asked for illustrations and more information of the scale and detail of how the open spaces would be used. This information should be provided when the public realm details were submitted.

5.6. Members also noted that the distribution of play spaces included was illustrative only and that further negotiations were proposed. Officers requested information about successful examples which might be considered in assessing the play spaces.

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

the Committee

1. **APPROVED** the deviations to the Parameter Plans submitted pursuant to conditions D9 and D9A of outline planning permission 07/90023/VARODA as shown on the drawings listed
2. **APPROVED** the variations to the approved Zonal Masterplan for Zones 3-6, pursuant to condition A1 of outline planning permission 07/90023/VARODA as shown on the drawings and documents listed
3. **APPROVED** the variations to the principles of open space provision submitted pursuant to conditions E1 and E2 of outline planning permission 07/90023/VARODA as described in the Open Space Strategy Update Zones 3-6 (to be read with 12 October 2007 Design Statement) March 2009, subject to the recommended informative.

6. APPLICATION NO: 08/90362/REMODA

(AGENDA ITEM 6)

Stratford City Plot N10

Application for the approval of reserved matters for 281 residential units, 490 sq m of complementary retail (A1-A5 Uses) and 399 sq m of management office floorspace with associated car parking and landscaping pursuant to conditions B1 and B8 of outline planning permission 07/90023/VARODA, being details of layout, scale, appearance, access and landscaping together with;

i) approval in writing pursuant to condition O9 to erect residential dwellings that will experience levels of ground borne noise from railway tracks in excess of the maximum level cited in condition O8 of the outline planning permission.

Plot N10, Zones 4 & 5, Stratford City Development, Stratford, London E15

6.1. Nick Jackson, Eric Parry architects, gave a presentation representing the applicant.

6.2. 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 approval of reserved matters for the residential development at plot N10, Stratford City, with associated retail and other non-residential development. The application was pursuant to the original outline planning permission granted by the London Borough of Newham for the Stratford City Development as amended and approved by the ODA Planning Committee in November 2007 (07/90023/VARODA). It was recommended that the proposed conditions 5 and 11 should be amended.

- 6.3. Members expressed some concerns about the detailed development of the elevations. They discussed the use of colour to articulate the design and agreed that this and the particular treatment of the recessed balconies at the north west corner would need careful attention. The design of the retail shopfronts, particularly those close to the school, would also require sympathetic design. They noted that all these aspects would be governed by the proposed conditions, and agreed that condition 11 should be further amended to ensure that the balustrade detail should refer to both balconies and the balustrades at roof level and include details of the materials as well as appearance.'
- 6.4. Members noted that all residential units had access to balconies and to background ventilation if needed and the single aspect social housing would benefit from the view to the north west along the Cascades area. They also noted that the management offices would not reduce the space allocated to community uses.
- 6.5. There being no further questions the Chairman moved to a vote and the Planning Committee RESOLVED unanimously that:

the Committee

APPROVED the submission of reserved matters pursuant to outline planning permission 07/90023/VARODA for the reasons given in the report and subject to the conditions and informatives as included in the report and to conditions 5 and 11 as amended below:

Amended condition 5

Before any part of the development is occupied as habitable dwellings, details of the way in which car parking spaces within the development shall be allocated and managed (Car Park Management Plan) shall be submitted to and approved in writing by the Local Planning Authority. The Car Park Management Plan shall include;

- i) The allocation of non-disabled car parking spaces for the development hereby approved and also that to be carried out on the adjoining plot N09;
- ii) The allocation of 34 disabled car parking spaces to residential units adapted or capable of being adapted for wheel chair use;
- iii) The allocation of motorcycle parking spaces on a pro-rata basis for the development hereby approved and also that to be carried out on the adjoining plot N09;
- iv) How spaces will initially be allocated and in the longer term in response to changes in the occupation of the units.

The approved details shall be implemented upon occupation of any residential dwelling and operated at all times thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that car parking provision is properly managed for the benefit of residents of the development at all times.

Amended condition 11

The final details of the appearance and materials of all balcony balustrades, including balustrades at roof level, shall be submitted for approval in writing by the local planning authority prior to installation. Upon approval the balcony balustrades and balustrades at roof level shall be installed in accordance with

the approved details and maintained at all times thereafter, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the balcony balustrades are of a high standard of design in the interests of the visual amenity of the development and the contribution it makes to the appearance of the area.

**7. ANY OTHER BUSINESS
(AGENDA ITEM 7)**

There being no other business the meeting closed at 7.35 pm

Signature Z Beldm
Chair

Date 25/8/2009