

**OLYMPIC DELIVERY AUTHORITY  
ODA PLANNING COMMITTEE**

**SUBJECT: MINUTES OF 54th COMMITTEE MEETING**  
Held on 27 October 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 Geoffrey Taylor	LB Hackney
Cllr Rofique Ahmed	LB Tower Hamlets
Cllr Conor McAuley	LB Newham

**Independent Members:**

Mike Appleton (to item 7)  
Janice Morphet  
Celia Carrington  
William Hodgson  
Dru Vesty

**Officers in attendance:**

Vivienne Ramsey	ODA, Head of Development Control
Anthony Hollingsworth	ODA, Chief Planner Development Control, Planning Decisions Team
Catherine Sherwin	ODA, Planning Decisions Team
Christopher Paggi	ODA, Planning Decisions Team
Richard Ford	ODA Legal Adviser, Planning Decisions Team, (Pinsent Masons)
Susan Krouwel	ODA, Committee Secretary

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

1.1. Apologies were received from Councillor Terry Wheeler, 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 and 7.

### **Item 5 - 09/90198/FUMODA - Eton Manor**

- Consultation responses received from London Thames Gateway and London City Airport.
- Receipt of a Corporate Commitment letter from the ODA regarding the repositioning of allotments in the post Games transformation PPR application.
- Amendment to the condition EMLTD.12 (temporary aquatics training venue water) to secure the reuse and recycling of the temporary pools water.
- Additional condition regarding the materials of the post Games tennis courts.

### **Item 7 - 09/90199/REMODA - Stratford City C1 Car Park**

- Consultation response received from Waltham Forest.
- Amendments to the cycle and motorcycle parking provision sections of the report.
- Amended recommendation with additional conditions and informatives.

2.2. The order of business was unchanged.

2.3. Representatives of the applicants had requested to speak in favour of Items 5, 6 and 7.

## **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 that none were considered prejudicial. The Chairman noted that whilst Councillor Terry Wheeler was absent, he had declared a potential prejudicial interest in item 5 (Eton Manor).

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

- 4.1. Members requested that the minutes record the minute's silence that was held in Vanessa Brand's memory. With this amendment:

the Committee

**AGREED** the Minutes of the 53<sup>rd</sup> Planning Committee Meeting.

#### **5. 09/90198/FUMODA - Eton Manor (AGENDA ITEM 5)**

Games Phase full planning permission for: Construction of a covered permanent sports, leisure & entertainment centre within Class D2. Construction of 13 temporary outdoor tennis courts & associated temporary stadia (total seating capacity of 10,500). Construction of permanent underlay for hockey stadium.

Construction of Front of House and Back of House areas involving hard surfaces and covered areas. Construction of 5 indoor swimming pools. Earthworks & formation of ground contours to finished levels (reinforced slopes, retaining structures, clearance of vegetation & trees). Associated hard and soft landscaping, public realm fencing and circulation areas for vehicles and pedestrians. Creation of vehicular access off Ruckholt Road for utilities servicing. Games Phase outline planning permission for: Construction of parameters based temporary aquatics building to accommodate 5 indoor swimming pools & changing facilities. Construction of utilities enclosure. Public realm lighting. Temporary venue lighting.

Legacy Transformation Phase full planning permission for: Earthworks in association with the reconfiguration of levels. Removal of temporary structures. Retention of 4 outdoor tennis courts & construction of 2 additional tennis courts. Completion of construction of 3,000 seat hockey stadium. Construction of second hockey venue. Alterations to a covered sports, leisure and entertainment venue within Class D2 (including internal alterations to form 4 indoor tennis courts). Alterations to vehicular access off Ruckholt Road to form main public vehicle entrance. Removal of one safeguarded tree. Legacy Transformation Phase outline planning permission for: Construction of platform for ten five-a-side football pitches. Construction of hard standing for 179 car parking spaces. Location of floodlighting to courts and pitches.

*Planning Delivery Zone 7 - Eton Manor - North Of the A12, West of Temple Mills Lane and South of Ruckholt Road, Leyton, London.*

- 5.1. Rawden Pettitt (Stanton Williams) spoke in favour of the proposals on behalf of the applicant. He noted that the development of Eton Manor could act as a catalyst for the area, as well as provide the northern gateway into the Park.

- 5.2. A Planning Officer gave a presentation to the Committee, explaining that the PPR legacy would be submitted in December 2009. The proposed allotments had been slotted out and there was a condition and Corporate Commitment securing their re-provision elsewhere on the Park.
- 5.3. Members queried whether the car parking provision would be sufficient. It was noted that the Lee Valley Regional Park Authority had been involved in the design and were content. A member sought assurance that the Eton Manor Boys Club, which had been run by Arthur Villiers on the site, would be appropriately remembered in the development. The applicant explained that they had met with the Eton Manor Society and discussed how to recognise the history of the development, as well as options for the placement of the war memorials.
- 5.4. Members asked how the temporary swimming pools would be supplied, whether they would be new and to what extent could they be re-used after the Games. The applicant explained that they were supplied as kitted parts, and that although there were some in existence already they expected new pools to be procured. Options for re-use had already been explored, with schools, local authorities and other major swimming events as options.
- 5.5. A member queried whether the provision of accessible parking and seating would be sufficient. The applicant explained that the provision exceeded the standard required. In addition, although the drawings showed a minimum of 2% accessible seating, it was more likely that 3-3.5% would be delivered. BEAP had been consulted on the proposals and was satisfied with the approach to provision.
- 5.6. There being no further questions the Chairman moved to a vote and the Planning Committee unanimously **RESOLVED** that:

the Committee

**APPROVED** the application for the reasons given in the report and update report, subject to:

- (i) referring the application to the Mayor of London and the Secretary of State (Government Office for London)
- (ii) the conditions and informatives identified in the report and update report, with any consequential or necessary changes to these conditions delegated to the Head of Development Control.

## **6. 08/90259/FULODA – HYDROGEN FUEL CELL FACILITY (AGENDA ITEM 6)**

Submission of Planning Application for Hydrogen Fuel Cell Facility (within Lea Interchange Bus Depot) for the operation of up to 10 buses (plus other public service vehicles)

*Lea Interchange Bus Depot, 151 Ruckholt Road, Leyton, London, E10 5PB*

- 6.1. Alexandra de Napoli (Transport for London) spoke in favour of the proposals on behalf of the applicant. She explained that the Mayor of London and the GLA were supportive of introducing hydrogen buses into the fleet. This would help TfL to meet its target to reduce CO2 consumption by 60% by 2025.

Construction on the facility was planned to commence in January 2010, to be completed by the summer. Ten hydrogen-fuelled buses would use the facility (as a replacement for 10 diesel buses at the site).

- 6.2. A Planning Officer gave a presentation, explaining that the application had been delayed to ensure that it was not incompatible with the plans for Eton Manor. A Hazardous Substance Consent (HSC) application had been lodged with Waltham Forest which, if approved, would introduce HSE consultation zones around the hydrogen storage facility. The HSE zones were based on PADHI+ and no objections had been received from the HSE, subject to an appropriately worded condition which ensures that no hydrogen is stored there during Games Time.
- 6.3. Members asked where the hydrogen was supplied from. The applicant explained that it was supplied by Air products from Rotterdam. It was shipped to Hull and would then be driven to London. The total CO2 produced by the whole process was around 50% less than using a standard diesel bus. A representative from Air Products explained that shipments went to Hull because of the location of current customers, and that if demand grew in the South they would consider shipping to other ports.
- 6.4. Members asked whether TfL would purchase further hydrogen buses. Alexandra explained that they would if further funding was provided, and that in the long term further hydrogen depots could be built to support a larger fleet.
- 6.5. A member queried whether the revised HSE zones had been introduced yet following a recent review. A planning officer confirmed that this was the case. The PADHI guidance issued by the HSE had been updated in September and the HSE comments were in accordance with this. A member asked why the fence along the length of Temple Mills Lane had not yet been constructed. The applicant explained that it would be implemented during the construction of the facility.
- 6.6. Members queried the provision of an accessible WC on the first floor of the depot when there was no lift to make the first floor accessible. The applicant explained that the intention was to retro-fit a hoist if required and the scheme was Building Regs. compliant. Members noted that retro-fitting was usually more expensive and that demand usually follows provision.
- 6.7. There being no further comments the Chairman moved to a vote and the Planning Committee unanimously RESOLVED that:

the Committee

**APPROVED** the application subject to the conditions and informatives identified in the report and to **DELEGATE** power to the Head of Development Control to add a further condition which ensures that there is a strategy agreed between the applicant and LOCOG which deals with arrangements for hydrogen storage during relevant LOCOG test events at Eton Manor.

*Mike Appleton left the meeting but confirmed his approval of items 7 and 8.*

## 7. 09/90199/REMODA – STRATFORD CITY C1 CAR PARK (AGENDA ITEM 7)

Reserved Matters for access, layout, appearance and scale pursuant to conditions B1 & B8 of outline planning permission (ref: 07/90023/VARODA) for the construction of a car park building comprising 1,489 car spaces (18,438sqm) for use in association with Zone 1 Stratford City retail development.

*Building C1 (Referred To As Development Block 1 in ZMP1, Stratford City, Stratford, London, E15)*

- 7.1. Byron Davies (Westfield) spoke in favour of the proposals on behalf of the applicant. He explained that the car park was adjacent to John Lewis and that its design had been influenced by the John Lewis façade and materials.
- 7.2. A Planning Officer gave a presentation on the proposal. He explained that the applicant had clarified the provision for cycle and motorcycle parking. The car park would provide one of the three secure visitor cycle park facilities required in zone 1, as well as 216 employee cycle spaces, and 33 motorcycle spaces. The remaining required cycle and motorcycle spaces in zone 1 would be provided in other car parks.
- 7.3. A member noted that the street level front was not active. A Planning Officer explained that the majority of other buildings in the area had active frontages and that the focus had been on developing the sculptural form of the car park's design. A member also noted that the access routes into the car park for pedestrians and cyclists were unclear. A Planning Officer advised that signage was not included in this application. An application would need to be made for signage later, which would form part of a broader way-finding strategy for the area.
- 7.4. A member queried whether consideration had been given to the impact of the lighting of the car park on its external appearance. The applicant explained that there were no proposals to light the exterior of the car park, but that some light would come through the meshed sections. Members agreed that the condition on lighting should be amended to require that the impact of the internal lighting on the external streetscape be considered, taking into account energy use and cost. A Member also requested that condition 3 be amended to include details of access to the cycle parking facility by cyclists.
- 7.5. There being no further questions the Chairman moved to a vote and the Planning Committee unanimously RESOLVED that:

the Committee

**ADVISED** the London Borough of Newham that the ODA Planning Committee has no objections to the grant of permission, subject to the conditions and informatives identified in the report and update report, and amend the conditions on the impact of the lighting on the external appearance of the structure and the cycle access details in accordance with Members comments.

**8. Report for Noting and Information on decisions taken by officers under Delegated Authority (AGENDA ITEM 8)**

8.1. The Committee:

**NOTED** the report and attached schedules.

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

9.1. A Planning Officer explained that the next Committee meeting would be on 10 November. Members requested that there should be no more than three briefings beforehand.

9.2. The Chairman reminded members that donations towards the tree to be planted in Vanessa's memory should be given to the Planning Decisions Team.

*There being no other business the meeting closed at 7:30pm.*

Signature



Date

10/11/2009

Chair

