

OLYMPIC DELIVERY AUTHORITY

ODA PLANNING COMMITTEE

SUBJECT: MINUTES OF 67th COMMITTEE MEETING

Held on 13 July 2010 at 18.00

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

Present:

Lorraine Baldry	Chairman
David Taylor	Deputy Chairman (Items 5 and 6)

Local Authority Members:

Cllr Terry Wheeler	LB Waltham Forest
Cllr Geoffrey Taylor	LB Hackney
Cllr Conor McAuley	LB Newham

Independent Members:

Mike Appleton
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
Allan Ledden	ODA Legal Adviser, Planning Decisions Team (Pinsent Masons)
Saba Master	Committee Secretary

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

1.1. There were apologies from Cllr Rofique Ahmed, LB Tower Hamlets.

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

2.1. There were updates for Item 6.

2.2. The order of business was unchanged.

2.3. There were requests to speak from Byron Davies (Westfield) on Item 5 and James Lough (Arup) on Item 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 Item 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 other personal interests recorded were correct and that none were considered prejudicial.

4. MINUTES AND MATTERS ARISING (AGENDA ITEM 4)

4.1. The Committee:

AGREED the Minutes of the 66th Planning Committee Meeting.

5. 10/90182/REMODA- Stratford City M6 Office (AGENDA ITEM 5)

Application for the approval of reserved matters regarding access, appearance, layout and scale of Building M6 (Office) (part of Development Block 04 as referred to in ZMP1), with a total floor space of 12227sqm for B1 commercial use, pursuant to conditions B1, B8 and B10 of the Outline Planning Permission reference 07/90023/VARODA.

- 5.1 A presentation was given by Byron Davies, Westfield. The proposed M6 Office would deviate from Parameter Plan 7 (Development Heights) and would exceed the +50m AOD maximum building height by 16 metres. The use of the site for commercial use also deviates from the approved Zonal Masterplan for Zone 1. The design of the building is considered to be simple but robust. It would complement the M6a Building below and together with M6a would represent an important entry marker for the development. The development will achieve a minimum BREEAM rating of "Very Good".
- 5.2 A PDT Officer gave a presentation on the application. The principal issues to be considered were those of the deviations in terms of height, use and variations in floorspace from the approved parameter plans and zonal masterplan for zone 1; the design of the M6 Office; accessibility; sustainability; micro-climate and parking and servicing. The degree of deviation from the approved masterplan and parameters were not considered such to be detrimental or require an EIA. A floorspace reconciliation statement would be submitted to ensure that provision of office floorspace at this location would not lead to a general over-provision across zone 1. The design and appearance of the building is considered to be acceptable and interface with M6a resolved satisfactorily. M6 Office will comply with the environmental sustainability targets for the site. Detailed issues have been raised regarding accessibility and these have been resolved through suggested conditions. Micro-climate affects have been assessed and would not be adverse. Parking and servicing details are satisfactory with further details to be secured by condition.
- 5.3 A member requested that in future could all effort be made to bring forward applications in totality rather than in part, as in this case the lobby size for the retail academy, part of a separate application previously considered by the Committee, appeared to be undersized compared with that for the office accommodation.
- 5.4 A member asked whether the appearance of the office building was considered to be suitably integrated with its lower levels. A PDT officer explained that the design approach was to layer the building in distinct strata and that the scheme had the support of the Stratford City Design Panel..
- 5.5 There being no further questions the Chairman moved to a vote (9 yes and 1 abstention) and the Planning Committee RESOLVED that:

The Committee:

AGREED to ADVISE the London Borough of Newham that the ODA Planning Committee has no objections to the grant of permission and agreed to the deviations and proposed amendments pursuant to conditions A4 and D9 of the Outline Planning Permission, subject to the conditions and informatives as set out in the report.

6. **10/90209/FUMODA, 10/90210/AOMODA, 10/90211/FUMODA Transport Malls (Agenda Item 6)**

Olympic Village Transport Mall: Application for the creation of a transport interchange area for athletes travelling by coaches during the 2012 Games period including details of layout, materials, lighting and drainage.

Southern Spectator's Transport Mall: Approval of the details submitted pursuant to condition OD.12.6 (Details of landscaping, street furniture, surfacing, layout, OPF permission 07/90010/oumoda).

Southern Sponsor's Coach Park: Application for the creation of the Southern Sponsor's Coach Park to provide coach parking for the Olympic Marketing Partners which will be brought to the Park for a combination of morning, afternoon or evening sessions, including details of layout, materials, lighting and drainage.

6.1 A presentation was given by James Lough, Arup. James Lough explained that the 2007 Olympic Facilities and their Legacy Transformation (OLF) consent granted permission for a number of transport malls located around the Olympic site's perimeter to facilitate arrival by coach and ease of access from those points into the Park. Only the Southern Spectator's Transport Mall (SSTM) falls within the parameters approved in 2007. Design development on the other two malls has resulted in them falling outside the approved parameters and therefore slot in applications have resulted. James Lough pointed out that the malls are Games time developments only and at post Games Transformation will become a development platform.

6.2 A PDT officer gave a presentation which pointed out that the principle of all three malls had been established in the 2007 Olympic permissions; two malls fall outside of the permitted parameters but their size, layout and capacity was broadly the same and as such the 2007 transport assessment remains robust. Grampian conditions have been imposed to secure the appropriate provision of disabled parking on an alternative site, as it is now not proposed to include provision in the SSTM. An area for cycle parking has been agreed but the number of spaces is yet to be decided, but this is secured by recommended conditions..

6.3 In response to a member question about the legacy interim use of the former transport mall areas, a PDT officer confirmed that conditions require the removal of all games related development and that Schedule 19 of the Section 106 agreement required reasonable endeavours to undertake interim landscape treatments. Where appropriate, such as at the SSTM, an additional requirement for perimeter landscaping is required by condition to ensue a satisfactory post Games interim appearance.

6.4 A PDT officer reported that in response to a member question about design quality of the mall areas, an informative would be added that advises LOCOG that these areas should be as visually and user friendly as possible. An informative would also be added with respect to ensuring that the cycle parking areas within the SSTM are covered.

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

The Committee:

- i) **RECOMMENDED** permission to be granted for the two sot-in applications subject to the conditions and informatives set out in the report as amended by the update report
- ii) **RECOMMENDED** partial discharge of condition OD.12.6 for the approval of details application subject to the informatives and conditions set out in the report as amended by the update report.

**7. Any Other Business
(AGENDA ITEM 7)**

There being no other business the meeting closed at 19.10

Signed:



Date

24/8/2010

Chair

