

OLYMPIC DELIVERY AUTHORITY

ODA PLANNING COMMITTEE

SUBJECT: FINAL MINUTES OF 74th COMMITTEE MEETING
Held on 23 November 2010 at 18.00

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

Present:

Lorraine Baldry	Chairman
David Taylor	Deputy Chairman

Local Authority Members:

Cllr Conor McAuley,	LB Newham
Cllr Terry Wheeler,	LB Waltham Forest
Cllr Geoffrey Taylor,	LB Hackney
Cllr Judith Gardiner,	LB Tower Hamlets

Independent Members:

Mike Appleton
Celia Carrington
William Hodgson
Dru Vesty

Officers in attendance:

Anthony Hollingsworth	ODA, Chief Planner Development Control, Planning Decisions Team
Richard Griffiths	ODA Legal Adviser, Planning Decisions Team (Pinsent Masons)
Saba Master	ODA Board Secretary

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

1.1. There were apologies from Vivienne Ramsey and Janice Morphet.

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

- 2.1 An update to Items 5, 6 and 7 was provided by a PDT Officer.
- 2.2 Requests to speak were received from Alex Lifshutz (LOCOG) for items 5 and 6, and from Simon Cochrane (Westfield) for item 7.

3. DECLARATIONS OF INTEREST (AGENDA ITEM 3)

The Board 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, 6 and 7.

'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?'

Cllr Conor McAuley declared a prejudicial interest in relation to Item 7 and would abstain from the discussion and voting on this recommendation.

All other Members confirmed that the declarations of personal interests recorded on the paper for Item 3 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 73rd Planning Committee Meeting.

5. APPLICATION NUMBER 10/90367/FULODA; 10/90370/COUODA; 10/90371/COUODA – LOCOG Athletes Village Overlay – Stratford City (AGENDA ITEM 5)

Proposal:

A. 10/90368/FUMODA – Village Plaza, Welcome Ceremonies, Casual Dining, Chobham Academy and Access Control Points.

Zones 3-6, Stratford City

- 1. Laying of temporary surfaces in front and back of house areas.*
- 2. Temporary structure for the purpose of workforce entry.*
- 3. Erection of Village Plaza comprising accreditation areas, conference room, retail units, café (and associated back of house area) and internet café.*
- 4. Erection of Welcome Ceremonies amphitheatre.*
- 5. Erection of a casual dining area, associated back of house structures including provision of vehicle grade tarmac surface and temporary timber decked terrace.*
- 6. Temporary access control points.*
- 7. Temporary structures to the rear of Chobham Academy.*
- 8. Erection of temporary security fence.*
- 9. Associated temporary groundworks and utility connections in the areas forming the application site.*

B. 10/90370/COUODA – Polyclinic, Plot N11, Zone 4, Stratford City

- 1. Temporary change of use of the Polyclinic for Games time medical use.*
- 2. Provision of a temporary hydrotherapy pool at basement level.*
- 3. Provision of two temporary MRI scanning machines.*
- 4. Provision of one temporary CT scanning machine*

C. 10/90371/COUODA – N25 Car Park, Zone 3, Stratford City

- 1. Temporary change of use of car park for Games time use not complying with condition 2 of 09/90270/REMODA.*
- 2. Erection of temporary structures for the purpose of driver welfare. Associated temporary ground works and utility connections in the area of the application site*

5.1 Alex Lifshutz, LOCOG, gave a presentation to the Committee on Item 5 and Item 6. The applicant explained that the application sites are located within Zones 3, 4, 5 and 6 of Stratford City in close proximity to the residential accommodation in Zones 4 and 5. The application is for full planning permission for the temporary structures and use of existing buildings. At the end of the Games period the temporary structures will be dismantled and re-located away from the Olympic Park.

5.2 The applicant explained that the key areas for consideration were:

- i) Main dining area (seating for 5,000 people)
- ii) Casual dining
- iii) Auditorium / Team ceremonies
- iv) International Zone
- v) Team Welcome
- vi) VOSA (separate application)

5.3 The applicant provided visuals of the effect of light, at different times of the day, from the North, South, East and West direction. One of the main objectives was to close down the different levels of the space to ensure that areas are inviting and have a human dimension.

- 5.4 The Village design aspirations included tents of smaller spans and repetition, visual coherence and taking into account economies of scale. There would be raised atriums in the dining area, banners to divide space in areas and flags (220 different nations) to create a processional view from the south to the north.
- 5.5 A PDT Officer gave a presentation on the submission and referred members to the Update Report that had been provided in relation to this item. The four main issues for consideration were as follows:

5.6 Design and Appearance

- 5.6.1 The Village Plaza is the first point of entry into the Village for Athletes and officials. It is located in the south of the residential plots N26 and N15 and the whole of the Village Plaza area would be separated from the residential areas of the Village by temporary fencing.
- 5.6.2 The PDT Officer pointed out that although the detail in the application regarding the design and appearance is quite sparse the presentation provided by the applicant showed the progress made.
- 5.6.3 The PDT officer reported that there was a recommendation for conditions for all 3 of the applications to have further detail on the final external appearance of the temporary structures through Condition 1. This would also address the comments made by CABE.

5.7 Sustainability

- 5.7.1 The PDT officer referred the Committee to 7.47 in the report which highlights the reuse of temporary structures and tents as a key use. Reducing waste, maximising the use of natural ventilation and minimising the use of plant and machinery is also identified as being an important element of the proposals and required pursuant to condition OG.5 (Environmental Management during the Games) of the Outline consent (07/90010/OUMODA) for the Olympic Park.
- 5.7.2 The Committee has previously approved an application to partially discharge OG.5 at its meeting on the 9 November 2010. In addition an Environmental Management Plan (EMP) is required for the Athletes Village by virtue of condition 14 applied to the permission for the temporary use application (ref: 09/90361/FUMODA). The PDT Officer explained that as these applications before them were free standing applications, a condition would be required so principles of the EMP can be applied to the applications during construction and Games time phase.

5.8 Amenity Matters

- 5.8.1 Noise from the plant and machinery from the overlay areas was not considered to be detrimental to local residents and Village residents during the Games. A construction code of practice and conditions on maximum noise levels are proposed. Conditions are also recommended to mitigate Odour from the catering / casual dining / café area.

5.9 Construction

- 5.9.1 As full applications that lie outside the Olympic Park and Stratford City outline planning permissions the proposals are not covered by the Codes of

Construction Practice adopted for those developments but would be undertaken in accordance with the approved Stratford City CoCP. A condition has been set which requires that a Code of Construction Practice and Fitout Logistics Plan to be submitted and that the development associated with the temporary use be carried out in accordance with the reviewed plan. An addendum to the plan will be set out to explain how the measures contained on the updated Code of Construction Practice and Fitout Logistics Plan will be applied to the works to be undertaken in these applications. The PDT Officer also pointed out that the Environment Agency had recommended that a condition regarding surface water drainage be imposed on any recommended approval.

- 5.10 The PDT Officer concluded that the conditions applied to the application will ensure the principle of the use agreed with the proposals contribute to making the correct preparation for the London Olympics, in accordance with section 5 (5) of the London Olympic Games and Paralympic Games Act 2006.
- 5.11 In addition the PDT Officer highlighted that LOCOG had responded to LB Newham's detailed comments and have given assurance that they will comply with the access regulations required.
- 5.12 A member requested clarification on whether the Committee were agreeing to the detail in the model displayed at the meeting or to the detail in the drawings provided. The PDT Officer confirmed that the Committee was agreeing to the details in the drawings provided. The model provided by the applicant was for supporting information only.
- 5.13 A member questioned why the condition for materials of the permanence of ground works did not include the land formation for a staircase. A PDT Officer explained that the staircase had been introduced after the application had been submitted and it was likely that a number of minor modifications would come forward following procurement of the structures and further detailed scheme development. A member asked whether a condition could be proposed which ensured that where PDT wanted to retain any elements of temporary overlay, this could be secured. PDT officers, with advice from the Legal advisor, confirmed that such a condition could not be proposed. Any changes to the approved post Games transformation landscape for the village could include retained structures where these would be beneficial in planning terms and PDT would continue dialogue with LOCOG and the ODA/Lend Lease on this. All works to be approved in the applications are temporary and would have to be removed by the date given in the Conditions. If, in the future, any works permitted by the permission wanted to be retained, the applicant would need to apply for planning permission from the planning authority.
- 5.14 A member then questioned why the issue of contamination had not been included in the condition for the removal of Temporary Structures. A PDT Officer referred the Committee to condition 16 which includes contamination, but acknowledged that this didn't cover any reinstatement work. As such, it was recommended that a similar approach to condition LTD.16 of the 2007 Olympic planning permission be applied, which essentially requires that any transformation works, including removal of temporary structures where these have foundations or affect remediation protection, make good in accordance with the previously approved approach. It was acknowledged that the back-to-back legal agreement between the ODA and LOCOG also required reinstatement works to be undertaken in accordance with approved details. The

member then queried the use of this condition during the de-construction phase. The PDT Officer explained that the conditions for the main dining area include detail on remediation and following legal advice it was agreed that the term construction would be clarified to include the point on de-construction (remediation).

5.15 A member requested clarification of the Noise condition (no. 8) as CABA refers to the effect on Athletes in their report but the main report only refers to Residents. A PDT Officer explained that a noise report had been submitted by LOCOG and that officers were satisfied that there would be no adverse impact. The issue of noise mitigation had also been dealt with as part of the details for the design of the dwellings to be used for athlete's accommodation during the Games. Mitigation of noise management in terms of generators and other plant would be submitted by LOCOG on a site-wide (both Olympic Park and village) at a later date in accordance with the requirements of relevant conditions on both the Olympic Park and Stratford City planning permissions.

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

The Committee:

APPROVED planning permission for the three applications for the temporary structures and temporary use of buildings described in the report, subject to the conditions and informatives as set out in the report, in the Update report and as delegated to the Head of Development Control to draft in respect of additional remediation conditions in accordance with the discussion at paragraph 5.14 above.

6. APPLICATION NUMBER 10/90368/ADODODA; 10/90369/FUMODA – LOCOG Athletes Village Overlay – Olympic Park (AGENDA ITEM 6)

Proposal 10/90368/AODODA is the application for Approvals of Details (partial discharge) pursuant to Condition OG.3 (Temporary Buildings) and OD.0.20 (Submission of Details for Other Engineering Works) of the Facilities and Legacy Transformation Permission 07/90010/OUMODA;

Proposal 10/90369/FUMODA is the application for full planning permission for the construction of a temporary Games phase Main Dining Hall facility to serve athletes and officials at the London Olympic and Paralympic Games.

6.1 A PDT Officer gave a presentation and explained that the item contained two applications for the temporary use of building and for temporary structures to be erected, to support the function of the Athletes Village during the 2012 Olympic and Paralympic Games. The temporary structures will be similar to a number of other temporary structures which will be located within the Olympic Park and also surrounding the main permanent venues, for the duration of the Games. These temporary facilities are known as the London Organising Committee of the Olympic Games (LOCOG) 'Overlay' proposals.

6.2 The PDT Officer reported that the main dining structure falls outside the approved parameters and a slot-in application has therefore been submitted. The Team Welcome Centre falls within the parameters approved in 2007 and

details are submitted for approval subject to conditions OG.3 and OD.0.20. The 'Overlay' proposals are Games time developments only and at post Games Transformation will become development platforms.

- 6.3 The PDT Officer further explained that PDT considers the location, general arrangements and height parameters of the Team Welcome Centre are acceptable. Subject to appropriate informatives requiring submission of structure specification details, primary elevations and approach areas, details of lighting, security arrangements and internal layout the Officer recommended partial discharge of Conditions OG.3 and OD.0.20.
- 6.4 The PDT Officer referred the Committee to Section 4 of the report which contained further details of the proposal.
- 6.5 The PDT Officer explained that a public consultation had taken place with notices in the Newham Recorder and the Waltham Forest Guardian. In addition letters were sent to occupiers of 280 properties to the east of the application site. No public responses were received by PDT and no objections were raised. However, various comments were received and these were outlined in the main report.
- 6.6 The PDT Officer explained that the proposals had been assessed against the issues as set out in Section 7 and the key considerations were as follows:

Principle of development

- 6.6.1 The PDT Officer highlighted that the 2007 Olympic planning permissions established the principles of the provision of Front of House (FoH) and Back of House (BoH) facilities during Games phase within the Olympic Park.
- 6.6.2 Approval was given under the 2007 OLF planning permission within PDZs 6 and 11 for BoH areas comprising hard standing, canopies, open plan assembly areas, storage, catering, office spaces, parking, relevant amenities, generators, plant and equipment.
- 6.6.3 The principle of the Main Dining and Kitchen facility slot in application is considered to accord with section 5 (5) of the London Games Act 2006 in making proper preparation for the Games and relevant Development Plan policies.
- 6.6.4 The Team Welcome Centre proposed within Planning Delivery Zone 11 is also consistent with the BoH functions and structures previously approved within Planning Delivery Zone 11.

Design and Appearance

- 6.6.5 The proposed Main Dining and Kitchen structure is one of the larger single elements of the temporary LOCOG Games phase overlay. However, the proposed structure comprising of modular standard elements is preferential to an amalgamation of smaller discrete and detached structures which would appear visually disjointed, and therefore result in a detrimental visual impact.
- 6.6.6 Conditions are recommended for securing the submission of standard colour, material and appearance details for subordinate elevations. PDT also recommend an additional separate requirement to ensure that the primary

south elevation and approach area are appropriately treated having regard to their public facing character, so as to be consistent with the approach on Front of House arrivals area.

- 6.9 The PDT Officer highlighted the other main areas of consideration from the report; Access and Servicing, Neighbourhood Amenity, Lighting, Sustainability and biodiversity and Accessibility.
- 6.10 The Update report contained minor amendments to condition wording for Conditions number 7, 9, 11, 12, 13, 38, 45, 47 and 51.
- 6.11 The PDT Officer concluded that the application ensures the principle of use and location of BoH support area during Games phase established under the 2007 OLF planning permission. The proposals would accord with overall design strategy for the LOCOG overlay proposals and are also considered to assist in making proper preparation for the London Olympics.
- 6.12 There being no further questions the Chairman moved to a vote and the Planning Committee RESOLVED that:

The Committee:

i) **AGREED** to grant planning permission for the "slot-in" planning application for the main dining proposal subject to conditions and informatives set out in the Section 10 of the main report and in the Update report and;

ii) **AGREED** to grant partial discharge of the approval of details application for the welcome centre subject to conditions and informatives set out at Section 10 of the main report and the Update report.

7. APPLICATION NUMBER 09/90439/REMODA – M2-M6 Revisions, Stratford City Zone 1 (Item 7)

Reserved Matters Application pursuant to Conditions B1, B8, A4, D3, D9, D9a, T3 and T4 of outline planning permission 07/90023/VARODA for the construction of Building M2-M6 (referred to as Development Blocks 4, 5 & 6 in the approved Zonal Masterplan for Zone 1) comprising 76,557sqm Retail floorspace, 26,715sqm Leisure floorspace, 100sqm Community floorspace, and 45,525sqm of floorspace for car parking for 3,439 cars within Building M2-M6 and Buildings M7 & M8 (at basement level) – Amendments to previously approved Reserved Matters Application 08/90162/REMODA

- 7.1 Simon Cochrane, Westfield, gave a presentation on this item, which included CGI images of the enhancements to the elevations of the revised M2-M6 Building. The applicant explained that the revised proposal was for 3 levels instead of 4, with more flexible space above the building
- 7.2 The applicant reported that Westfield had been in discussions with the Design Review Panel and PDT in regards to the lower band, the most suitable method of cladding the strata and the style of the loading bay numbering.

- 7.3 A PDT Officer reminded the Committee that this was a revised Reserved Matters application seeking approval for the layout, scale, appearance and means of access for the M2-M6 building (which includes Development Blocks 4, 5 and 6 as defined in the approved Zonal Masterplan for Zone 1). The landscaping surrounding the building will be considered as part of the public realm application that is currently under consideration.
- 7.4 In addition, this revised Reserved Matters application seeks approval for 76,557sqm of Retail floorspace, 26,715sqm of Leisure floorspace, 100sqm of Community floorspace, and 45,525sqm of floorspace for car parking (equating to 3,439 car parking spaces located within building M2-M6 and buildings M7 and M8 at basement level). Key changes relate to floorspace, layout and design/external appearance.
- 7.5 Approval is also required for two mezzanine floors in addition to those already applied for separately under the additional retail application (008/90253/FULODA).
- 7.6 In terms of Community use, 100sqm is being sought for the Place of Worship within Development Block 6 in Building M5 with the residual 940sqm proposed to be allocated to Block 14 in Building M8. In both of the latter cases the outline planning consent has expired and the residual will remain unused.
- 7.7 The PDT Officer explained that the key changes to the proposal were as follows:
- 7.7.1 **Height of Platforms** - Although the proposed development would exceed the maximum heights specified with Parameter Plan 7 for this part of the site, the proposal would not have any adverse impacts in terms of wind, sun/daylight or townscape impacts and can therefore be considered to be acceptable.
- 7.7.2 **Design** - The design of the building is considered to have a simple layered but robust built form. Subject to conditions, particularly in relation to roof top plant, the proposed amendments to the elevation treatment to the M2-M6 building are considered to be acceptable and moreover would relate well to surrounding development.
- 7.7.3 **Sustainability** - the development will achieve a minimum BREEAM rating of 'Very Good'. A brown roof will be provided on Blocks M4 and M5, and the development will connect to the CCHP.
- 7.7.4 **Access** - In terms of Access, the proposed development would make provision for accessible WCs on each level of the retail centre along with lift access to all floors and step free level access.
- 7.8 A member asked for clarification about whether the Committee was approving signage or if this would be submitted as part of a later application. The member also commented that whilst not wishing to advocate a proliferation of signs on the building, that the signage shown appeared rather minimal in the context of the extent of the northern elevation of the building. A PDT Officer explained that conditions are to be imposed to capture the level of signage detail and these would be considered on a cumulative basis with other signage proposals for the Westfield development.

7.9 A member asked about the screening of the area of the platform in the middle of the development. The applicant explained that because this platform was not visible from any of the public areas no screen had been included. The Committee did not agree that this would not be seen, given recent approvals for a tall building at plot N24 and taller buildings within the Westfield development. Members expressed full support for officers' proposals to seek to secure appropriate screening of all roof top plant by condition, including 'Grampian' style conditions restricting opening until plant screening had been implemented. The PDT Officer agreed to make clear that the suggested condition covers the screening of all roof top plant,, that details of the screening method are to be agreed prior to implementation, and that the agreed screening shall be implemented prior to opening of the centre..

7.10 A member asked why the "Leisure box" was not covered and would be left clear as many sporting facilities visible to the public employ this effect. The applicant explained that because no decision had yet been made on what the "Leisure box" would consist of it had been left clear and would be covered up if necessary.

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

The Committee:

i) **AGREED** to advise the London Borough of Newham that the ODA Planning Committee has no objections to the grant of reserved matters; and

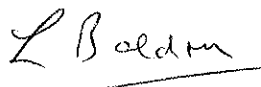
ii) **AGREED** to the deviations and proposed amendments pursuant to conditions A4 and D9 of the Outline Planning Permission,

subject to the conditions, including the strengthening of Condition 3 as per paragraph 7.7 above, and informatives detailed in the Committee and Update Report.

8. ANY OTHER BUSINESS (AGENDA ITEM 8)

There being no other business the meeting closed at 19:10.

Signed:



Chair

Date: 8th March 2011