



London Borough of Hackney – Decisions taken by the Planning Sub-Committee on Wednesday 5 November 2008

Agenda Item No	Topic	Decision
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Items considered in public

4	Minutes of the Previous Meeting	The Chair informed the Committee that the minutes of the previous meeting held on 16 October 2008, attached to the agenda, were in fact a draft version, due to a system error. Therefore, a revised version of the minutes was circulated to Members at the meeting, which would be agreed at the next meeting to allow Members adequate time to consider them.
5	84 Milton Grove	RESOLVED that:- Planning Permission be GRANTED, subject to conditions.
6	191 Evering Road	RESOLVED that:- This item be DEFERRED as submitted plans were inaccurate and the application cannot be considered or determined in light of this issue until revised plans are received.
7	70A Mountgrove Road	RESOLVED that:- Planning Permission be GRANTED, subject to conditions.
8	14-16 Kenworthy Road	RESOLVED that:- A) Planning Permission be GRANTED, subject to conditions. B) That the above recommendation be subject to the applicant, the landowners and their mortgagees entering into a deed of planning obligation by means of a Section 106 Agreement of the Town and Country Planning Act 1990 (as amended), in order to secure the following matters to the satisfaction of the Corporate Director of Neighbourhoods and Regeneration and the Interim Corporate Director of Legal and Democratic Services.

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		C) That in the event of the Section 106 agreement referred to in Recommendation B not being completed by 14 March 2008, the Interim Head of Regulatory Services be given the authority to refuse the application.
9	Senate House, Tyssen Street	<p>RESOLVED that:-</p> <p>A) Planning Permission be GRANTED, subject to conditions.</p> <p>B) That the above recommendation be subject to the applicant, the landowners and their mortgagees entering into a deed of planning obligation by means of a Section 106 Agreement of the Town and Country Planning Act 1990 (as amended), in order to secure the following matters to the satisfaction of the Corporate Director of Neighbourhoods and Regeneration and the Interim Corporate Director of Legal and Democratic Services.</p>
10	50 Wenlock Street	<p>RESOLVED that:-</p> <p>This item be DEFERRED at the request of the applicant, to enable further discussion on the Heads of Agreement within S106 Legal Agreement.</p>
11	Velodrome - Olympics	<p>RESOLVED that:-</p> <p>The London Borough of Hackney (LBH) supports the Games Mode operation of the Velodrome and Velo Park.</p> <p>The London Borough of Hackney (LBH) raise the following objections with regard to the proposal:</p>

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		<ul style="list-style-type: none"> • The LBH objects to the crossing of the River Lea by the BMX and road circuit cycle tracks in Legacy Mode. In doing so there will be compromises and detriment to the amenity value of the parkland on the west side of the Lea by restricting access to both the river's edge and adjacent parts of the parkland; • The LBH objects to the Legacy location of the BMX track as it would further occupy parts of the west bank of the River Lea and effectively sterilise an even greater area of parkland and restrict movement between both west and east, as well as north and south; • The LBH objects to the high number of car parking spaces proposed in the Legacy formation of the Velo Park (150 spaces). The LBH would like to see only essential car parking provided (disabled and operational only). • The London Borough of Hackney (LBH) raise the following observations with regard to the proposed proposal: • Direct physical and visual access to the river Lea are central to the character and amenity value of the adjacent parkland; • The western portion of the site is likely to be parkland that the London Borough of Hackney will own and is an important part of the green corridor along the Lea Valley; • The road track will demand physical security fixtures/measures, including fencing and lighting that will harm the wider amenity value of the parkland. Details of such have not been provided;

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		<ul style="list-style-type: none"> • The road circuit's lighting would benefit only the cyclists on the track, would detract from the adjacent parkland and would have a negative impact on the surrounding habitats' wildlife value; • Sectional drawings show how manipulation of the land form could reduce the visual impact of the road circuit but it will (by definition) restrict direct physical access from the west and can't hide the track and necessary fencing in its entirety; • The road circuit and the mountain bike zone should not occupy both sides of the river which would allow spectators to view events from the other side of the river Lea; • There is concern about the usage of the public space in the Velodrome site during Games Mode as the Main Stadium and most of the Olympic Park entrances are located in the south of the park. Therefore, accessible and active public open space around the Velodrome venue is very important to attract people to go to the northern part of the park. There is however no public realm strategy and movement analysis within the design and access statement; • The public open spaces around the west entrance of the venue should become a movement node, connecting the riverside space and providing various activities to attract people to the northern portion of the site; • East-west linkages around the Velodrome in Legacy Mode are not clearly defined; • The LBH would like to see a Travel Plan produced in consultation with the Host Boroughs and TfL;

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		<ul style="list-style-type: none"> The LBH would like to see more detail of how pedestrian and cycle routes through the parkland are maintained through the proposed road and BMX track. We are concerned that the track could potentially cause a barrier against movement via walking and cycling and would like to see detail of how this will be prevented. East-West and North-South linkages through the parkland are of paramount importance to the LBH.
12	357-359 Kingsland Road	<p>RESOLVED that:-</p> <p>A) Planning Permission be GRANTED, subject to conditions.</p> <p>B) Conservation area consent be GRANTED, subject to conditions.</p> <p>C) That the above recommendation be subject to the applicant, the landowners and their mortgagees entering into a deed of planning obligation by means of a Section 206 Agreement of the Town and Country Planning Act 1990 (as amended), in order to secure the following matters to the satisfaction of the Assistant Director of Planning and Regeneration and the Interim Corporate Director of Legal and Democratic Services</p>
13	Homerton Travellers Site	<p>RESOLVED that:-</p> <p>The application to vary condition 14 (restriction of size and number of caravans) attached to planning permission 2007/1408 be allowed and that the condition be varied to read as follows:</p> <p>14 Other than the permanent amenity blocks, the individual pitches hereby approved (regarded for the purposes of this condition as including the parking strip adjacent to each unit), shall be occupied by no more than two caravans one not exceeding 6.1 x 3.1 metres and one not exceeding 10.7m x 3.7m (excluding tow bars) and up to two vehicles.</p>

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		<p>In respect of Pitch H1, in addition to its associated amenity block, this pitch shall be occupied by no more than one twin static unit not exceeding 11.9 x 6.7m (excluding tow bars) and up to two vehicles. The occupation of pitch H1 shall be limited to the use of the Maughan family and their resident dependents. When Pitch H1 ceases to be occupied by those named above, the twin static unit shall be removed from the site within 6 months of that time and its occupation shall be occupied by no more than two caravans one not exceeding 6.1 x 3.1metres and one not exceeding 10.7m x 3.7m (excluding tow bars).</p> <p>In respect of Pitch H2, in addition to its associated amenity block, this pitch shall be occupied by no more than two caravans one not exceeding 8.6 x 3.1 metres and one not exceeding 10.7m x 3.7m (excluding tow bars) and up to two vehicles. The occupation of pitch H2 shall be limited to the use of the Maughan family and their resident dependents. When Pitch H2 ceases to be occupied by those named above, the larger unit shall be removed from the site within 6 months of that time and its occupation shall be occupied by no more than two caravans one not exceeding 6.1 x 3.1metres and one not exceeding 10.7m x 3.7m (excluding tow bars).</p> <p>REASON: To protect the visual amenity of the area and prevent harm to the adjoining MOL.</p>
14	Appeal Schedule - April/May/June/July/August 2008	<p>RESOLVE- that</p> <p>The report was NOTED.</p>