

LONDON BOROUGH OF TOWER HAMLETS

MINUTES OF THE STRATEGIC DEVELOPMENT COMMITTEE

HELD AT 6.00 P.M. ON MONDAY, 8 FEBRUARY 2021

ONLINE 'VIRTUAL' MEETING - [HTTPS://TOWERHAMLETS.PUBLIC-I.TV/CORE/PORTAL/HOME](https://towerhamlets.public-i.tv/core/portal/home)

Members Present:

Councillor John Pierce (Chair)
Councillor Abdul Mukit MBE (Vice-Chair)
Councillor Dipa Das
Councillor Kevin Brady
Councillor Sabina Akhtar
Councillor Tarik Khan
Councillor Val Whitehead
Councillor Rabina Khan (5.1)

Other Councillors Present:

Councillor Peter Golds
Councillor Andrew Wood

Apologies:

None

Officers Present:

Paul Buckenham	– (Development Manager, Planning Services, Place)
Victoria Coelho	– (Planning Officer, Place)
Gareth Gwynne	– (Area Planning Manager (West), Planning Services, Place)
Rachel Mckoy	– (Head of Commercial & Contracts, Legal Services Governance)
Rikki Weir	– (Planning Officer, Place Directorate)
Zoe Folley	– (Democratic Services Officer, Committees, Governance)

1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS AND OTHER INTERESTS

Councillor Rabina Khan declared an interest in Pre-Application Presentation - Royal Mint Court, London, EC3N 4QN (PF/20/00122) given she has previously submitted motions to Council meetings regarding China. She declared that she would be leaving the meeting for this agenda item

2. MINUTES OF THE PREVIOUS MEETING(S)

1. That the unrestricted minutes of the meeting of the Committee held on 19th January 2021 be agreed as a correct record and signed by the Chair.

3. RECOMMENDATIONS AND PROCEDURE FOR HEARING OBJECTIONS AND MEETING GUIDANCE

The Committee **RESOLVED** that:

1. The procedure for hearing objections and meeting guidance be noted.
2. In the event of changes being made to recommendations by the Committee, the task of formalising the wording of those changes be delegated to the Corporate Director, Place along the broad lines indicated at the meeting; and
3. In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Corporate Director, Place be delegated authority to do so, provided always that the Corporate Director does not exceed the substantive nature of the Committee's decision

4. DEFERRED ITEMS

There were none

5. PLANNING APPLICATIONS FOR DECISION

5.1 Global Switch House, 3 Nutmeg Lane, London, E14 2AX (PA/20/01480)

Paul Buckenham presented the application for a 10 storey power station unit and goods lift with associated works (being brought to the Committee due to the height of the development). The recommendation is to grant planning permission subject to conditions.

Victoria Coelho (Planning Services) presented the application describing the site, the surrounding area and the key features of the application. Consultation has been carried out and no representations had been received.

The following issues was noted:

- The development complied with land use policies.
- The development would reflect the existing design of the area and would not have any detrimental impacts on heritage assets and local views.

- Given the height and absence of residential nearby buildings, the development would not give rise to any amenity impacts.
- An energy strategy had been submitted. This showed that the new plant equipment will improve the overall efficiency of the existing development and will not increase the energy footprint of the data centre.
- The Air Quality Officer had raised no issues with the Air Quality Assessment subject to the conditions.
- The Environment Agency considered this site to be of low risk of flooding

Officers were recommending that the proposed development be granted planning permission.

Committee's questions:

The Committee asked about the opportunities to further reduce energy use and to secure financial contributions. It was noted that given the nature of the application – (involving an extension to a power station building, without any net increase in usable floor space), no contributions or further energy measures could be sought.

On a unanimous vote, the Committee **RESOLVED**

1. That subject to any direction by the Mayor of London planning permission is **GRANTED** at Global Switch House, 3 Nutmeg Lane, London, E14 2AX for the Construction of 10 storey power station unit and goods lift between existing stairwells on east facade of the existing Data Centre building. Addition of rooftop chiller units with screening on north east corner of the building.
2. Subject to the prior completion of a legal agreement to secure the planning obligations set out in the Committee report:
3. That the Corporate Director of Place is delegated the power to negotiate the legal agreement. If within three months of the resolution the legal agreement has not been completed, the Corporate Director for Place is delegated power to refuse planning permission.
4. That the Corporate Director of Place is delegated the power to impose conditions and informatives to address the matters set out in the Committee report.

6. OTHER PLANNING MATTERS

**6.1 Pre-Application Presentation - Royal Mint Court, London, EC3N 4QN
(PF/20/00122)**

The Committee considered the presentation in accordance with the pre application presentation protocol.

RESOLVED:

1. That the presentation is noted.

The meeting ended at 8.00 p.m.

Chair, Councillor John Pierce
Strategic Development Committee