

LONDON BOROUGH OF TOWER HAMLETS

MINUTES OF THE STRATEGIC DEVELOPMENT COMMITTEE

HELD AT 7.10 P.M. ON THURSDAY, 15 MAY 2014

**COUNCIL CHAMBER, 1ST FLOOR, TOWN HALL, MULBERRY PLACE, 5 CLOVE
CRESCENT, LONDON, E14 2BG**

Members Present:

Councillor Helal Abbas (Chair)
Councillor Rajib Ahmed
Councillor Denise Jones
Councillor Zara Davis
Councillor Judith Gardiner (Substitute for
Councillor Marc Francis)

Other Councillors Present:

None.

Officers Present:

Paul Buckenham	(Development Control Manager, Development and Renewal)
Iyabo Johnson	(Planning Officer, Development and Renewal)
Fleur Brunton	(Senior Lawyer - Planning, Directorate, Law Probity and Governance)
Zoe Folley	(Committee Officer, Directorate Law, Probity and Governance)

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Marc Francis, Carli Harper-Penman, Dr. Emma Jones, Kabir Ahmed and Md. Maium Miah.

Councillor Judith Gardiner was deputising for Councillor Marc Francis.

2. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS

No declarations of disclosable pecuniary interests were made.

3. MINUTES OF THE PREVIOUS MEETING(S)

The Committee **RESOLVED**

That the minutes of the meeting of the Strategic Development Committee held on 10th April 2014 be agreed as a correct record and signed by the Chair.

4. RECOMMENDATIONS

The Committee **RESOLVED** that:

- 1) In the event of changes being made to recommendations by the Committee, the task of formalising the wording of those changes is delegated to the Corporate Director, Development and Renewal along the broad lines indicated at the meeting; and
- 2) 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, Development and Renewal is delegated authority to do so, provided always that the Corporate Director does not exceed the substantive nature of the Committee's decision

5. PROCEDURE FOR HEARING OBJECTIONS AND MEETING GUIDANCE

The Committee noted the procedure.

6. DEFERRED ITEMS

Nil items.

7. PLANNING APPLICATIONS FOR DECISION

7.1 11 Westferry Circus, London E14 (PA/14/00465)

Update Report tabled.

Paul Buckenham (Development Manager, Development and Renewal) introduced the application for the change of use of the part ground, sixth and seventh floors from offices to Family law court.

Iyabo Johnson (Planning Officer, Development and Renewal) presented the application and the update report. The application was being referred to the Committee for decision primarily due to the departure from the Development Plan that designated the site as a Preferred Office Location (POL). Members were advised of the justification for this given there was an adequate supply of office space in the area as shown by the Applicant's evidence. In addition, the proposed law court would complement the POL and bring the site back into an active use.

The plans for a law court at this particular site were also regarded as appropriate given that the site was within a town centre with good transport links. The London Plan and town centre policies recommended this. So whilst departing from the Development Plan, the scheme complied with policy in this regard and overall was acceptable in land use terms.

Two objections had been received regarding access. However, one had since been withdrawn due to the submission of a management strategy to address the issues. This would be appended to the Travel Plan as part of the conditions.

The Greater London Authority had not raised any objections. Their response stated that that it would not require the Council to refer the application back at Stage 2.

Members were advised of the key features of the application including: the proposed internal layout, the various access routes, the car parking plans and the employment benefits of the scheme. Given the overall benefits, Officers were recommending that the scheme be granted.

Members asked questions about the security plans given the nature of the proposal. In particular, the measures to ensure the safety of the staff and customers of the building (including those from the other floors) as well as the public. In response, Officers expressed confidence that this issue would have been carefully considered and that the Applicant, the Ministry of Justice would have taken steps ensure this. The consultation letters were sent to the occupants of the other floors. It would strictly be a family law court. Nevertheless, Members could add a condition to the permission to address these issues. Accordingly, the Committee agree to add a condition to the permission that details of the security arrangements be submitted for approval by Officers to ensure the safety of the staff and customers of the building as well as the public.

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

1. That planning permission at 11 Westferry Circus, London E14 (PA/14/00465) be **GRANTED** for the change of use of the part ground, sixth and seventh floors from offices (Class B1) to Family law court (Class D1) SUBJECT to:
2. The prior completion of a legal agreement to secure the planning obligations set out in the Committee report.
3. That the Corporate Director Development & Renewal is delegated power to negotiate the legal agreement indicated above acting within normal delegated authority
4. That the Corporate Director Development & Renewal is delegated authority to recommend the conditions and informatives in relation to

the matters set out in the Committee report and the update report and the condition added by the Committee as follows:

- That details of the security arrangements be submitted for approval by Officers to ensure the safety of the staff and customers of the building as well as the public.

8. LAST MEETING OF THE COMMITTEE FOR 2013/14

The Chair noted that this was the last meeting of the Committee for this Council year – 2013/14. He thanked Members and Officers for their contributions over the last year and particularly referred to Councillors Judith Gardiner and Zara Davis who were not standing in the forthcoming local elections.

In turn, Officers also thanked the Committee and the Committee acknowledged the work of the Chair.

The meeting ended at 7.30 p.m.

Chair, Councillor Helal Abbas
Strategic Development Committee