

LONDON BOROUGH OF TOWER HAMLETS

MINUTES OF THE STRATEGIC DEVELOPMENT COMMITTEE

HELD AT 7.00 P.M. ON THURSDAY, 14 AUGUST 2014

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

Members Present:

Councillor Sirajul Islam (Chair)
Councillor Danny Hassell
Councillor Amina Ali
Councillor Helal Uddin
Councillor Suluk Ahmed
Councillor Muhammad Ansar Mustaqim
Councillor Julia Dockerill
Councillor Khaled Uddin Ahmed
(Substitute for Councillor John Pierce)

Other Councillors Present:

None.

Apologies:

Councillor John Pierce

Officers Present:

Amy Thompson	(Pre-Applications Team Leader, Development and Renewal)
Tim Ross	(Deputy Team Leader - Pre-application Team, Development and Renewal)
Fleur Francis	(Acting Team Leader - Planning, Directorate, Law Probity and Governance)
Zoe Folley	(Committee Officer, Directorate Law, Probity and Governance)

1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS

No declarations of disclosable pecuniary interests were made.

2. MINUTES OF THE PREVIOUS MEETING(S)

The Committee **RESOLVED**

That the minutes of the meeting of the Committee held on 21 July 2014 be agreed as a correct record and signed by the Chair.

3. 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

4. PROCEDURE FOR HEARING OBJECTIONS AND MEETING GUIDANCE

The Committee noted the procedure for hearing objections, together with details of persons who had registered to speak at the meeting.

5. DEFERRED ITEMS

None.

6. PLANNING APPLICATIONS FOR DECISION

6.1 Archway House, 1 Muirfield Crescent and 47 Millharbour, London, E14 9SZ (PA/14/00604)

Update report tabled.

Amy Thompson (Team Leader, Planning) introduced the application regarding Archway House, 1 Muirfield Crescent and 47 Millharbour, London, E14 9SZ PA/14/00604.

Tim Ross (Deputy Team Leader, Planning Services) gave a presentation on the application. The previous application, PA/13/00803, was granted planning permission under delegated powers for change of use from business to data centre. The variation would result in an increase in floor area and height of the development. As a result, the scheme now met the criteria for consideration by the Strategic Development Committee as set out in the Council's Constitution.

The site was located in a prominent point within the Isle of Dogs Activity Area near Millwall Inner Dock. The scheme complied with the policies for the area, that sought to support and provide a transition to the Canary Wharf major centre, given the mixed use nature of the scheme, the continued employment use and the provision of IT facilities. The principle of the scheme had already been established with the previous application. The site was well served by public transport and located within a reasonable distance to the highway network.

Mr Ross showed pictures comparing the approved application, PA/13/00803 with and without the proposal extension. Additional contributions had been secured to reflect the additional floor space. Officers were recommending that the variation should be granted planning permission.

In response to a Councillor's question about the comments made by Councillor Wood (as set out in the update), it was confirmed that the applicant had agreed to notify ward Councillors about the relevant approval of details application. An informative would be added to this affect.

In relation to the request from Councillor Wood about the construction hours, Officers confirmed that the hours of construction should in fact read, as per the approved application: 08.00 to 17:00 Monday to Friday; 09.00 to 13.00 Saturday with no work on Sundays or Bank Holidays. This application did not affect the previously agreed construction hours so they should be retained.

The applicant considered it necessary to increase the height of the proposal to accommodate additional plant equipment.

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

1. That the application under S73 of the Town and Country Planning Act at Archway House, 1 Muirfield Crescent and 47 Millharbour, London, E14 9SZ (PA/14/00604) be **GRANTED** for a minor material amendment to Planning Permission PA/13/00803, dated 13/12/2013 for a variation to condition 2 to allow substitute plans providing for the following amendments:
 - Infilling of part of the first floor, to provide an additional 400sqm (Gross Internal Area) within the approved building envelope and a further 666sqm (Gross Internal Area) of covered plant area to the sixth floor; and
 - a subsequent change in roof profile to accommodate plant equipment, from 30m to 32.1m maximum height.

Subject to:

2. The prior completion of a Deed of Variation to the legal agreement to secure the planning obligations set out in the Committee report.

3. That the Corporate Director Development & Renewal and the Service Head (Legal Services) are delegated power to negotiate and complete the legal agreement indicated above acting within normal delegated authority.
4. That the Corporate Director Development & Renewal is delegated power to impose conditions and informatives on the planning permission to secure the matters set out in the Committee Report subject to the following as detailed in the update report:
 - That the hours of construction should read 08.00 until 17:00 Monday to Friday; 09.00 until 13.00 Saturday. No work on Sundays or Bank Holidays
 - That an informative be added to the decision notice reflecting the applicant's commitment to notify local Ward Councillors of the relevant approval of details application.

Any other conditions/informative(s) considered necessary by the Corporate Director of Development and Renewal.

5. That, if within 3 months of the date of this committee the legal agreement has not been completed, the Corporate Director of Development & Renewal is delegated power to refuse planning permission

The meeting ended at 7.15 p.m.

Chair, Councillor Sirajul Islam
Strategic Development Committee