

10/01/2023

LONDON BOROUGH OF TOWER HAMLETS
MINUTES OF THE STRATEGIC DEVELOPMENT COMMITTEE
HELD AT 6.30 P.M. ON TUESDAY, 10 JANUARY 2023
COUNCIL CHAMBER – TOWN HALL, MULBERRY PLACE, 5 CLOVE
CRESCENT, LONDON E14 2BG

Members Present:

Councillor Amin Rahman (Chair)

Councillor Kamrul Hussain

Councillor Gulam Kibria Choudhury

Councillor Abdul Wahid

Councillor Sabina Akhtar

Councillor Rachel Blake

Councillor Mufeedah Bustin

Councillor Amina Ali *

Councillor Kabir Hussain

Other Councillors Present:

None

Officers Present in Person

Jerry Bell - (Area Planning Manager (East) Planning and Building Control, Place)

Ian Austin – (Principal Planning Lawyer, Legal Services, Governance)

Jane Jin – (Team Leader (East), Planning and Building Control, Place)

Victoria Coelho – (Planning and Building Control Officer, Place)

Justina Bridgeman – (Democratic Services Officer, Committees)

Apologies:

Councillor Shobu Hussain*

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1 DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS

There were no declarations of pecuniary interests.

2. MINUTES OF THE PREVIOUS MEETING(S)

RESOLVED that:

The minutes of the sub committee meeting held on 1 December 2022 were approved as a correct record of proceedings.

3. RECOMMENDATIONS AND PROCEDURE FOR HEARING OBJECTIONS AND MEETING GUIDANCE

Update report was noted.

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 Place 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 Place is delegated authority to do so, provided always that the Corporate Director does not exceed the substantive nature of the Committee's decision.
3. To note the procedure for hearing objections at meetings for the Strategic Development Committee.

4. DEFEERED ITEMS

There were none.

5 PLANNING APPLICATIONS FOR DECISION

5.1 Name of Application: Land adj. East India Dock House, 240 East India Dock Road (PA/21/02777)

Jerry Bell introduced the application for the erection of a data centre adjacent to East India Dock House (Grade II*), with a connecting bridge over Nutmeg

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Lane to the existing London East building and other associated works including landscaping, car and cycle parking, refuse storage and lighting.

Victoria Coelho provided a presentation to accompany the application and highlighted the key features of the proposal's site and surroundings, the planning history, heritage and consultation process. The Officer's recommendation was to grant planning permission, subject to conditions outlined in the Committee report.

Further to the presentation, the Committee asked questions to the Officers regarding:

- Concerns around the connecting bridge and possible height issues with vehicles.
- Further details on the public benefits testing.
- Clarification on affordable workspace provision and the s106 payment in lieu.
- Further details on employment density of data centres and policy testing
- Further details on light testing impacting the residential area to the west of the proposed site.
- Clarification on the impact the proposal will have on views to East India Dock House (Grade II*) building.

In response to the questions, Officers clarified that:

- Access to the bridge is restricted to employees and will be managed by the site owner.
- The benefits testing was undertaken in compliance with the National Planning Policy Framework (NPPF). It concluded that the proposal mitigates risk to the heritage site and increases employment opportunities.
- The payment in lieu will be ringfenced for affordable workspace.
- Policy details on employment density and workspace are available in section DEMP2 - (New Employment Space) located in the London Plan.
- Policy details on data centres are available in section E4 - (Land for Industry, Logistics and services to support London's Economy), and in section SI6 - (Digital Connectivity Infrastructure) located in the London Plan.
- The proposal does not impede the light for the residential properties on the west of the site as the distance is 144m.
- Although the GLA noted the proposed site will obscure views to East India Dock (Grade II*), the harm would be less than substantial. The public benefits test concluded this would outweigh any concern.

Officers recommended the proposed development be granted planning permission, subject to conditions and obligations set out in the S106 agreement.

STRATEGIC DEVELOPMENT COMMITTEE SUB SECTION ONE (UNRESTRICTED)

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As there were no registered speakers to address the committee, the Chair **moved** and the Committee **agreed** the conditions as set out in the resolution below:

On a unanimous vote in favour of the proposal, the Committee:

RESOLVED:

1. That subject to any direction by the Mayor of London, conditional planning permission is **GRANTED** the following development:

The meeting ended at 7pm.
Chair, Councillor Amin Rahman
Strategic Development Committee