

Planning Board Agenda

Place

The Town Hall, 35 Wellington Street, Woolwich SE18 6PW

Date

Tuesday, 25 May 2021

Time

6:30 PM

This meeting is open to the press and public, but restrictions may apply to ensure a Covid-19 secure environment.

Councillors

To be appointed at the Annual Meeting of the Council

Members are reminded that officer contacts are shown at the end of each report and they are welcome to raise questions in advance with the appropriate officer. This does not prevent further questioning at the meeting.

If you require further information about this meeting please contact the

Committee Services Officer:

Jean Riddler

Telephone: 020 8921 4350

Email: committees@royalgreenwich.gov.uk

Agenda

- 1 Apologies for Absence**
To receive apologies from Members of the Committee
- 2 Urgent business**
The Chair to announce any items of urgent business circulated separately from the main agenda.
- 3 Minutes**
Members are requested to confirm as an accurate record the Minutes of the meetings held on Tuesday, 15th December 2020 and Tuesday, 20th April 2021.
No motion or discussion may take place upon the Minutes except as to the accuracy, and any question on this point will be determined by a majority of the Members of the body attending who were present when the matter in question was decided. Once confirmed, with or without amendment, the person presiding will sign the Minutes.
- 4 Woolwich Exchange, Land Bounded by Plumstead Road, Burrage Road, Spray Street and Woolwich New Road, Woolwich, London, SE18 7BZ Ref. 20.3385.F & 20.3386.L**
The Planning Board is requested to grant full planning permission (20/3385/F - Recommendation A) for the demolition of existing buildings (excluding the Grade II listed Former Woolwich Covered Market and elements of 1a-c to 11 Woolwich New Road (odds)) and the construction of a mixed use development comprising residential dwellings (Class C3), commercial, business and service uses (Class E), community use (within Class E, Class F1(f) and/or F2(b)), drinking establishment(s) (sui generis) and a cinema (sui generis), new public square and new public realm with hard and soft landscaping, highways works, parking, access and servicing arrangements, plant, infrastructure and associated works. Internal and external alterations to the Former Woolwich Covered Market.

Date of Issue
Monday, 17
May 2021

Debbie Warren
Chief Executive

This meeting is open to the press and public, but restrictions may apply to ensure a Covid-19 secure environment.

Filming and Recording Meetings

This meeting will be filmed for live webcasting through the Council's web site at <https://royalgreenwich.public-i.tv/core/portal/home>

This meeting may be photographed (without the use of flash), filmed or audio recorded, except where the public is excluded because confidential or exempt items will be discussed. Any footage is likely to be publicly available.

By entering the room where the meeting is being held, you will be deemed to have consented to being photographed, filmed or audio recorded, and that will apply to any representation you make to the meeting. You will also be deemed to have consented to the possible public use of any images and sound recordings.

If you have any queries regarding the recording of meetings, please contact the Committee Services Manager at committees@royalgreenwich.gov.uk

PUBLIC INFORMATION

SAFE USE OF COUNCIL MEETING ROOMS

The local authority is required to make all its public meeting spaces Covid-19 secure.

To comply with this the local authority -

- will apply socially distanced seating arrangements in its public meeting rooms.
- requires all attendees, unless medically exempt, to wear a face covering. Guidance on face covering can be found on the [Government's website](#).
- requests all attendees to undertake a lateral flow test before attending meetings, and if positive you must not attend this meeting. These are free, and are available at certain sites or kits can be acquired for home testing. Please see the [Council's website](#) for more details.
- requests all attendees to wash their hands thoroughly or use sanitiser before entering the meeting rooms.
- requires all attendees to scan the QR code via NHS COVID-19 App to check-in before being admitted entry to the meeting rooms.

Council Meetings are open to the press and public to attend, except where personal or confidential matters are being discussed.

As a result of Covid-19 secure measures, spaces for public viewing are extremely limited and will be allocated based on a first come, first served basis. Consideration and weighting will also be given to the role attendees will play at the meeting. Full Council and Planning Board/Area Committee meetings will be filmed, for live webcasting through the [Council's website](#). Other meetings will be recorded and added to the Council's YouTube Channel shortly after the meeting has finished. The recording of this meeting will be available to view for one year after the meeting.

If you are attending a meeting you are requested to contact Committee Services by email at committees@royalgreenwich.gov.uk or telephone on 020 8921 4350 at least two days before the meeting, stating the capacity in which

you will be attending i.e. to observe the proceedings, speak on an item of business.

For all meetings the general rule is that the Chair has discretion with regard to speakers and speaking times. Some committees have defined specific rules. The Chair will take into account the safe capacity of the room. This may mean that the Chair will only permit a certain number in at any one time.

On arrival at the Town Hall, please see the relevant Officer who will confirm you are on the list of attendees and who will either direct you to the meeting room, or to a waiting room depending on the circumstance.

Safety

Fire and Emergency Procedures

Users of the Committee Rooms and the Council Chamber are asked to note the following fire and emergency procedures:-

When you hear the continuous ringing of the fire alarm bells, please make your way out of the building in an orderly manner. The nearest exit from the Council Chamber and the Committee Rooms is through the main exit leading to Wellington Street (at the front of the building). Do not use the lift and do not stop to collect personal belongings. Once outside the Town Hall please make your way to the Assembly Point between Sainsbury's and The Vista via Market Street or Polytechnic Street

PLANNING BOARD PUBLIC INFORMATION

PLANNING BOARD IS A MEETING HELD IN PUBLIC, NOT A PUBLIC MEETING.

PLEASE TURN ALL MOBILE PHONES TO SILENT.

The meetings may be photographed (without the use of flash), filmed or audio recorded, except where the public is excluded because confidential or exempt items will be discussed. Any footage is likely to be publicly available.

By entering the room where the meeting is being held, you will be deemed to have consented to being photographed, filmed or audio recorded, and that will apply to any representation you make to the meeting. You will also be deemed to have consented to the possible public use of any images and sound recordings.

Please note that many of the Board Members will be using electronic devices to access the agenda, reports and documents published and submitted for this.

Terms of Reference

Planning Board is responsible for the implementation across the Borough, and overall co-ordination of the Council's planning functions and in this respect the Board is the 'parent body' of Area Planning Committees which will deal with individual, non-strategic planning applications.

To determine all planning applications which are considered to be strategic. *(The Director of Regeneration, Enterprise and Skills has delegated authority, in consultation with the Chief Executive and Leader of the Council to determine in each individual case whether a matter is strategic and therefore falls to be considered by the Board).*

To determine non-strategic planning applications where the Director of Regeneration, Enterprise and Skills, in consultation with the Head of Law and Governance, Leader of the Council and the Chair of Planning, considers it would be in the best interests of the Authority for the matter to be determined by the Board rather than the relevant Area Planning Committee.

Determining planning applications

When determining planning applications and related matters Council Officers and Councillors must adhere to important principles set out in legislation and Central Government Guidance.

Applications shall be determined in accordance with the Development Plan unless material considerations indicate otherwise. (Section 38A, Planning and Compulsory Purchase Act, 2004). The development plan comprises the Royal Greenwich Local Plan: Core Strategy with Detailed Policies 2014 and the Spatial Development Strategy for Greater London.

The Key Principles of which are:

- If there are other material considerations, the Core Strategy is the starting point and other considerations weighed up against it.
- Where the Core Strategy is not relevant or there are policy conflicts, the application must be treated on its merits.

Material Planning Considerations include;

- Statutory provisions contained in Planning Acts and Statutory Regulations and Planning Case Law.
- Central Government planning policy and advice as contained in Circulars, The **National Planning Policy Framework (NPPF)** and **National Planning Policy Guidance (NPPG)**.
- Planning Briefs and other Supplementary Planning Guidance, e.g. Home Extension Guidelines.
- Site specific issues such as availability of infrastructure, density, car parking.
- Environmental effects such as effect on light, noise, overlooking, effect on the street scene.
- The need to preserve or enhance the Special Character or appearance of Conservation Areas and protect Listed Buildings.
- Previous planning decisions, including appeals.
- Desire to retain and promote certain uses.

Matters that must not be taken into account when determining planning applications include

- Moral and religious issues.
- Unfair competition.
- Breach of private covenants or other property rights.
- Devaluation of property.
- Protection of a private view.
- Identity of an applicant or occupier.

The Procedure for considering Applications

The conduct of the meeting is at the discretion of the Chair. According to the number of items to be considered, the Chair will strictly control the time for speakers wishing to address the Board.

At the start of the meeting the Chair will summarise the procedure to be followed and announce that anyone wishing to address the Board should give the Corporate Governance Officer their names, as if they are not included on the list they will not be permitted to speak.

- 1 Council Officers will introduce each item, outlining Officers' recommendations on the matter, and answer any questions from the Board Members. The Chair will then invite members of the public on the list to come to the table and address the Board.
2. Both objectors to and supporters of an application, including amenity societies will be invited to address the Board. The Chair has indicated that the following times will generally be allocated to speakers on any one application. **The Chair may vary the time available**, e.g. where there is a significant number of speakers or where there is a repetition or non-planning matters are being raised.
 - Individuals – up to two minutes each
 - Organised groups – up to four minutes each
 - Elected representatives (MPs and Councillors) – up to five minutes each
 - Applicant – up to 10 minutes

3. Comments should be confined to planning matters and the public will be advised to include everything they wish to say in one contribution, as normally no further opportunity will arise. It must be noted that only relevant planning considerations can be taken into account when considering planning applications (see 'determining planning applications' for details).
4. Members of the Board may wish to ask questions. The speaker should return to the public seating area. There will be no further input or interruption from members of the public.
5. The Applicant and or their representatives will be invited to address the Board, once all other parties have spoken, in order to respond to any points raised by previous speakers or Members.
6. The public will be able to listen to the Councillors discussing the item and coming to a decision. The Chair will then announce the decision.

LEAD OFFICERS

Director of Regeneration, Enterprise and Skills
Assistant Director (Planning and Building Control)
Development Control Manager - Major Projects
Area Development Manager (West)
Area Development Manager (East)
Legal Adviser – Planning
Committee Services Manager
Committee Services Officer