

# Planning Board Agenda

**Place**

Council Chamber, Town Hall, Wellington Street, Woolwich  
SE18 6PW

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**Date**

Tuesday, 07 September 2021

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**Time**

6:30 PM

This meeting is open to the press and public and they are entitled to take photographs, film or record the proceedings.

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**Councillors**

Stephen Brain (Chair)	Labour
Gary Dillon (Vice-Chair)	Labour
Olu Babatola	Labour
Sandra Bauer	Labour
Clare Burke-McDonald	Labour
John Fahy	Labour
Averil Lekau	Labour
Clive Mardner	Labour
Geoffrey Brighty	Conservative
Nigel Fletcher	Conservative

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.

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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](mailto: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 Declarations of Interest report**  
Members to declare any personal and financial interests in items on the agenda. Attention is drawn to the Council's Constitution; the Council's Code of Conduct and associated advice.
- 4 Minute of previous meetings**  
Members are requested to confirm as an accurate record the Minutes of the meeting held on 19 January 2021, 2 February 2021 and 2 March 2021.

No motion or discussion may take place upon the Minutes except as to their accuracy, and any question on this point will be determined by the majority of 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 Minute's.

- 5 Morden Wharf Located Off Tunnel Avenue, Greenwich, London, SE10 0NU – Ref: 20/1730/O**  
Ward: Peninsula

The Board is requested to grant consent for the hybrid planning application comprising outline planning permission with all matters reserved (43,475 m<sup>2</sup> site area) and full planning permission (12,992 m<sup>2</sup> site area). as set out in the report.

- 6 Former Plumstead Leisure Centre, Speranza Street, Plumstead, London. SE18 INX – Ref: 21/0510/F**  
Ward: Plumstead

The Board is requested to grant consent for the Demolition of existing buildings and construction of a residential development (Use Class C3) with associated playspace, landscaping, car parking, waste and cycle store.

Date of Issue  
Friday, 27  
August 2021

Debbie Warren  
Chief Executive

#### Filming and Recording Meetings

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.

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#### **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.

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**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