

Greenwich Area Planning Committee

Agenda

Place

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

Date

Tuesday, 07 December 2021

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.

Councillors

Stephen Brain (Chair)	Labour
Leo Fletcher (Vice Chair)	Labour
Norman Adams	Labour
Chris Lloyd	Labour
Maureen O'Mara	Labour
Pat Slattery	Labour
Aidan Smith	Labour
Geoffrey Brighty	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.

If you require further information about this meeting please contact the Committee Services Officer:
Clare Chapman
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 Declarations of Interests

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 Minutes

Members are requested to confirm as an accurate record the Minutes of the meetings held on 1st October 2020, 10th November 2020, 14th September 2021, 19th October 2021 and 9th November 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.

5 Woodland Heights, Vanbrugh Hill, Blackheath, London, SE3 7EL ref. 20/0710/F

The Committee is requested to grant planning permission for the proposed extension to existing 5-storey building to provide an additional floor of residential floorspace comprising 2 x 1-bedroom and 6 x 2-bedroom flats, with two roof terraces.

6 The Pickwick, 246 Woolwich Road, Greenwich, London, SE7 7QU ref. 21/2162/MA

The Committee is requested to grant conditional planning permission for a minor material amendment in connection with planning permission 20/2942/MA, dated 12/02/2021, for the 'Redevelopment of land to the rear involving erection of 6

dwellings (5 x 3-bed and 1 x 4-bed), plus cycle and car parking and amenity space', for the Variation of Approved Scheme Drawings (Condition 1) to allow for a reduction in ground excavations resulting in the land level on which the houses are to be constructed stepping up from the same height at the northern end of the terrace up to a maximum of 1.125m higher at the southern end of the terrace.

7 75 Mycenae Road, Blackheath, London, SE3 7SE ref. 21/1655/HD

The Committee is requested to refuse planning permission for the construction of a rear hip-to-gable roof extension, side dormer roof extension and front dormer roof extension.

Date of Issue
Monday, 29
November
2021

Debbie Warren
Chief Executive

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

Filming and Recording Meetings

This meeting will either be filmed for live webcasting through the Council's web site at <https://royalgreenwich.public-i.tv/core/portal/home> or will be webcasted and uploaded on the Council's YouTube Channel.

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.

You should not attend a Council committee meeting if you have or are experiencing any COVID symptoms.

To comply with this the local authority –

- requests all attendees, unless medically exempt, to wear a face covering. Guidance on face covering can be found on the [Government's website](#). Face coverings can be removed when speaking at the meeting.
- 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.
- requests all attendees to scan the QR code via NHS COVID-19 App to check-in or provide their name and contact details to the Committee Services / Scrutiny officer clerking the meeting before being admitted entry to the meeting rooms.
- requests all attendees, where possible to maintain social distancing in the committee rooms.
- will aim to keep in person meetings no longer than is necessary with the option of including short breaks at the Chair's discretion.

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

Full Council 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.

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.

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

AREA PLANNING COMMITTEES PUBLIC INFORMATION

Area Planning Committees are meetings in public, not public meetings.

Please note that Committee Members will be using electronic devices to access the agenda, reports and documents published and submitted for the meeting.

PLEASE TURN ALL MOBILE PHONES TO SILENT MODE

Terms of Reference

The Area Planning Committees have delegated powers to take decisions on matters within their Terms of Reference as published in the Council's Constitution.

Areas

The three Area Planning Committees (APC) deal with matters relating to the following Wards:

Eltham & Kidbrooke APC covers: Coldharbour & New Eltham, Eltham North, Eltham South, Eltham West, Kidbrooke with Hornfair, Middle Park & Sutcliffe, and Shooters Hill.

Greenwich APC covers: Blackheath Westcombe, Greenwich West, and Peninsula.

Woolwich & Thamesmead APC covers: Abbey Wood, Charlton, Glyndon, Plumstead, Thamesmead Moorings, Woolwich Common and Woolwich Riverside.

Determining planning applications

When determining planning applications and related matters 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.

LEAD OFFICERS

Assistant Director (Planning and Building Control)

Major Developments Manager - Major Projects

Area Development Manager West

Area Development Manager East

Legal Adviser – Planning

Legal Adviser – Planning

Committee Services Officer

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 Committee.

Any additional material (i.e. photographs, dioramas' etc.) not previously submitted to Planning Officers that you wish to draw to the attention of the Committee must be submitted no less than two working days before the meeting to the Committee Services Officer at committees@royalgreenwich.gov.uk

Any documentation received after this deadline, including at the meeting, will not be accepted. This deadline is to allow sufficient time to scrutinise any additional information and for it to be presented to Members.

At the start of the meeting the Chair will summarise the procedure to be followed and announce that anyone wishing to address the Committee 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 Committee. The Chair will then invite members of the public on the list to come to the table and address the Committee.
2. Both objectors to and supporters of an application, including amenity societies will be invited to address the Committee. 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 Committee 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 Committee, 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.