

ROYAL BOROUGH OF GREENWICH

PLANNING BOARD

TUESDAY, 5 MAY 2020 AT 6.30 PM

MINUTES

PRESENT:

Members:

Councillor Sarah Merrill (Chair), Councillors , Olu Babatola, Linda Bird, Geoffrey Brighty, Peter Brooks, Angela Cornforth, Gary Dillon, Nigel Fletcher, Adel Khaireh, Clive Mardner and Linda Perks

Officers

Assistant Director Planning & Building Control, Development Control Manager, Planning Officer and Corporate Governance Officer

Others in attendance

Applicant, applicant's representatives and local residents

The Chair made introductions and explained the procedures that would be followed at the meeting.

Item

No.

1 Apologies for Absence

Apologies was received on behalf on Councillor Norman Adams.

2 Urgent Business

There were not items of urgent business.

3 Declarations of Interest

Resolved –

That the list of Councillors' memberships as Council appointed representatives on outside bodies, joint committees and school governing bodies be noted.

4 Greenwich High Road, Greenwich, London, SE10 8JL – Ref: 19/3038/F6-F - 1 Polytechnic Street - (Formerly 38 Wellington Street), Woolwich, SE18 6PE.

The planning officer gave an illustrative presentation of the application requesting that planning permission be granted for the demolition and redevelopment of the site to provide a five-storey mixed-use scheme comprising flexible commercial floorspace (A1/A2/B1/D1) and 20 residential units. He highlighted that the large tree on Greenwich High Road would need to be cut down to allow this development and that an agreement was formed with the applicant for a payment of £25,000 to allow for replacement trees within the area. The funds are to be secured through S106 and was welcomed by the Street Tree Officer. He advised that the applicant had submitted a daylight/sunlight assessment considering the impacts of the proposed development on neighbouring occupiers which identified several instances where the impacts fell below the BRE daylight and sunlight recommendations. It was found that the BRE numerical criteria were frequently inappropriate, and indeed unachievable, in urban areas and thus the Authority took a flexible approach in applying the policy and guidance relating to daylight and sunlight.

In response to questions, the planning officer confirmed there would be one tree regrettably lost to facilitate the development and that the applicant would make a payment of £25,000 for the replanting of trees in the immediate vicinity. He showed the board members the properties that would have sunlight levels which fail to meet the BRE criteria and explained that it was primarily due to the design of the neighbouring building which wraps around the development.

In response to a question on sustainability, the Planning Officer confirmed that the current energy strategy was found to be unsatisfactory and a new energy strategy had been conditioned at the request of the Council's Sustainability Officer.

In addressing the Committee, local residents shared concerns around transport capacity and the possible increase of delivery vehicles which was already a problem in the area.

In response to questions, the Planning Officer stated that the relocation of the gate on the access road to Hope Wharf development could not be conditioned on the current application however this could be referred to the Highways team. He added that a Delivery Service Plan is conditioned on the current application and any deviations would be enforceable.

In addressing the meeting. The applicant's agent summarised the application stating that the scheme was in compliance with the development plan and represents the best use of an underused site and building of poor aesthetics and sustainable credentials. He added that the building would sit comfortably with its surroundings and not cause any undue impacts to neighbouring residents.

In response to questions, the applicant's agent confirmed that the scheme was for a car free development with the exception of a disabled parking space. He added that the applicant had agreed to fund the extension of the Car Parking Zone thereby prohibiting car parking permits for new residents. The applicant had also agreed to contribute £7.5k to a feasibility study into the provision of a cycle lane on Greenwich High Road. the applicant's agent also explained that rooftop child play spaces were not uncommon in London due to the density of buildings adding that there were a number of parks and open spaces close to the development including Brookmill Park.

In response to questions, the applicant's agent outlined the green initiatives that would be incorporated in the build.

In response to questions, the daylight consultant stated that there is some flexibility with BRE numerical guidelines and that they are not mandatory as some degrees of obstruction are sometimes unavoidable.

In considering the application, a committee member commented on the daylight and sunlight assessment emphasising the need to make a balanced planning judgement as the rooms negatively affected were second bedrooms.

The Chair put the Planning Officers recommendation to grant planning permission as outlined in the main report, in line with the appendices to the vote with 7 Members in favour, 1 against and 2 abstention.

It was noted the Councillor Geoffrey Brighty was unable to participate in the vote due to connection difficulties.

The Committee

Resolved -

To grant planning consent for the demolition of existing building and redevelopment of the site to provide a five-storey mixed-use scheme comprising flexible commercial floorspace (A1/A2/B1/D1) at ground floor and 20 residential units above as well as associated plant, cycle storage and refuse provision.