

Planning Board Agenda

Place To Be Held Remotely

Date Tuesday, 06 October 2020

Time 6:30 PM

This meeting is viewable by the press and public on the Council's [Youtube Channel](#).

Councillors

Stephen Brain (Chair)	Labour
Gary Dillon (Vice-Chair)	Labour
Norman Adams	Labour
Olu Babatola	Labour
Ian Hawking	Labour
Denise Hyland	Labour
Mehboob Khan	Labour
Clive Mardner	Labour
Linda Perks	Labour
Vacancy	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.

If you require further information about this meeting please contact the Corporate Governance Officer:
Jean Riddler
Email: corporate-governance@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 Declaration 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 remote meeting held on 5 May 2020.
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 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 Greenwich University, Mansion Site, Reinickendorf Avenue, Eltham Ref 20/1660/F and 20/1661/L**
Ward: Eltham South
The Board is requested to grant consent for the Demolition of existing (non-heritage) buildings and construction of a part 2 / part 3 storey building including refurbishment of the retained listed buildings providing a six-form entry Secondary School and Sixth Form, including a two storey detached sports hall and Multi Use Games Area (MUGA), playing fields, car parking, boundary treatment and landscaping including works to protected trees and associated works.
- 6 Garages Adjacent To 227 To 273 Well Hall Road, Eltham, SE9 6TX - Ref 20/1816/F**
Ward: Eltham North
The Board is requested to grant consent for the demolition of existing garages and construction of dwellings (Use Class C3) together with associated landscaping, amenity space, refuse, and cycle and car parking spaces.

7 I-3 Hillreach, Woolwich, SE18 4AJ Ref I8/4454/F

Ward: Woolwich Riverside

The Board is requested to refuse consent for the demolition of the existing buildings and construction of a part 3/part 4/part 5 storey building including basement level, comprising of two replacement employment units (Use Class B1(c)) and 23 residential units with associated landscaping, cycle parking, and refuse storage.

Date of Issue
Monday, 28
September
2020

Debbie Warren
Chief Executive

Remote Meetings

This meeting will be conducted remotely in accordance with the Coronavirus Act 2020 and related regulations.

This meeting will be viewable live, and for one year afterwards, on the Council's Youtube Channel: <https://www.youtube.com/user/royalgreenwich>

Those who have agreed to participate in the meeting have deemed to have consented to being recorded, and to the public use of the recording.

If you have any queries regarding the recording of meetings, please email the Corporate Governance Manager at corporate-governance@royalgreenwich.gov.uk

PLANNING BOARD PUBLIC INFORMATION

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

This meeting is being streamed live on the Council's YouTube Channel and a recording of this meeting will be available to view for one year after this meeting.

New emergency Regulations have been introduced to enable local authorities to hold virtual remote meetings. To ensure the smooth running of these virtual meetings, some of the Council's procedures have been amended in accordance with emergency powers.

The following additional procedure rules will apply to meetings of the Planning Board, which will all be held via the online Zoom facility.

Only those members of the public who have registered to speak at the meeting 2 working days before the meeting, will be provided with a link to participate in the meeting.

- During the meeting, all participants will be in control of their own microphone on Zoom.
- The microphone should be set to mute at all times until the Chairperson invites you to address the Committee
- Any member of the Planning Board who wishes to ask questions to an officer or to a speaker who has verbally addressed the Planning Board, or to speak during the discussion part of the meeting, should do so by raising the thumbs up icon on Zoom. Please be patient, the Chairperson will be aware you wish to speak and will come to you in due course.

Each speaker will have two, or more, minutes each to speak (at the Chairperson's discretion). Members of the Planning Board will then have the opportunity to address questions to the speaker, after which the speaker's participation in the meeting will end.

- The 'chat' function on Zoom will be disabled in the interests of transparency.

The Chairperson will have complete discretion of the procedure to be adopted for the meeting and the order in which those entitled to address the Planning Board are permitted to make his or her submissions.

If you have activated the raised hand function while speaking, please remember to switch it off once you have finished your submission.

· If the Chairperson needs to adjourn the meeting, she /he will announce the time of adjournment and indicate when the meeting will be reconvened, and all participants should stay in the meeting until the meeting has ended.

Any member of the Planning Board who loses visual or audio connection during the virtual meeting must notify the Chair before any voting takes place and the loss of connectivity will be recorded within the minutes of the meeting.

Voting on any agenda item will take place by the Chair asking each member of the Planning Board on how they wish to vote.

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 Director of Legal Services, 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, only those who confirmed in advance and were given the meeting link will 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 to 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. There will be no further input 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
Corporate Governance Services Manager
Corporate Governance Officer