

ROYAL BOROUGH OF GREENWICH

PLANNING BOARD

5 OCTOBER 2021 AT 6.30PM

MINUTE

PRESENT:

Members:

Councillor Gary Dillon (Vice-Chair in the Chair); Councillors Olu Babatola, Sandra Bauer, Clare Burke-McDonald, Averil Lekau, Clive Mardner, Geoffrey Brighty and Nigel Fletcher

Officers:

Assistant Director Planning & Building Control, Planning Manager (Major Developments), Senior Planning Officer, Planning Officer, Solicitor for Legal Services and Committee Services Officer,

Under Standing Orders:

At the commencement of the meeting the Chair announced the procedure which the Meeting Board would be follow for considering the item) before it. The Chair confirmed that the meeting was still being held in line with Covid-19 guidelines.

Item No.

1. Apologies for Absence

Apologies for absence were received for Councillors Stephen Brain and John Fahy.

2. Urgent Business

The Planning Board noted and accepted the Planning Officers' Addendum Report's, circulated in advance of the meeting, in relation to;

Item 4 – Nicholls & Pearce Site, Lombard Wall, Charlton, London, SE7 7SH – Ref: 21/1665/F

Item 5 – Former Greenwich Magistrates Court (including rear car park), 7-9 Blackheath Road & 2 Greenwich High Road,

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. Nicholls & Pearce Site, Lombard Wall, Charlton, London, SE7
7SH – Ref: 21/1665/F**

Members noted the Planning Officers addendum report and accepted an illustrative presentation of the application.

In response to questions from Members', the Planning Officer confirmed that a full and proper consultation process had been undertaken and that no responses, either in favour of or objection to the proposal, had been received.

He advised that the site was currently used for paper recycling and that the loss of this facility would not undermine the Council's recycle strategies. The use of the site for B2/B8 commercial units was considered appropriate and the Councils Waste Services Officer, feel that identified waste storage area, located on the site, would be sufficient.

The applicant's agent addressed the Planning Board, advising that the application would enhance an existing brownfield site in an exiting industrial area. The proposal would provide a high quality, long lasting, modern designed building which would be 0 net carbon and attain a high BREEAM rating.

That development would provide the flexible B2/B8 units, which would be attractive to local business; provide safer parking and improvements to the pedestrian pavement access to the site.

In response to Members' question's the applicant's agent confirmed that work would commence on site as soon as possible and marketing of the units would be run concurrent to construction.

The applicant's Investment Manger responded to Member's that given the size of the units the development would attract smaller business, which were more likely to consider take up closer to construction

completion, rather than 12 months in advance. Further, that until the units were marketed and potential business engaged with, it was not possible to confirm that it would be possible to offer local business or community groups discounted rent.

In determining the application, a Member noted that they would be supporting the application but would encourage the applicant to priorities local business.

The Vice-Chair, in the Chair, put the Planning Officers recommendation to grant planning permission to the vote with

8 Member in favour of consent

0 against

0 abstentions.

Resolved unanimously -

That full planning permission be granted for the 'demolition of the existing building and the erection of a new B2 / B8 unit with associated landscaping, parking and storage and alteration to the existing vehicle access'.

That the resolution to grant conditional discharge of reserved matters was made subject to:

- i. The conditions set out at Appendix 2 of the main report and addendum report, to be detailed in the notice of determination.
- ii. The prior completion of an agreement under Section 106 of the Town and Country Planning Act 1990 containing the planning obligations summarised in the heads of terms, set out in section 25 of the main report and section 4 of the addendum report.

That the Assistant Director (Planning & Building Control) be authorised to:

- i. Make any minor changes to the detailed working of the recommended conditions set out at Appendix 2 of the main report and addendum report, where the Assistant Director (Planning & Building Control) considers it appropriate, before issuing the decision notice.
- ii. Finalise the detailed terms of the planning obligations pursuant to Section 106 of the Town and Country Planning Act 1990, as set out in section 25 of the main report and section 4 of the addendum report.

- iii. Consider, in the event that the Section 106 Agreement has not been completed within three (3) months of the date of the planning Board resolution, whether consent should be refused on the grounds that the agreement has not be completed within the appropriate timescale, and that the proposals are unacceptable in the absence of the recommended planning obligations; and if the Assistant Director (Planning & Building Control) considers if appropriate, to determine the application with reasons for refusal which will include the following:

‘In the absence of a legal agreement to secure obligations set out in section 25 of the main report and section 4 of the addendum report including provision of highways improvements, sustainability and employment and training contributions, the development fails to accord with the relevant requirements of the London Plan and Royal Greenwich Local Plan.’

5. Former Greenwich Magistrates Court (including rear car park), 7-9 Blackheath Road & 2 Greenwich High Road, Greenwich, London, SE10 8PE - Ref: 21/0055/NM & 21/0682/I106

Members noted the Planning Officers addendum report and accepted an illustrative presentation of the application.

In response to questions from Members’, the Senior Planning Officer confirmed that the phasing of S106 payments, instead of the agreed single paying would not result in any reduction in financial receipts to the Council.

Planning Manager (Major Developments) added that it was not an uncommon practice for S106 payments to be made by way of phased payments.

The applicant’s agent advised the Board that they were in attendance to respond to Members’ questions and in response to a Member advised that the request to amend the S106 to phased payments was due to difficulties in the hotel industry, as an impact of the Covid-19 pandemic, and agreement would allow a phased development of the scheme. The S106 payments would be structured in line with the phased development and the Council would not receive less financial payment and, due to index linking at the time of the payment, may receive a greater, overall, payment.

The Planning Board move straight to the vote with the Vice-Chair, in the Chair, put the Planning Officers recommendation to grant non-material amendment in relation to the vote with
8 Member in favour of consent
0 against
0 abstentions.

The Vice-Chair, in the Chair, put the Planning Officers recommendation to grant the request to modify the s106 Agreement to the vote with
8 Member in favour of consent
0 against
0 abstentions.

Resolve unanimously –

Decision in relation to Ref: 21/0055/NM

That the application submitted under Section 96a of the Town & Country Planning Act 1990 be granted for a non-material amendment in connection with the planning permission 19/1367/F, dated 24/06/2020, for the 'Redevelopment of the Site, including the refurbishment of the existing Grade II Listed Magistrates Court and part demolition of existing structures, for a new hotel including ancillary facilities, flexible Class A1 / A2 / A3 / A4 / D1 / D2 / ancillary C1 floorspace, a publicly accessible square with associated soft and hard landscaping, ancillary refuse and recycling storage, cycle parking, wheelchair parking, coach and taxi drop off bays and servicing arrangements.'

That the resolution to grant the non-material amendment was made subject to:

- Amendment to Condition 2 Approved Plans, as set out in the main report and addendum report;
- Amendment to include the existing basement of 2 Greenwich High Road as part of the flexible commercial space, including an amendment to Condition 3;
- Amendment to the approved Phasing Plan that relate to Condition 2 and Condition 4; and
- Alternative wording for Conditions 5, 7, 12, 13, 14, 17, 19, 28, 29, 31, 38, 39, 40, 43, 44, and 50, as set out in the main report and addendum report.
- The wording identified as informatives for each condition in Appendix 2 of the main report and addendum report.

Decision in relation to Ref: 21/0682/i106

That the request to modify the s106 Agreement for planning permission reference 19/1367/F (dated 24 June 2020) under Section 106A(1)(a) of the Town and Country Planning Act 1990 (as amended) to change the payment of the Employment and Training Contribution - Greenwich Local Labour and Business (GLLaB) from a single payment to multiple payments relating to the phasing of the development be agreed.

That the resolution to grant was made subject to the prior completion of a Deed of Variation to the Section 106 Legal Agreement dated 24 June 2020.

That the Assistant Director of Planning & Building Control be authorised to finalise the detailed terms of the planning obligations pursuant to the deed of variation s106 legal agreement, as set out in this report, its addendums and the minutes of this Planning Board meeting.

The meeting closed at 06.51pm

Chair