

# WROYAL BOROUGH OF GREENWICH

## PLANNING BOARD

21 SEPTEMBER 2021 AT 6.30PM

### MINUTE

#### **PRESENT:**

##### **Members:**

Councillor Stephen Brain (Chair); Councillors Gary Dillon (Vice-Chair), Olu Babatola, Sandra Bauer, Clare Burke-McDonald, John Fahy, Clive Mardner and Geoffrey Brighty.

##### **Officers:**

Assistant Director Planning & Building Control, Planning Manager (Major Developments), Planning Officer, Assistant Head of Legal Services and Committee Services Officer

At the commencement of the meeting the Chair announced the procedure the Meeting of the Board would be followed for considering the items before the it.

#### **Item No.**

#### **1. Apologies for Absence**

Apologies for absence were received for Councillors Nigel Fletcher and Averil Lekau.

#### **2. Urgent Business**

The Planning Board noted and accepted the Planning Officers' Addendum Reports, circulated in advance of the meeting, in relation to all four applications for consideration.

### **3. Declarations of Interest**

Councillor John Fahy made a non-personal, non-financial declaration that he was a Ward Councillor for the area that all four applications were located within.

#### **Resolved -**

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

### **4. Minutes**

#### **Resolved -**

That the minutes of the meetings of the Planning Board held on 5 January 2021 and 4 May 2021 be agreed and signed as a true and accurate record.

### **5. Morris Walk Estate (South), Pett Street, Woolwich, London, SE18 5PA – Ref: 20/3444/MA**

The Planning Board noted that Officers Addendum report, published in advance of the meeting, and accepted an illustrative presentation of the application from the Planning Officer.

In response to a Member's question the Planning Officer advised that the Social Housing would be let at the London Affordable Rent level.

The Planning Officer responded to a Member that Network Rail had applied for prior approval of replacement of the existing footbridge, on a like for like basis, and they considered that the site was insufficient to accommodate the work required to improve accessibility. Improvements to the lighting on the bridge was sought, however, Network Rail required an open-ended agreement of maintenance fees, which would fall to the Council or developer facilitating ongoing maintenance of the lighting. He advised that the entrance to the bridge was on Network Rail land but accessed, to the North via Lovells Land and the South via Greenwich Council land and consideration had been given to improved lighting to these areas.

The Planning Officer confirmed that, as it had not been possible to secure the access improvements to the footbridge, the s106 funds had been re-allocated to onsite play space provision.

In respect of the provision of 425 parking space, the Planning Officer responded that, where possible, car free developments were pursued. In respect of the application, there was no CPZ (Controlled Parking Zone) and limited street parking capacity could be overwhelmed by parking associated with the new development, if it were car free.

The Planning Board accepted an address from the applicant's agent who advised that he would make one address, which would cover the four interrelated applications before the Board and would be available for Members questions on any of them.

He advised the Board of the history of the site and that the applications formed part of the One Woolwich Regeneration project. He advised of the rationale for the re-configuration of the sites, which allowed for the creation of improved public realm and play space whilst maintain the same density, number of overall units, and maintained provision of 35% affordable housing at 70/30 offer tenure split, spread across both sites. He noted that the proposed amendments had received no public objections and that the GLA considered that the reconfiguration vastly improved the proposal and would not require referral to the Mayor at stage 2.

In response to Member's question the applicant's agent advised that the number of parking spaces had been reduced and a car parking management plan was conditioned. He confirmed that, across the One Woolwich Regeneration project the affordable housing offer of 35% would be maintained, with 42% provision on the North site and 27% provided on the South site. The proposal would exceed the required sustainability and fuel efficiency standards and policies. Further, the developer was looking at ways of ensuring sustainability during delivery.

In considering the application before them,

A Member felt that the Board's concern at the failure to provide improved accessibility to the footbridge should be pursued further by Officers with Network Rail.

At the consent of the Chair the Assistant Head of Legal Services advised that this would be a separate and legal matter, particularly as the related s106 funding had been subsumed. If Members were minded, they may seek further discussion outside of the confines of the proposal and could make a decision on the application, as submitted or defer, but would need to provide a clear reason and aim of any deferment.

The Chair put the Planning Officers recommendation to grant a Minor Material Amendment to the vote with;

8 Members in favour of consent

0 Members against

0 Members abstaining

### **Resolved unanimously –**

That consent be granted for a Minor Material Amendment application submitted under Section 73 of the Town & Country Planning Act 1990 for a minor material amendment in connection with the outline planning permission 14/0126/O, dated 02/04/2015 comprising of the construction of up to 462 residential dwellings with associated access, parking and private and public open spaces, to allow amendments to:

Condition 1, Condition 2, Condition 3, Condition 4, Condition 5, Condition 7, Condition 8, Condition 9, Condition 10, Condition 12, Condition 13, Condition 17, Condition 29, Condition 30, Condition 31, Condition 32, Condition 33, Condition 34, Condition 35, Condition 42, Condition 43, Condition 45, Condition 46, Condition 47, Condition 48, Condition 49, Condition 52 and Condition 53.

That consent be granted subject to:

- (i) the prior completion of a Deed of Variation to the Planning Legal Agreement dated 1<sup>st</sup> April 2021 containing the planning obligations as summarised in the heads of terms set out in this report (Section 24), its addendums; and
- (ii) the Conditions (Appendix 2) to be detailed in the notice of determination.

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

- (i) make any minor changes to the detailed wording of the recommended conditions as set out in this report (Appendix 2) and its addendums, where the Assistant Director of 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 amended) and or , as set out in this report (Section 18) and its addendums; and
- (iii) consider, in the event that the Planning Legal Agreement is not completed within three (3) months of the date of this Planning Board resolution, whether consent should be refused on the grounds that the agreement has not been 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 it appropriate, to determine the application with reasons for refusal which will include the following:

In the absence of a legal agreement to secure financial and non-financial contributions including for affordable housing, accessibility, and sustainability, the development is contrary to Policy H6, D7, SI 2, SI 4, SI 5 of the London Plan (2021) and H3 and H5 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014) and the Planning obligations (s106) Guidance SPD (adopted July 2015).

**6. Morris Walk Estate (South), Pett Street, Woolwich, London, SE18 5PA – Ref: 20/3403/R**

The Planning Board noted that Officers Addendum report, published in advance of the meeting and accepted an illustrative presentation of the application from the Planning Officer.

Members had no questions for the Planning Officer or applicant's agent and moved straight to the vote.

The Chair put the Planning Officers recommendation to grant Reserved Matters consent to the vote with  
8 Members in favour of consent  
0 Members against  
0 Members abstaining

**Resolved unanimously –**

That consent be granted for a Reserved Matters application (layout, design of buildings, external appearance, landscaping and open space, and car parking) pursuant to condition 2 of planning permission dated 02/04/2015 (Ref:14/0126/O) comprising of the construction of up to 462 residential dwellings with associated access, parking and private and public open spaces.

That consent be granted subject to:

- i. The planning permission being issued for application Ref. 20/3444/MA in respect of Morris Walk (South) Estate, Maryon Road (An application submitted under Section 73 of the Town & Country Planning Act 1990 for a minor material amendment in connection with the outline planning permission 14/0126/O, dated 02/04/2015 comprising of the construction of up to 462 residential dwellings with associated access, parking and private and public open spaces, to allow amendments to:

Condition 1, Condition 2, Condition 3, Condition 4, Condition 5, Condition 7, Condition 8, Condition 9, Condition 10, Condition 12, Condition 13, Condition 17, Condition 29, Condition 30, Condition 31, Condition 32, Condition 33, Condition 34, Condition 35, Condition 42, Condition 43, Condition 45, Condition 46, Condition 47, Condition 48, Condition 49, Condition 52 and Condition 53 ;

- ii. Conditions, Appendix 2 of the report. to be detailed in the notice of determination.

That the Assistant Director of Planning & Building Control be authorised to make any minor changes to the detailed wording of the recommended conditions as set out in this report (Appendix 2) and its addendums, where the Assistant Director of Planning & Building Control considers it appropriate, before issuing the decision notice.

**7. Morris Walk Estate (North), Pett Street, Woolwich, London, SE18 5PA – Ref: 20/3440/MA**

The Planning Board noted that Officers Addendum report, published in advance of the meeting and accepted an illustrative presentation of the application from the Planning Officer.

Members had no questions for the Planning Officer or applicant’s agent and moved straight to the vote.

The Chair put the Planning Officers recommendation to grant a Minor Material Amendment to the vote with  
8 Members in favour of consent  
0 Members against  
0 Members abstaining

**Resolved unanimously –**

That consent be granted for an application submitted under Section 73 of the Town & Country Planning Act 1990 be granted for a minor material amendment in connection with the outline planning permission 14/0127/O, dated 02/04/2015 comprising of the construction of up to 304 residential dwellings with associated access, parking, and private and public open spaces to allow amendments to:

Condition 1, Condition 2, Condition 3, Condition 4, Condition 5, Condition 7, Condition 8, Condition 9, Condition 10, Condition 12, Condition 13, Condition 17, Condition 29, Condition 30, Condition 31,

Condition 32, Condition 33, Condition 34, Condition 35, Condition 36, Condition 41, Condition 42, Condition 43, Condition 44, Condition 45, Condition 46, Condition 47, Condition 50, Condition 51, Condition 54 and Condition 56.

That consent be granted subject to:

- (i) the prior completion of a Deed of Variation to the Planning Legal Agreement dated 1<sup>st</sup> April 2021 containing the planning obligations as summarised in the heads of terms set out in this report (Section 24), its addendums; and
- (ii) the Conditions (Appendix 2) to be detailed in the notice of determination.

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

- (i) make any minor changes to the detailed wording of the recommended conditions as set out in this report (Appendix 2) and its addendums, where the Assistant Director of 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 amended) and or , as set out in this report (Section 18) and its addendums; and
- (iii) consider, in the event that the Planning Legal Agreement is not completed within three (3) months of the date of this Planning Board resolution, whether consent should be refused on the grounds that the agreement has not been 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 it appropriate, to determine the application with reasons for refusal which will include the following:

In the absence of a legal agreement to secure financial and non-financial contributions including for affordable housing, accessibility, and sustainability, the development is contrary to Policy H6, D7, SI 2, SI 4, SI 5 of the London Plan (2021) and H3 and H5 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014) and the Planning obligations (s106) Guidance SPD (adopted July 2015).

**8. Morris Walk Estate (South), Pett Street, Woolwich, London, SE18 5PA – Ref: 20/3403/R**

The Planning Board noted that Officers Addendum report, published in advance of the meeting and accepted an illustrative presentation of the application from the Planning Officer.

Members had no questions for the Planning Officer or applicant's agent and moved straight to the vote.

The Chair put the Planning Officers recommendation to grant Reserved Matters consent to the vote with

8 Members in favour of consent

0 Members against

0 Members abstaining

**Resolved unanimously -**

That consent be granted for the Reserved Matters application (layout, design of buildings, external appearance, landscaping and open space, and car parking) pursuant to condition 2 of planning permission dated 02/04/2015 (Ref: 14/0127/O) comprising of the construction of up to 304 residential dwellings with associated access, parking, and private and public open spaces,

That consent be granted subject to:

- i. The planning permission being issued for application Ref. 20/3440/MA in respect of Morris Walk (North) Estate, Pett Street (An application submitted under Section 73 of the Town and Country Planning Act 1990 for a minor material amendment in connection with the outline planning permission 14/0127/O, dated 02/04/2015 comprising of the construction of up to 304 residential dwellings with associated access, parking, and private and public open spaces to allow amendments to:  
Condition 1, Condition 2, Condition 3, Condition 4, Condition 5, Condition 7, Condition 8, Condition 9, Condition 10, Condition 12, Condition 13, Condition 17, Condition 29, Condition 30, Condition 31, Condition 32, Condition 33, Condition 34, Condition 35, Condition 36, Condition 41, Condition 42, Condition 43, Condition 44, Condition 45, Condition 46, Condition 47, Condition 50, Condition 51, Condition 54 and Condition 56.
- ii. Conditions (Appendix 2) to be detailed in the notice of determination; That the Assistant Director of Planning & Building Control be authorised to make any minor changes to the detailed wording of the recommended conditions as set out in this report (Appendix 2) and its addendums, where the Assistant Director of Planning & Building Control considers it appropriate, before issuing the decision notice.

The meeting closed at 07:55pm

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Chair