

ROYAL BOROUGH OF GREENWICH

PLANNING BOARD

28 JULY 2020 AT 6.30PM

PRESENT:

Members:

Councillor Stephen Brain (Chair); Councillors Norman Adams, Olu Babatola, Gary Dillon, Denise Hyland, Mehboob Khan, Clive Mardner, Geoffrey Brighty and Nigel Fletcher

Officers:

Assistant Director Planning & Building Control, Planning Manager (Major Developments), Principal Planning Officer, Planning Officer, Legal Advisor and Corporate Governance Officers' x 2

At the commencement of the meeting the Chair announced the procedure which the remote Meeting of the Board would be followed for considering the item(s) before the Board. The Chair confirmed the names of members of the public who had registered to speak on the item(s) and clarified that only those members of the public who had registered to speak 2 working days before the meeting had been provided with a link to participate in the meeting.

Item No.

1. Apologies for Absence

Apologies for absence were received for Councillors Brooks, Hawking and Perks.

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 5 – Plot 203, Parcel 2, Greenwich Millennium Village, 3-5 Peartree Way, Greenwich, SE10 – Ref: 19/4008/R

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. Minutes

Resolved –

That the minute of the meeting of the Planning Board held on 3 March 2020 be agreed and signed as a true and accurate record.

5. Plot 203, Parcel 2, Greenwich Millennium Village, 3-5 Peartree Way, Greenwich, SE10 – Ref: 19/4008/R

In giving an illustrative presentation of the application, the Principal Planning Officer drew Members attention to the Addendum report, circulated in advance of the meeting.

In response to Members' questions, the Principal Planning Officer confirmed that the playground, nursery and community centre would be accessible for all residents, regardless of tenure type.

The Principal Planning Officer confirmed that the blocks would not exceed the maximum height of 11 storeys as set out as part of the outline for consent.

As no requests to address the Board were received from public or societies representatives the Board moved to accepting an address form the applicant.

The Project Director, Greenwich Millennium Village Ltd, addressed the Planning Board, introducing their architect and planning consultant, who were in attendance to respond to Planning Board Members' questions on the application.

A Member accepted that this was a reserved matters application and noted that there was 20% affordable units offer across the masterplan and questioned if there was the possibility of offering a larger quota by way of the reduction of shared ownership units.

The Project Director, Greenwich Millennium Village Ltd, responded that the proposal had been independently viability tested and would undergo a further viability review at 75% sales. That whilst it was not viable to provide further affordable housing as part of the application before the Board, further proposals, due to come forward next year, may see an increase in the affordable provision.

The Board moved directly to the vote and the Chair sought confirmation from all Members' that they had maintained zoom connection for the entirety of the presentation and debate on this item. No Member indicated that they had experienced any loss of connectivity.

The Chair put the Planning Officers recommendation to grant reserve matters consent to the vote with 9 Members' in favour 0 against and 0 abstentions.

Resolved unanimously-

That reserved matters consent be granted according to the conditions to be detailed in the notice of determination for the submission of Reserved Matters (Appearance, Layout, Scale and Landscaping) pursuant to condition 2 of Planning Permission dated 14/11/2019 (Reference 19/1545/MA) for the construction of 119 residential dwellings, 750 sqm GEA Class D2 Community Centre and Management Facility, plus associated infrastructure, landscape and car parking on Plot 203.

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 and its addendums, where the Assistant Director of Planning & Building Control considers it appropriate, before issuing the decision notice.

6. Part Built Hotel Site, 228 Tunnel Avenue, Greenwich, SE10 0PL – Ref: 20/0662/MA

The Planning Officer gave an illustrative presentation of the application and in response to Members' questions clarified that the applicant had confirmed that the cladding would be of a fireproof meeting which would meet the highest specifications. That this would form part of the Conditions and would part of Building Control considerations.

The Planning Officer advised that the hotel would provide 68 bedrooms and the applicant had undertaken to use GLLaB as part of the staff recruitment process, which was secured as part of the s106 agreement and would carry over into the deed of variation.

A Member raised concern regarding the type of planting that would be used as screening to the neighbouring properties, advising that Leylandii cypress fir trees should not be used.

As no requests to address the Board were received from public or societies representatives the Board moved to accepting an address from the applicant's agent, who advised that they were in attendance to respond to questions from the Board Members.

In determining the application, a Member commented that the proposal appeared to improve the condition of the building.

A Member sought to provide assurances to members of the public that relevant planning matters had been considered during the initial application for the site, and they clarified that the reason Members had moved swiftly to a vote was because there was very little that they had discretion to deal with during the current minor amendment application.

The chair agreed that the Board Members had almost no latitude on either of the items presented that night as they were prior approvals.

Before moving to the vote, the Chair sought confirmation from all Members' that they had maintained zoom connection to the meeting for the entirety of the presentation and discussion on this item. No Member indicated that they had experienced any loss of connectivity.

The Chair put the Planning Officers recommendation to grant reserve matters consent to the vote with 9 Members' in favour 0 against and 0 abstentions.

Resolved unanimously-

That planning permission be agreed for an application submitted under Section 73 of the Town & Country Planning Act 1990 for a minor material amendment in connection with the planning permission 18/0257/F, dated 17/12/2018 for the construction of two additional part-storeys and extension of fourth and fifth floors to create a Part 4, Part 6 and Part 8- storey Hotel providing 68 Bedrooms (Amendment to previously approved planning permission 16/2965/F) to allow:

Alterations to ground floor shopfront and parking arrangements

- Alterations to ground floor layout, including the construction/retention of a single storey rear extension
- Alterations to external materials and colours
- Addition of window surrounds to the rear elevation

That conditional planning permission be granted subject to the prior completion of an agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) containing the planning obligations as summarised in the heads of terms set out in this report (Section 12), its addendums and according to the conditions set out at Appendix 2 of the published report and amendment to Conditions 24 (Facing Materials) and 1 (Approved Plans), as reported at the meeting 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; and
- finalise the detailed terms of the planning obligations pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended), as set out in this report (Section 12).

That in the event that the Section 106 Agreement is not completed within three (3) months of the date of this Planning Board meeting, the Assistant Director of Planning & Building Control be authorised to consider whether permission should be refused on the grounds that the proposals are unacceptable in the absence of the benefits which would have been secured, and if so, to determine the application with reasons for refusal which will include the following;

In the absence of a legal agreement to secure highways works and Employment Training contributions, the development fails to mitigate its impact on local services, amenities and infrastructure contrary to policies H3, IM1 and EA(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014) and the Planning obligations (s106) Guidance SPD (adopted July 2015).

The meeting closed at 19:15

Chair