

Eltham & Kidbrooke Area Planning Committee Agenda

Place To Be Held Remotely

Date Thursday, 03 December 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
Norman Adams (Vice Chair)	Labour
John Fahy	Labour
Bill Freeman	Labour
Ian Hawking	Labour
Mark James	Labour
Christine May	Labour
Charlie Davis	Conservative
Patricia Greenwell	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 Declarations of Interest**
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 57A Kingsground Eltham London SE9 5EY - Ref 20-0326-F**
Planning permission is sought for the construction of a single storey rear extension and sub-division of plot to facilitate the construction of a two-storey dwellinghouse (1 x 2-bed).
- 5 Land R O 67 and 67A Eglinton Hill - 20-1518-F**
Planning permission is sought for construction of a 3 bedroom 5 person dwelling, construction of a new access, boundary treatments and other associated works.
- 6 366 Rochester Way SE9 6LH - Ref 20-1436-F**
Planning permission is sought for change of use of Unit 3 from Class D1 to Class Sui Generis to allow for community events or when in not in use as overflow seating for the public house (Class A4) at Unit 1. Inclusion of a brewery [Class B2] within Unit 2 which is ancillary to the existing A4 use within Unit 1.
- 7 43 Foxes Dale, Blackheath, London, SE3 9BH - Ref 20-2034-HD**
Planning permission is sought for construction of a part-one part-two storey rear extension, replacement of existing windows and doors, the installation of roof lights in north and east elevations, replacement of the existing tiled roof, removal of some windows and relocation of the door in the southern elevation, widening of vehicle entrance through removal of

existing hedge, removal of chimney and removal of existing palm trees.

Date of Issue
Wednesday, 25
November
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

AREA PLANNING COMMITTEES PUBLIC INFORMATION

PLEASE TURN ALL MOBILE PHONES TO SILENT MODE

Terms of Reference

The Area Planning Committees have delegated powers to take decisions on matters within their Terms of Reference as published in the Council's Constitution.

Areas

The three Area Planning Committees (APC) deal with matters relating to the following Wards:

Eltham & Kidbrooke APC covers: Coldharbour & New Eltham, Eltham North, Eltham South, Eltham West, Kidbrooke with Hornfair, Middle Park & Sutcliffe, and Shooters Hill.

Greenwich APC covers: Blackheath Westcombe, Greenwich West, and Peninsula.

Woolwich & Thamesmead APC covers: Abbey Wood, Charlton, Glyndon, Plumstead, Thamesmead Moorings, Woolwich Common and Woolwich Riverside.

Determining planning applications

When determining planning applications and related matters 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.

LEAD OFFICERS

Assistant Director (Planning and Building Control)

Major Developments Manager - Major Projects

Area Development Manager West

Area Development Manager East

Legal Adviser – Planning

Corporate Governance Officer

Area Planning Committees are meetings in public, not public meetings.

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 Area Planning Committees, 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 Committee who wishes to ask questions to an officer or to a speaker who has verbally addressed the Committee, 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 Committee 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 Committee 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 Committee 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 Committee on how they wish to vote.

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 Committee.

Any additional material (i.e. photographs, dioramas' etc.) not previously submitted to Planning Officers that you wish to draw to the attention of the Committee must be submitted no less than two working days before the meeting to the Corporate Governance Officer at corporate-governance@royalgreenwich.gov.uk .

Any documentation received after this deadline, including at the meeting, will not be accepted. This deadline is to allow sufficient time to scrutinise any additional information and for it to be presented to Members.

At the start of the meeting the Chair will summarise the procedure to be followed and announce that anyone wishing to address the Committee should give the Corporate Governance Officer their names, as if they are not included on the list they will not be permitted to speak.

- 1 Council Officers will introduce each item, outlining Officers' recommendations on the matter, and answer any questions from the Committee. The Chair will then invite members of the public on the list to come to the table and address the Committee.
2. Both objectors to and supporters of an application, including amenity societies will be invited to address the Committee. 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 Committee may wish to ask questions. The speaker should return to the public seating area. There will be no further input or interruption from members of the public.
5. The Applicant and or their representatives will be invited to address the Committee, 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.