

**PLANNING BOARD**

07 January 2020

**Agenda Item: 4****Reference No: 19/1460/MA****Applicant: Vision Construct****Agent: Alan Camp Architects LLP**

<b>Site Address:</b> Sunbury Lodge, 1 Sunbury Street Woolwich SE18 5NA	<b>Ward:</b> Woolwich Riverside <b>Application Type:</b> S73 Minor Amendment
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**Addendum Report****1. Background**

- 1.1 The application was deferred at the Planning board meeting of the 04 December 2019 to allow for members to undertake a site visit.
- 1.2 No amendments are proposed to any of the conditions as recommended in the planning board report of the 04.12.2019.

**2. Recommendation**

- 1.1 Following the planning board of the 04 December 2019 the recommendation has been updated and these changes are detailed below.
- 1.2 The Board is requested to grant a S73 amendment to a planning permission as outlined below:

*An application submitted under Section 73 of the Town & Country Planning Act 1990 for a minor material amendment in connection with the planning permission 15/3555/F, dated the 31st of March 2016 for the 'Demolition of the existing care home and redevelopment of the site to provide 48 residential units: 14 x 1-bed, 21 x 2-bed, and 10 x 3-bed flats, and 3 x 2-bed houses incorporating 17 affordable residential units with associated car and cycle parking and landscaping' to allow the rewording of conditions 1 (Approved Plans), 3 (Demolition and Construction Management Plan), 25 (Root protection plan) and 28 (Hard and soft landscaping details) including a revised arboricultural impact assessment, construction management plan and landscaping details.*

- I.3 Subject to:
- A. To resolve to grant conditional planning permission 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 secured in the parent application under planning ref: 15/3555/F, dated 31 March 2016, its addendums, and the minutes of this Planning Board meeting.
  - B. To authorise the Assistant Director of Planning & Building Control to:
    - i. make any minor changes to the detailed wording of the recommended conditions as set out in this report, its addendums, or summarised in the minutes of the Planning Board meeting, where the Assistant Director of Planning & Building Control considers it appropriate, before issuing the decision notice; and
    - ii. 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 30.0), its addendums and summarised in the minutes of the Planning Board meeting, of this Planning Board meeting.
  - C. In the event that the Section 106 Agreement is not completed within three (3) months of the date of this Planning Board meeting, to authorise the Assistant Director of Planning & Building Control 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:
    - i. In the absence of a legal agreement to secure Affordable Housing and financial and non-financial contributions including for Employment, Skills and Training and Highways the development would fail to maximise the delivery of affordable housing and 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).

## **Background Papers**

National Planning Policy Framework (2019)

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Planning Practice Guidance

The London Plan (2016)

Minor Alterations to the London Plan (March 2016)

Affordable Housing and Viability SPG (2017)

Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014)

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