

ROYAL BOROUGH OF GREENWICH
ELTHAM & KIDBROOKE AREA PLANNING COMMITTEE

15 SEPTEMBER 2021 AT 6.30PM

MINUTE

PRESENT:

Members:

Councillor Norman Adams (Vice Chair in the Chair); Councillor John Fahy, Bill Freeman, Mark James, Christine May, Odette McGahey and Patricia Greenwell.

Officers:

Assistant Director Planning & Building Control, Area Planning Manager (East), Planning Officer, Senior Principal Planning Officer, and Committee Services Officer.

Under Standing Orders:

At the commencement of the meeting the Chair announced the procedure which the Meeting of the Area Planning Committee would be following for considering the item(s) before the Committee.

**Item
No.**

1. Apologies for Absence

Apologies for absence were received for Councillor Stephen Brain.

2. Urgent Business

The Chair advised that he was changing the running order of the Agenda and would be taking Item 6 as the first item of business.

The Area Planning Committee noted and accepted the Planning Officers' Addendum Report's, circulated in advance of the meeting, in relation to; Item 5 – Church Of The Ascension, Ascension Vicarage, Thornhill Avenue, Plumstead, London, SE18 2HS Ref - 20-3353-R

Further, that public submission had been circulated, in advance of the meeting, in relation to Item 6 - 111 Riefeld Road, Eltham, London SE9 2RB Ref - 20- 3857-F

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 minutes of the meetings' of the Eltham & Kidbrooke Area Planning Committee held on 27 April 2021 be agreed and signed as a true and accurate record.

5. Church of The Ascension, Ascension Vicarage, Thornhill Avenue, Plumstead, London, SE18 2HS – Ref: 20/3353/R

The Area Planning Committee accepted and noted the Planning Officers' Addendum Report's, circulated in advance of the meeting and accepted an illustrative presentation of the application.

In response to Members' questions, the Planning Officer advised that the initial outline planning consent conditioned the submission of the reserved matters application within three years. The reserved matters application was submitted within that timeframe, being received by Planning in September 2020 and the application was still valid. He confirmed that no demolition or building works had commenced on site.

With regards to a Members concern, given the issues of parking associated with the school opposite and adjacent busy roads, at the residents safe vehicle access and egress to parking bays, the Planning Officer confirmed that the Local Authorities Transport Consultant had reviewed the proposals, taking into account the environment and access/egress and existing parking pressure, and had no concerns with the proposal. He acknowledged that no specific assessment had been undertaken during school drop off and pick up times.

The Planning Officer confirmed that the reserved matters proposal was in line with the scale and footprint was in accordance with the agreed outline consent.

He confirmed that the protected tree, T1, was 5 metres from the external wall of the proposal and surrounded by grass. The Council Tree Officer had reviewed the proposal for the site, including this tree, and was satisfied. He advised that it would be for the Enforcement Department to take action in terms of any damage to, or removal of this tree by the applicant or their contractors.

The Area Planning Committee accepted an address from the applicant's agent who set out that the application before the Committee related to reserved matters relating to landscaping, appearance and scale. He confirmed that the site layout, access arrangements and sighting of the building footprint had received prior consent and there were no proposed changes to these.

He advised that the landscaping proposals had been revised to address concerns raised by the Councils Arboriculturist, outlining the changes. He confirmed that the scale of the building and roofscape were as per the original, approved plan. The building would be vernacular in appearance with brickwork and in line with the existing building.

The applicant's agent advised that the application was being considered by Committee, rather than under Officer delegated powers, as it had been called-in by Councillor Merrill. He noted that Councillor Merrill had not stated the reasons for calling in the application or listed any specific areas of concern.

In response to Members questions, the applicant's agent confirmed, that the site was purchased with outline consent and, following discussion with Planning Officer, a soft strip out of the existing building had been undertaken. It was anticipated demolition and construction work could commence on site in around three months.

A Member proposed and the Committee agreed to moved straight to the vote.

The Chair put the resolution to discharge reserved matters consent, as set out in the report, to the vote with;

7 Members in favour

0 Members against

0 Members in abstentions

Resolved unanimously –

That discharge reserved matters consent (Appearance, Scale and Landscaping) be granted, pursuant to condition 2 of Planning Permission Reference 17/1916/O for the demolition of existing building and construction of 2 x 4-bed dwellings and 2 x 2-bed and 1 x 3- bed flats with associated parking, cycle storage and refuse.

That consent be granted subject to:

- i. The conditions in appendix 2 of the main report and addendum report to be detailed in the notice of determination; and
- ii. The authorisation of the Assistant Director of Planning & Building Control to make any minor change to the detailed working of the recommended conditions, as set out in the report and its addendums, where the Assistant Director of Planning & Building Control considers it appropriate, before issuing the decision notice.

6. 111 Riefeld Road, Eltham, London SE9 2RB Ref - 20- 3857-F

Prior to the Planning Officer presentation, the Chair accepted a motion from Councillor Greenwell.

Councillor Greenwell proposed and Councillor May seconded that the Committee defer consideration of this application, in order to undertake a site visit.

The Chair put the Motion that consideration of this application be deferred, in order to undertake a site visit to the vote with,
7 Members in favour
0 Members against
0 Members in abstentions

Resolved unanimously –

That consideration of this application be deferred, in order to undertake a site visit.

The meeting closed at 07:05pm

Chair