

Eltham & Kidbrooke Area Planning Committee Agenda

Place

Town Hall, Wellington Street, Woolwich, SE18 6PW

Date

Tuesday, 26 November 2019

Time

06:30 PM

This meeting is open to the press and public and they are entitled to take photographs, film or record the proceedings.

Councillors

Sarah Merrill (Chair)	Labour
Norman Adams	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:
Anthony Soyinka
Telephone: 020 8921 4350
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 Minutes

Members are requested to confirm as an accurate record the Minutes of the meeting held on 24 September 2019.

No motion or discussion may take place upon the Minutes except as to their accuracy, and any question on this point will be determined by a majority of the Members of the body attending who were present when the matter in question was decided. Once confirmed, with or without amendment, the person presiding will sign the Minutes.

5 The Glenmore Arms SE18 2DW Report

Ward: Shooters Hill

The Committee is requested to grant full planning permission for change of use of vacant basement and ground floor Public House (Class A4) to Residential (Class C3) use (3 x 2-bed units), alterations to the ground floor front facade and previously approved rear and side extensions, with associated vehicle parking and bicycle storage, including enclosed waste and recycling storage.

6 Ascension Vicarage Thornhill Avenue SE18 2HS Report

Ward: Shooters Hill

The Committee is requested to refuse full planning permission for the demolition of existing building and construction of part one/part three storey block and three storey block comprising of 1 x 1-bed flat, 1 x 2-bed maisonette and 3 x 5-bed houses with refuse storage, parking and landscaping.

7 160 Courtlands Avenue Report SE12 8JB

Ward: Middlepark and Sutcliffe

The Committee is requested to grant full planning permission for the construction of a single storey rear extension.

Date of Issue
Wednesday, 20
November
2019

Debbie Warren
Chief Executive

Filming and Recording Meetings

This meeting may be photographed (without the use of flash), filmed or audio recorded, except where the public is excluded because confidential or exempt items will be discussed. Any footage is likely to be publicly available.

By entering the room where the meeting is being held, you will be deemed to have consented to being photographed, filmed or audio recorded, and that will apply to any representation you make to the meeting. You will also be deemed to have consented to the possible public use of any images and sound recordings.

If you have any queries regarding the recording of meetings, please contact the Corporate Governance Manager on 020 8921 5134

Safety

Fire and Emergency Procedures

Users of the Committee Rooms and the Council Chamber are asked to note the following fire and emergency procedures:-

When you hear the continuous ringing of the fire alarm bells, please make your way out of the building in an orderly manner. The nearest exit from the Council Chamber and the Committee Rooms is through the main exit leading to Wellington Street (at the front of the building). Do not use the lift and do not stop to collect personal belongings. Once outside the Town Hall please make your way to the Assembly Point between Sainsbury's and The Vista via Market Street or Polytechnic Street

AREA PLANNING COMMITTEES PUBLIC INFORMATION

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

Please note that Committee Members will be using electronic devices to access the agenda, reports and documents published and submitted for the meeting.

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

Victoria Geoghegan

Alex Smith

Neil Willey

Aaron Lau

Eleanor Penn

Ross Fletcher

Committee Clerk

Assistant Director (Planning and Building Control)

Major Developments Manager - Major Projects

Area Development Manager West

Area Development Manager East

Legal Adviser – Planning

Legal Adviser – Planning

Corporate Governance Officer - as per the agenda

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 Board / 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.