

<b>Planning Board</b> 2 <sup>nd</sup> November 2021	<b>Agenda Item: 5</b> <b>Reference No: 20/3957/MA</b>
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**Applicant:** Charlton Triangle Homes, SE10 9QX

**Agent:** BPTW, 40 Norman Road, Greenwich, London, SE10 9QX

<b>Site Address:</b> Blaker Court Garages, Cherry Orchard Estate, Charlton, London, SE7 7ES	<b>Ward:</b> Charlton <b>Application Type:</b> Minor Material Amendment
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## **ADDENDUM**

### **1. Planning Board report clarifications:**

#### **1.1 Recommendation:**

1.1.1 Paragraph 1.2 (i): The paragraph states that the prior completion of a Deed of Variation to the Planning Legal Agreement dated 18th December 2021 including the earlier deed of variation dated 13th November 2020 containing the planning obligations as summarised in the heads of terms set out in this report (Section 20), its addendums; and. This is incorrect, should state Planning Legal Agreement dated 18<sup>th</sup> December 2019 and the heads of terms section is set out within section 21.

### **2. Consultation**

2.1 Since the publication of the original Planning Board report on 21<sup>st</sup> October 2021 additional comments were received from the Occupational Therapist Officer and these comments are summarised below.

<b>Details of Representation and date received</b>	<b>Summary of Comments</b>	<b>Officers comments</b>
<b>Occupational Therapist</b>	I have reviewed their comments/drawings and the only issue that was not addressed is that the access zones to the disabled parking bay should achieve clear, unobstructed space	Noted and condition 25 that relates to car parking, its wording to be updated to ensure compliance with the OT's

	<p>for access and manoeuvring and so it is important that this is additional to any pathways or approach routes. I would also like to see details of the accessible thresholds, including for the balcony before any orders placed.</p>	<p>comments. Furthermore, conditions 5 and 30 require details to be submitted to satisfy requirements under M4(2) and M4(3), as such no change is proposed to the wording of conditions 5 and 30.</p>
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### **3. Amendments to section 14 of the main report- Transport and Access**

- 3.1 The NPPF recognises that sustainable transport has an important role to play in facilitating sustainable development but also contributing to wider health objectives. In particular, it offers encouragement to developments which support reductions in greenhouse gas emissions and those which reduce congestion. The NPPF also outlines that developments which generate significant vehicle movements should be located where the need to travel will be minimised and the use of sustainable transport options can be maximised. It is also expected that new development will not give rise to the creation of conflicts between vehicular traffic and pedestrians.
- 3.2 London Plan policy T6 seeks for car parking to be restricted in line with levels of existing and future public transport accessibility and connectivity. Policy T6.1 sets out standards for parking and for cycle parking standards this is set out within policy T5.
- 3.3 Transportation elements were considered during assessment under the original consent (App ref: 14/3770/F). The following conditions were imposed under this planning permission:
- Condition 16 (Construction Method Statement)
  - Condition 25 (Car Parking Details)
  - Condition 26 (Cycle Parking Details)
- 3.4 Condition 16 has already been discharged and it is recommended the wording of this condition be updated to a compliance condition.

- 3.5 Following comments from the Occupational Therapist it is recommended that condition 25 be updated to compliance condition to ensure the disabled parking bay is compliant.
- 3.6 In terms of the relocation of cycle parking and increase in cycle parking within the building this change would result in additional cycle parking spaces for prospective occupiers of the development. This is considered to be acceptable following no objection raised from highways.
- 3.7 As such, subject to the compliance of the relevant conditions the proposed development would be compliant of polices regarding transport and highways.
4. Amended Appendix 2 of the main report Conditions & Informatives
- 4.1 Since the publication of the original Planning Board report on 21<sup>st</sup> October 2021 following additional comments received from the Occupational Therapist Officer condition 25 is proposed to be amended as follows:

**Original Wording Condition 25**  
**Car Parking**

- a) The location and dimensions of the car parking spaces including the disabled parking bay for the development must be in accordance with I417\_P\_009\_C.

All spaces shall be implemented and thereafter maintained fully in accordance with the approved details.

**Reason 25**

To ensure adequate disabled and off-street parking provision is maintained for the residential accommodation and to ensure compliance with Policies T6.1 and T6.5 of the London Plan (2021) and Policy IM(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

**Proposed Wording Condition 25**  
**Condition 25**  
**Car Parking**

- a) The location and dimensions of the car parking spaces including the disabled parking bay for the development must be in accordance with I417\_P\_009\_C.

- b) Access zones to the disabled parking bay should seek to achieve clear, unobstructed space for access and manoeuvring and this must be in addition to any pathways or approach routes.

All spaces shall be implemented and thereafter maintained fully in accordance with the approved details.

### **Reason 25**

To ensure adequate disabled and off-street parking provision is maintained for the residential accommodation and to ensure compliance with Policies T6.1 and T6.5 of the London Plan (2021) and Policy IM(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

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