

PLANNING BOARD RECORD OF DECISIONS
25 MAY 2021

REF NO.	ITEM NO	REPORT TITLE	RECORD OF DECISION
20/3385/F & 20/3386/L	4	Woolwich Exchange, Land Bounded by Plumstead Road, Burrage Road, Spray Street and Woolwich New Road, Woolwich, London, SE18 7BZ	<p>Resolved to GRANT Full Planning Permission, in relation to application 20/3385/F – (Recommendation A), for the demolition of existing buildings (excluding the Grade II listed Former Woolwich Covered Market and elements of Ia-c to II Woolwich New Road (odds)) and the construction of a mixed use development comprising residential dwellings (Class C3), commercial, business and service uses (Class E), community use (within Class E, Class F1(f) and/or F2(b)), drinking establishment(s) (sui generis) and a cinema (sui generis), new public square and new public realm with hard and soft landscaping, highways works, parking, access and servicing arrangements, plant, infrastructure and associated works. Internal and external alterations to the Former Woolwich Covered Market.</p> <p>That consent be granted subject to;</p> <p>i. Referral of the application to the Mayor of London as required under the terms of The Town and Country Planning (Mayor of London) Order 2008;</p> <p style="padding-left: 40px;">The land needs to be acquired through CPO if it cannot be acquired by agreement, however the Council estates department has entered into a conditional land sale agreement to sell the land to the applicant if the Council acquires the land. Therefore, an agreement can be entered into between the LPA and the applicant pursuant to section 111 of the Local Government Act 1972 providing that the</p>

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			<p>applicant will, simultaneously upon obtaining relevant interests enter into with the Council as local planning authority a section 106 agreement or a confirmatory deed by agreement requiring that the form of proposed section 106 obligations contained in the section 111 are binding on the applicant under section 106 of the Town and Country Planning Act 1990 (as amended). The form of the section 106 agreement and confirmatory deed will be appended to the section 111 agreement. The section 111 agreement itself will contain the proposed planning obligations as summarised in the heads of terms set out in this report (Section 31.0 of the main report and section 5.0 of this addendum);</p> <p>ii. The Conditions set out in Appendix 2 of this main report and section 6.0 of the addendum;</p> <p>iii. Authorization of the Assistant Director of Planning & Building Control to:</p> <ol style="list-style-type: none"> a. make any minor changes to the detailed wording of the recommended conditions as set out in Appendix 2, its addendums and the minutes of this Planning Board meeting, where the Assistant Director of Planning & Building Control considers it appropriate, before issuing the final decision notice; and b. finalise the detailed terms of the section 111 agreement (including appended documents) and form of the planning obligations as set out in the report (Section 31.0 of the main report), the addendum and the minute of this Planning Board meeting.

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			<ul style="list-style-type: none"> iv. Members confirmation in their decision that account has been taken of environmental information, as required by Regulation 26 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017; v. A statement being placed on the statutory register confirming the main reasons and consideration of which the Planning Board decision was based as required by Regulation 29 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017; vi. In the event that the Section 111 agreement is not completed within three (3) months of the date of the Planning Board meeting, the Assistant Director of Planning & Building Control be authorised 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: <ul style="list-style-type: none"> a. In the absence of a legal agreement to secure a comprehensive redevelopment of the Spray Street site, improvements to Former Woolwich Covered Market, housing, affordable housing, health and education infrastructure, transport and highway works, public transport enhancements, public realm improvements, employment and training, the development would fail to mitigate its impact on local services, amenities and infrastructure, environmental sustainability and open space contrary to policies H3, H5, H(e), EA4, EA(c), OSI, EI, CH(a), IM1, IM4, IM(a) and IM(b) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies

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			<p>(Adopted July 2014), the Planning Obligations (s106) Guidance SPD (July 2015), Woolwich Town Centre Masterplan SPD (2012) and Spray Street Masterplan SPD (2015).</p> <p>Resolved to GRANT Listed Building Consent, in relation to application 20/3386/L (Recommendation B), for internal and external alterations, repair and refurbishment works to the Grade II listed Former Woolwich Covered Market to facilitate the change of use of the building to a cinema (sui generis), together with food and beverage and retail uses (class E/sui generis) at the ground floor and mezzanine levels.</p> <p>That consent be granted subject to;</p> <ul style="list-style-type: none"> i. The Conditions set out in Appendix 3 of the main report and section 7.0 of the addendum report. ii. Authorisation for the Assistant Director of Planning & Building Control to make any minor changes to the detailed wording of the recommended conditions as set out in Appendix 3, the addendum and the minute of the Planning Board meeting, where the Assistant Director of Planning & Building Control considers it appropriate, before issuing the final decision notice.