

Borough, Bankside and Walworth Community Council

Wednesday 2 October 2013
5.30 pm

Darwin Court Healthy Living Centre, 1 Crail Row, London SE17 1AD

Membership

Councillor Martin Seaton (Chair)
Councillor Poddy Clark (Vice-Chair)
Councillor Catherine Bowman
Councillor Neil Coyle
Councillor Patrick Diamond
Councillor Dan Garfield
Councillor Claire Hickson
Councillor Lorraine Lauder MBE

Councillor Rebecca Lury
Councillor Tim McNally
Councillor Darren Merrill
Councillor Abdul Mohamed
Councillor Adele Morris
Councillor David Noakes
Councillor Geoffrey Thornton

Members of the committee are summoned to attend this meeting

Eleanor Kelly

Chief Executive

Date: Tuesday 24 September 2013



Order of Business

**Item
No.**

Title

- 1. INTRODUCTION AND WELCOME**
- 2. APOLOGIES**
- 3. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS**

Members to declare any interests and dispensation in respect of any item of business to be considered at this meeting.

Item No.	Title	Time
4.	ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT	
	The chair to advise whether they have agreed to any item of urgent business being admitted to the agenda.	
5.	MINUTES (Pages 1 - 11)	
	The minutes of the meeting held on 26 June 2013 to be agreed as a correct record and signed by the chair.	
6.	BUDGET CONSULTATION	5.40pm
	Councillor Peter John, the Leader of the Council, to introduce the item, followed by an interactive consultation exercise.	
7.	BOROUGH, BANKSIDE AND WALWORTH YOUTH COMMUNITY COUNCIL	6.30pm
	Members of the Youth Community Council to feed back on their recent activities and issues they have been discussing.	
8.	PETITIONS AND DEPUTATIONS (Pages 12 - 14)	6.45pm
	Deputation request from the Walworth Society.	
9.	COMMUNITY ANNOUNCEMENTS	7.00pm
	<ul style="list-style-type: none"> • Police – Summer Project • Update on Walworth Town Hall 	
10.	LAUNCH OF THE CLEANER GREENER SAFER AND COMMUNITY COUNCIL FUNDS 2014/2015	7.10pm
	Launch announcements.	
11.	COMMUNITY COUNCIL HIGHWAYS CAPITAL INVESTMENT 2013/14 (Pages 15 - 18)	7.20pm
	Note: This is an executive function.	
	Councillors to consider the information contained in the report.	

Item No.	Title	Time
12.	ALICE STREET AND GREEN WALK STREETScape IMPROVEMENT SCHEME (Pages 19 - 21)	7.25pm
	<p>Note: This is an executive function.</p> <p>Councillors to consider the information contained in the report.</p>	
13.	LOCAL PARKING AMENDMENTS (Pages 22 - 29)	7.30pm
	<p>Note: This is an executive function.</p> <p>Councillors to consider the information contained in the report.</p>	
14.	DODDINGTON GROVE CYCLE HIRE SCHEME (Pages 30 - 35)	7.35pm
	<p>Note: This is an executive function.</p> <p>Councillors to consider the information contained in the report.</p>	
15.	PUBLIC QUESTION TIME (Pages 36 - 43)	7.40pm
	<p>A public question form can be found on page 36.</p> <p>This is an opportunity for public questions to be addressed to the chair.</p> <p>Residents or persons working in the borough may ask questions on any matter in relation to which the council has powers or duties.</p> <p>Responses may be supplied in writing following the meeting.</p>	
16.	COMMUNITY COUNCIL QUESTION TO COUNCIL ASSEMBLY	7.45pm
	<p>Each community council may submit one question to a council assembly meeting that has previously been considered and noted by the community council.</p> <p>Any question to be submitted from a community council to council assembly should first be the subject of discussion at a community council meeting. The subject matter and question should be clearly noted in the community council's minutes and thereafter the agreed question can be referred to the constitutional team.</p> <p>The community council is invited to consider if it wishes to submit a question to the ordinary meeting of council assembly on 27 November 2013.</p>	
17.	NEIGHBOURHOOD FORUM REPORTS	

Item No.	Title	Time
	Councillors to comment on the reports below.	
17.1.	BERMONDSEY NEIGHBOURHOOD FORUM (Pages 44 - 63)	7.50pm
17.2.	BERMONDSEY VILLAGE ACTION GROUP (Pages 64 - 78)	7.55pm

Date: Tuesday 24 September 2013

INFORMATION FOR MEMBERS OF THE PUBLIC

CONTACT: Gerald Gohler, Constitutional Officer Tel: 020 7525 7420 or email: gerald.gohler@southwark.gov.uk
Website: www.southwark.gov.uk

ACCESS TO INFORMATION

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BABYSITTING/CARERS' ALLOWANCES

If you are a resident of the borough and have paid someone to look after your children or an elderly or disabled dependant, so that you can attend this meeting, you may claim an allowance from the council. Please collect a claim form from the Constitutional Officer at the meeting.

DEPUTATIONS

Deputations provide the opportunity for a group of people who are resident or working in the borough to make a formal representation of their views at the meeting. Deputations have to be regarding an issue within the direct responsibility of the Council. For further information on deputations, please contact the Constitutional Officer.

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please telephone 020 7525 7420.**



Borough, Bankside and Walworth Community Council

MINUTES of the OPEN section of the Borough, Bankside and Walworth Community Council held on Wednesday 26 June 2013 at 7.00 pm at Amigo Hall, St. George's Cathedral, St George's Road, SE1 6HR

PRESENT: Councillor Martin Seaton (Chair)
 Councillor Poddy Clark (Vice-Chair)
 Councillor Catherine Bowman
 Councillor Neil Coyle
 Councillor Dan Garfield
 Councillor Claire Hickson
 Councillor Lorraine Lauder MBE
 Councillor Rebecca Lury
 Councillor Tim McNally
 Councillor Darren Merrill
 Councillor Adele Morris
 Councillor David Noakes
 Councillor Geoffrey Thornton

OTHER MEMBERS PRESENT: Councillor Ian Wingfield

OFFICER SUPPORT: Louise Doherty (Youth Development Practitioner)
 Alice Orr-Ewing (Resident Involvement Coordinator)
 Franklin Uwakaneme (Principal Projects Manager)
 Pauline Bonner (Community Councils Development Officer)
 Gerald Gohler (Constitutional Officer)

1. INTRODUCTION AND WELCOME

The chair welcomed councillors, members of the public and officers to the meeting.

2. APOLOGIES

There were apologies for absence from Councillors Patrick Diamond and Abdul Mohamed; and for lateness from Councillors Neil Coyle and David Noakes.

3. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

There were none.

4. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

The chair informed the meeting, that an addendum report pertaining to agenda item 13 - Community Council Highways Capital Investment 2013/14 had been circulated, and asked councillors whether they would be happy to accept the additional information contained in it, as late and urgent.

RESOLVED:

That the addendum report be accepted and considered.

5. MINUTES

RESOLVED:

The minutes of the meeting held on 22 April 2013 were agreed as a correct record and signed by the chair.

The following questions regarding the minutes were raised from the floor:

1. East Street
A resident said that he would like to put on record that that the council's contractor had not been at fault regarding the resurfacing of the street, discussed at the last community council meeting. The chair said that the item could be brought back to a future meeting.
2. East Street
Shopkeepers encroaching on the public footpath were still a problem. The meeting heard that officers had done a swoop of the area, and were about to do another.
3. Cleaner Greener Safer
When would the reallocations be decided? The chair explained that the reallocations for Cleaner Greener Safer capital would be decided under agenda item 11.
4. Councillors' expenses and allowances
A resident expressed his view that this question had not been answered comprehensively enough. The chair suggested submitting a public question to Council Assembly.

6. BOROUGH, BANKSIDE AND WALWORTH YOUTH COMMUNITY COUNCIL

Representatives from the Youth Community Council informed the meeting about their

recent project, which involved compiling a register of establishments on the Walworth Road, which provided facilities for younger people. The research had yielded that on Walworth Road alone, there were ten betting shops, ten pawn shops, three pubs, 26 fast food outlets and 17 vacant premises and a great number of hairdressers. However, there were no places on Walworth Road, which offered young people a safe, sociable space to meet, make new friends, learn new skills or share information. With 17 vacant premises, the Youth Community Council (YCC) asked the community council to support their suggestion to develop a friendly, inspirational and creative, young-person-friendly space on Walworth Road, and to halt the proliferation of betting shops.

The YCC also planned fact-finding missions to Southwark's twinned cities of Cambridge, Massachusetts and Langerhagen in Germany to see what things can be learned from them. The YCC had also been involved in the Southwark Youth Service choir, who had its debut performance the previous Saturday. The YCC were also looking for new members.

In answer to questions from the floor and from councillors, the members of the YCC explained that they were not aware of the council's mobile youth club buses. They agreed that it would be useful to conduct a similar survey in a year's time.

The meeting also heard that the Overview and Scrutiny Committee was looking at the business mix on Walworth Road. The members of the YCC said that the key priority for young people in community council area was the lack of youth provision, such as youth clubs, and the overprovision of fast food establishments.

The meeting heard that the council did not have any legal powers to vary business rates, by for example introducing a higher business rate on certain types of establishments that were not wanted by the community.

The chair thanked the members of the youth community council for attending the meeting.

7. PETITIONS AND DEPUTATIONS

There were none.

8. ELEPHANT & CASTLE REGENERATION UPDATE

Rob Deck, Project Manager at Lend Lease, informed the meeting that the project team was moving to Hannibal House and would manage the Trafalgar Place and the One Elephant projects from there. Full construction on Phase 1 would start from Monday 1 July 2013, and would include 500 new homes, which would come on-stream at the end of 2015, while Elephant One would come on-stream at the end of 2016. For Trafalgar Place, Lend Lease had found their affordable housing partner in L&Q. There were two newsletters available, one for One Elephant (green) and one for Trafalgar Place (orange).

His team were also progressing the master-planning for the Heygate Estate, and had had feedback from Wansey Street residents, who wanted to things happen as soon as possible. 360 homes were in the process of being developed on the north side of Wansey Street and into Rodney Road, but this would need to wait until the demolition work of the first phase had been completed. This process was not due to be concluded until

September. The design consultants had been appointed, and there would be further consultation on the design of the 360 homes in July. A planning application would probably be lodged in September.

As part of the above projects, £2m worth of contracts had gone to Southwark companies, and six long-term unemployed Southwark residents had been employed with the management team, or consultants. Lend Lease also had a £25,000 Community Fund to award to local community projects. The assessment panel for the next round of funding would be formed shortly. There were currently 37 live applications for the next round. Another funding round would be coming up in the autumn. The focus was on older people, young people and activities which benefit the community in the area. The art works box units were also up, and running and would provide space for local people for arts and crafts, and specialised food services.

Rob explained that he would be leaving his job, and that his colleague Pascal Mittermaier would be continuing in his role. In answer to questions from the floor, Rob explained that he did not know the exact reason behind the name of his company, but that it had been founded by a Dutch entrepreneur in Australia in the 1950s, in order to provide accommodation for workers constructing a hydro-electric plant. He went on to explain that 600 local jobs would be created across the three projects.

Note: At this point, Councillor Neil Coyle joined the meeting.

In answer to further questions from the floor, Rob explained that Lend Lease would try to preserve as many trees on Wansey Street and on the Heygate estate as possible. The construction would include planting new trees, so that there would be as many trees pre-development as post-development. To off-set the smaller stature of the new trees, additional trees would be planted in the surrounding areas. In terms of the occupancy of the box units, Rob said he did not know what would happen, if these were oversubscribed, as it was not Lend Lease managing that process. At the moment, the team only collated expressions of interest, and would turn these around quickly. The chair said that this could be a topic for a future meeting. The meeting heard that the funding for the community projects had been announced at the 7 March 2013 Community Forum meeting, and had been publicised via various networks. The closing date had been 31 May 2013. Rob said that they would look at improving the way information about this funding was circulated. The chair said that, in future, the information should also be distributed through the council's community engagement database. The funding would be made available once a year by Lend Lease for the foreseeable future. Lend Lease would also look at making the fund self-sustaining. It had been oversubscribed this year, with 37 applications. The grants awarded ranged in size from £250 to £5,000. The fund was independently and professionally administered.

The chair thanked Rob Deck for attending, and asked residents to address further questions to him in the break.

NOTE: At this point the meeting adjourned for ten minutes.

9. HOUSING COMMISSION

(formerly agenda item 10)

Following the break, the chair reminded the meeting of the code of conduct and the community council procedure rules, and warned two individuals about their disruptive conduct. All communication at the meeting had to go through the chair, and disruptions would not be tolerated.

Councillor Ian Wingfield, deputy leader of the council and cabinet member for housing management, introduced the item by saying that the current housing crisis was partly historic and caused by chronic underinvestment over at the least the last 30 years. In order to change this, the council had put in place the independent housing commission in 2011, which took evidence from tenants and leaseholders, and had conducted the housing conversions. There had been a wealth of information generated, which would feed into the report to cabinet next month. The commission's remit had been to explore options for the future financing, ownership and operation of Southwark's council housing stock beyond 2015/16, and to examine proposals and make recommendations for an investment strategy for up to 30 years. This was done in light of the council's difficult financial situation. The only stipulation the council had set the commission was that council housing should be preserved. Around 30% of Southwark Council's rented properties at present did not meet the Government's 'Decent Homes' standard and required large amounts of investment. The council had an investment programme planned up until 2015/16 that would make all homes warm, safe and dry. The process so far had thrown up many interesting ideas and while there was a limit on budgets, the council had a commitment to retaining council housing stock. There were, however, different options as to how the stock should be managed. He underlined the council's commitment to council housing, and a firm financial footing for council housing.

Alice Orr-Ewing, Resident Involvement Coordinator, took the meeting through a questionnaire, which had been distributed on the seats.

Alice explained that Southwark currently had around 39,000 council rented properties and around 15,000 leasehold properties, there were also around 15,000 housing association rented properties.

In October 2012, the housing commission had published its report outlining three investment scenarios, as well as three options for how council housing could be managed. The council was now embarking on a wide ranging consultation which sought residents' views on the following questions: "Who should council housing be for?"; "How much council housing should we have?"; "How should the council's housing stock be managed?"

In order to canvass the opinions of the attendees, Alice asked the following questions:

- Should Southwark give extra priority to households who make a community contribution? If yes, who do you think should receive this extra priority?
- How long should a council tenancy for new tenants be?
- How long should applicants for Southwark social housing demonstrate a local connection before they can join this waiting list?
- How much council housing should Southwark have?
- Should external organisations, for example other social landlords, have a role in managing council housing services, and if so which?

The meeting was also asked to which degree they agreed with the following statements:

- Where services are provided by an outside organisation, tenants and leaseholders should play a greater role in monitoring the contractor's performance
- Council housing services would meet the needs of residents better, if they were planned and delivered locally rather than centrally
- The council should increase the number of properties it has, even if it has to build some properties for private market rent, or purchase, to subsidise the low rent council properties
- The council should do all it can to increase the number of estates/blocks that are run by Tenant Management Organisations
- Different types of properties (e.g. tenanted or leasehold, block or street) have different needs, so services should be provided in different ways or by different organisations.

The following comments and suggestions were made in relation to the topics discussed:

- Including involvement in the Tenants and Residents Association (TRA) in tenancy agreements as one of the lessee's responsibilities
- the importance of a mix of social housing provision
- the danger of the erosion of family housing
- financial implications of decreasing council housing stock leading to private sector landlords exploiting the market
- 35% of new homes in Southwark should be affordable housing
- leaseholds and right to buy
- local housing companies

Questions from the floor were raised about Tenant Management Organisations. Councillor Ian Wingfield explained that the council would not force TRAs to become Tenant Management Organisations, where this was not wanted, but would be supportive where this was desired. There could also be other local providers.

Alice Orr-Ewing said that everyone who filled in a form would be sent a summary of the feedback. This would also be forwarded to housing forums and community councils.

The chair thanked Councillor Wingfield and Alice Orr- Ewing for attending.

Note: At this point Councillor Lorraine Lauder left the meeting.

10. COMMUNITY ANNOUNCEMENTS

(formerly agenda item 9)

PS Chris Daly informed the meeting that local policing numbers had increased, but that the number of officers which were assigned purely to community policing had decreased to one Sergeant and PCSO per ward. But there were now eight officers for the community council area, as they were cluster-based. However, the ward-based telephone numbers and email addressed could still be used to get in touch with the teams. He reminded the meeting of the 111 number for non-emergencies, and 999 for emergencies.

The chair announced that the council was consulting on a supplementary planning document (SPD) for the Blackfriars Road area until 12 September. This set out detailed guidance to coordinate future growth along and around the Blackfriars Road, and provided detailed guidance on key issues to include: building heights, built form, heritage, public realm and business space. More information could be found on their website at: www.southwark.gov.uk/blackfriarsroadspd

The meeting heard that Bankside Residents' Forum was also holding a meeting about this SPD on 2 September 2013 at 6.30pm at Bankside Community Space, 18 Great Guildford Street, SE1.

Councillor Claire Hickson added TfL were planning some changes to Tower Bridge Road and its pedestrian crossings, as well as to some of its paving, and would be consulting on the plans over the next few weeks. The first meeting of the Tower Bridge Road Business Alliance had also taken place in the past week.

11. CLEANER, GREENER, SAFER REALLOCATIONS

Note: This is an executive function.

Franklin Uwakaneme, Principal Projects Manager, introduced this item.

There was a discussion about the amounts of unallocated funding, some of which were due to projects falling through, and about the application and short-listing process. The meeting heard, that this re-allocation process could be improved upon in future years. The chair explained that traditionally, ward councillors suggested to the community council which projects to consider for the reallocations.

Councillors considered the information contained in the report.

RESOLVED:

That the following amounts of Cleaner, Greener, Safer Capital funding be allocated:

1. £22,000 to existing project 105677 St Saviour's parish war memorial refurbishment and structural repairs.
2. £13,500 to project 173406 - Cleaner greener safer Avon Place to fund additional planting and a wall mural.
3. £35,074 to existing project 105659 St Peter's Monkey Park and Churchyard Community Space Project for further improvements that will benefit wider local community.
4. £4,500 to project 171874 - The Children's Wildflower Meadow and bat boxes (Pasley Park).

12. COMMUNITY COUNCIL HIGHWAYS CAPITAL INVESTMENT 2013/14

Note: This is an executive function.

Franklin Uwakaneme explained that this fund was earmarked for non-TfL roads, and could be used for carriageway or footway repairs. He drew members' attention to the addendum, which contained updated figures including unallocated funding from previous financial years.

Members considered and discussed the information contained in the report and addendum.

RESOLVED:

That the following projects be funded out of the Community Council Highways Capital Investment fund 2013/14:

Project	Ward	Scheme	Amount allocated
Cobourg Road	East Walworth	Footway	£56,079
Gateway	Faraday	Footway	£30,881
Kennington Park Place	Newington	Footway	£24,576
Manor Place	Newington	Carriageway	£8,839
Carter Street	Newington	Carriageway	£13,043
Penrose Street	Newington	Carriageway	£5,307
Lorrimore Road	Newington	Carriageway	£24,681
Webber Street	Cathedrals	Footway renewal	£13,982
Pocock Street (junction w/ Rushworth Street)	Cathedrals	Footway renewal	£6,142
Rushworth Street (junction w/ King James St to Webber Street)	Cathedrals	Carriageway renewal	£38,952
Alice Street /Green Walk	Chaucer	Footway/ carriageway renewals	£97,293

13. LOCAL PARKING AMENDMENTS

Note: This is an executive function.

Councillors considered the information detailed in the report.

RESOLVED:

That the following local parking amendments be approved for implementation subject to the outcome of any necessary statutory procedures:

- Union Street - install one disabled persons' (blue badge) parking bay.
- Turguand Street - install one disabled persons' (blue badge) parking bay.
- Penrose Street - install double yellow lines.
- Red Lion Row - remove existing shared use parking bay, install double yellow lines.

14. PUBLIC QUESTION TIME

The following questions were raised from the floor:

1. Can details of the Sedan Way Green Link be submitted, as there is a problem with the proposed removal of four mature ash trees? The proposed new layout of Sedan Way would lead to the removal of the trees, most of which could be easily saved. Why are the proposals for this new road pedestrian unfriendly, and dangerous for children?
2. Can information about the total under spend, which the community council has at its disposal, be brought to the next meeting?
3. Can senior officers in charge of various departments, including the chief executive, be invited to address future community council meetings?
4. Victorian pubs are being bought up with a view to knocking them down, and residents are playing catch-up. How can the council and residents be proactive in protecting Victorian buildings?
5. Why has Peckham Town Hall been sold off?
6. Can the council look into putting rail stops back onto the line which runs parallel to Walworth Road?

The following questions were submitted in writing:

7. Can the following advertising boards be removed as soon as possible:

1. Nando's – Newington Causeway. There are also a number of raised and loose paving stones paving stones along this stretch outside Alexander Fleming House.
 2. The Whisky Shop – Clink Street. It was supposed to be removed before the Olympics and the Diamond Jubilee.
 3. The boards in and around the recently landscaped area on Tabard Street, next to St George's Church: Barber, Gym and Cafe. The cafe has four banners/signs on each side of the church grounds as it is.
8. "If the council and the councillors are very concerned about young people, and where they can meet, why not use the empty office: e.g. at the bottom of Brandon Street and also give priority to young people when a vacancy occurs, instead of renting it to churches [...] when the hub will have been a perfect area in the centre of the Walworth Road."

A question was raised about where on Congreve Street resurfacing work had taken place, and why the report claimed on page 32 that this had created an under spend. The chair explained that the under spend would be carried forward into this year's budget, and that the street had been resurfaced, but the footway had not been re-laid.

The meeting heard that the question in the agenda pack about the Box Park related to the Heygate Estate, and not Marlborough Playground, and therefore the response was wrong. An updated response should be brought back to the community council.

The meeting heard that there was an issue with the coffee shops along the Old Kent Road whose patrons created a nuisance to passers-by. The chair said that this could be picked up as a question to Council Assembly in November.

15. COMMUNITY COUNCIL QUESTION TO COUNCIL ASSEMBLY

Councillors discussed which question the community council should formally raise at the next appropriate Council Assembly meeting.

RESOLVED:

That the following question be put to the October meeting of council assembly:

"What can the council do to mitigate the expansion of betting shops, pawn shops and fast food outlets along the local high streets, such as the Walworth Road and the Old Kent Road?"

Meeting ended at 9.55 pm

CHAIR:

DATED:

Item No. 8.	Classification: Open	Date: 2 October 2013	Meeting Name: Borough, Bankside and Walworth Community Council
Report title:		Deputation Requests	
Ward(s) or groups affected:		All wards	
From:		Proper Constitutional Officer	

RECOMMENDATION

1. That the Borough, Bankside and Walworth Community Council consider a deputation request from representatives of the Walworth Society relating to “the threat currently facing the historic buildings in the Walworth area.”

BACKGROUND INFORMATION

2. When considering whether to hear the deputation request, the community council can decide:
 - To receive the deputation at this meeting or a future meeting; or
 - That the deputation not be received; or
 - To refer the deputation to the most appropriate committee/sub-committee.
3. The deputation shall consist of no more than six persons, including the spokesperson.
4. Only one member of the deputation shall be allowed to address the meeting, her or his speech being limited to five minutes.
5. Councillors may ask questions of the deputation, which shall be answered by their spokesperson or any member of the deputation nominated by her or him for up to five minutes at the conclusion of the spokesperson’s questions, the deputation will be shown to the public area where they may listen to the remainder of the open section of the meeting.

KEY ISSUES FOR CONSIDERATION

6. Deputation requests have been submitted by representatives of those mentioned above. A deputation can be submitted by a person of any age who lives, works or studies in Southwark. Deputations must relate to matters which the council has powers or duties or which affects Southwark.
7. If more than one deputation is to be heard in respect of one subject there shall be no debate until each deputation has been presented. The monitoring officer shall, in writing, formally communicate the decision of the meeting to the person who submitted the request for the deputation to be received.

Walworth Society

8. The deputation would like to discuss the following:

“The Walworth Society would like to make deputation to the Borough, Bankside & Walworth Community Council on Weds 2nd October to highlight the threat currently facing the historic buildings in the Walworth area.

The redevelopment of the E&C and the Heygate Estate in particular has brought the Walworth area to the attention of a large numbers of developers. While we are very supportive of the economic growth, affordable new homes and jobs that development brings and promote development which will bring thousands of new residents to our area, we believe that Walworth will be a more engaging and vibrant area to live in if it retains the buildings which tell the rich story of its past. There are those landmark historic buildings which are of such clear national importance that they are protected by listing from English Heritage and we are lucky to have a handful of such buildings in our local area.

While these buildings are wonderful in their own right it is often the more humble and everyday historic buildings which, through their materials, proportions, design and quality, truly define the character and fabric of our area and help forge its architectural identity. We passionately believe that there is great value in preserving and enhancing this character as it fosters a greater sense of shared identity for our diverse community in Walworth.

As a community, we are now repeatedly having to create campaigns to save these more humble buildings such as our old pubs (like the Huntsman & Hounds), old civic buildings (such as the Victorian Sorting Office in Penrose St) and the former Coroners Court Apartments in Manor Place Depot which are under threat.

We just do not have the tools or resources to fight all these battles. Unless protected as nationally listed buildings, the protection for these buildings is minimal and it is left to the Local Listing process, the administration of which seems to be entirely reliant upon the Local Authority to administer. Some buildings were identified for local listing in the Walworth area as part of the E&C SPD but many others which are of interest to local people were overlooked. What is also of great concern is that the Local Listing process is proceeding at a glacially slow pace and we now understand that we are waiting for a Heritage SPD to be developed, consulted on and then adopted even before the locally listed buildings can be considered for protection.

The Walworth Society wishes to highlight the situation of the threat that our local heritage and identity is facing and to make sure that everyone knows that without greater interest and active engagement from everyone, from local people, our Councillors and Southwark Council, many of buildings that provide the character and speak to the rich history our area as we walk about will be gone in 5 years time. If we wish to protect these buildings, then this needs your direct attention now and the process of affording protection must be speeded up and beefed up.”

Procedure for deputations

9. At the meeting, the spokesperson for the deputation will be invited to speak up to five minutes on the subject matter. The community council will debate the deputation and at the conclusion of the deputation the chair will seek the consent of councillors to debate the subject. Councillors may move motions and amendments without prior notice if the subject does not relate to a report on the agenda. The meeting can decide to note the deputation or provide support if requested to do so. The community council shall not take any formal decision(s) on the subject raised unless a report is on the agenda.
10. Any relevant resource or community impact issues will be contained in the comments of the strategic director.

Community impact statement

11. The Southwark Constitution allows for deputations to be made by groups of people resident or working in the borough.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**Director of Planning**

12. To follow.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Written correspondence received from representatives Walworth Society	160 Tooley Street, London SE1P 5LX	Gerald Gohler 020 7525 7420

AUDIT TRAIL

Lead Officer	Alexa Coates, Principal Constitutional Officer	
Report Author	Gerald Gohler, Constitutional Officer	
Version	Final	
Dated	24 September 2013	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Director of Legal Services	No	No
Strategic Director of Finance and Corporate Services	No	No
Cabinet Member	No	No
Date final report sent to the Constitutional Team	24 September 2013	

Item No. 11.	Classification: Open	Date: 2 October 2013	Meeting Name: Borough, Bankside and Walworth Community Council
Report title:		Community Council Highways Capital Investment 2013/14	
Ward(s) or groups affected:		All in the Community Council area	
From:		Head of Public Realm	

RECOMMENDATION

1. To allocate the currently unallocated amount of £34,876 of Highways Capital Investment funding to the Alice Street / Green Walk scheme as outlined in Appendix 1, or to agree alternative schemes subject to officer investigation and feasibility.

BACKGROUND INFORMATION

2. As part of the approved Highways Capital Investment programme for 2013/14, each community council receives a proportion of £800,000, as published in Appendix 5 of the Highways Capital Investment programme for 2013/14 dated 20 March 2013. The allocations are in Appendix 3. The Schemes that were approved and delivered in 2012/13 financial year ended 31 March 2013 are presented in Appendix 2 for information
3. This money can be spent on any asset renewal or replacement project selected by the Community Council with the caveats that it cannot be spent on traffic safety or parking schemes, non functional or decorative installations and / or non-essential works. In addition to the resurfacing selections provided it, the money (or part thereof) could be spent on minor patching and pothole repairs should a community council wish to do so.
4. Borough, Bankside and Walworth Community Council was allocated £190,475 to be used for its highways surface improvements (carriageway or footway) of their choice. The budget can be spent on any non-principal road on the area. The overall budget available to the community council is £354,651. (£190,475 plus under spend £164,176).
5. At the last Borough, Bankside and Walworth community council meeting members agreed an allocation of £319,775 for implementation of various schemes. There was however a remaining budget of to £34,876 allocate and this report seeks agreement for that allocation

KEY ISSUES FOR CONSIDERATION

6. Following the June community council officers wrote to all ward Councillors and requested alternative ideas or proposals for 2013 / 14 allocation. Chaucer ward Councilors unanimously decided to allocate the under spend of £34,876 to the Alice Street and Green Walk project. This has now been included into the programme for approval as set out in Appendix 1.

7. Original officer recommendations were based on a number of factors, principally asset condition surveys undertaken last year. These recommendations are mainly roads which are not of sufficient priority because of their condition or use to justify use of corporate Non-Principal Road Maintenance funding as per the Highways Capital Investment Programme report agreed 20 March 2013.

Delivery

8. Once the community council has made their selections by the method of their choice they will be designed and delivered as soon as possible in 2013/14. Any under spends or projected overspends will be reported back to community council for resolution or reallocation. Depending on the timing of decisions, it may not be possible to complete all works within the financial year. If this is the case the funding will be rolled forward to next financial year and the works completed then.

Community Impact Statement

9. There are no specific community impact issues arising from the recommendations.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Highways Capital Investment Programme Decision 20 March 2013	160 Tooley Street, London SE1P 5LX http://moderngov.southwark.gov.uk/ieDecisionDetails.aspx?ID=3637	Franklin Uwakaneme 020 7525 2207 or Matthew Hill 020 7525 3541

APPENDICES

No.	Title
Appendix 1	Approved Schemes for 2013/14
Appendix 2	Extract from "Appendix 5" of the Highways Capital Investment programme for 2013/14 - Community Council Investment Allocations

AUDIT TRAIL

Lead Officer	Matthew Hill, Public Realm Programme Manager	
Report Author	Himanshu Jansari, Project Engineer	
Version	Final	
Dated	20 September 2013	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Director of Legal Services	No	No
Strategic Director of Finance and Corporate Services	No	No
Date final report sent to the Constitutional Team		18 September 2013

APPENDIX 1

Devolved Community Council Funded Schemes
Community Council : Borough & Bankside & Walworth
Date: 02 October 2013

	Funding
Under spend from previous years	£164,176
Allocation for FY 2013/14	£190,475
Approved Schemes for FY 2013/14	£319,775
Total un-allocated budget for 2013/14	£34,876

Approved Schemes for 2013/14

Candidate Road	Ward	Carriageway/Footway	Allocation	Estimated Cost
Cobourg Road	East Walworth	Footway		56,079
Gateway	Faraday	Footway		30,881
Kenington Park Place	Newington	Footway		24,576
Manor Place	Newington	Carriageway		8,839
Carter Street	Newington	Carriageway		13,043
Penrose Street	Newington	Carriageway		5,307
Lorrimore Road	Newington	Carriageway		24,681
Pocock Street Jw Rushworth Street	Cathedrals	Footway		6,142
Webber Street	Cathedrals	Footway		13,982
Rushworth Street Jw King James to Webber Street	Cathedrals	Carriageway		38,592
Alice Street / Green Walk	Chaucer	Footway / Carriageway		97,293
		Overall Total		£319,415
Councilors Preferred schemes				
Alice Street / Green Walk	Chaucer	Footway / Carriageway		34,876

IDM: HIGHWAYS & CAPITAL INVESTMENT PROGRAMME 2013/14

Appendix 5 – Community Council Investment Allocations

Community Council	Ward	Allocation (£k's)	Total (£k's)
Bermondsey and Rotherhithe	Grange	38.095	209.525
	Livesey (part)	19.050	
	Riverside	38.095	
	Rotherhithe	38.095	
	South Bermondsey	38.095	
	Surrey Docks	38.095	
Borough, Bankside and Walworth	Cathedrals	38.095	190.475
	Chaucer	38.095	
	East Walworth	38.095	
	Faraday	38.095	
	Newington	38.095	
Camberwell	Brunswick Park	38.095	114.285
	Camberwell Green	38.095	
	South Camberwell	38.095	
Dulwich	College	38.095	114.285
	East Dulwich	38.095	
	Village	38.095	
Peckham and Nunhead	Livesey (part)	19.050	171.430
	Nunhead	38.095	
	Peckham	38.095	
	Peckham Rye	38.095	
	The Lane	38.095	
			800.000

Item No. 12.	Classification: Open	Date: 2 October 2013	Meeting Name: Borough, Bankside and Walworth Community Council
Report title:		Alice Street and Green Walk Streetscape improvement Scheme	
Ward(s) or groups affected:		Chaucer	
From:		Head of Public Realm	

RECOMMENDATION

1. That the Borough, Bankside and Walworth Community Council approve the implementation of the above scheme (subject to statutory consultation) in line with the recommendations in the attached consultation report.

BACKGROUND INFORMATION

2. In accordance with Part 3H paragraph 19 and 21 of the Southwark Constitution, community councils are to be consulted on the detail of strategic parking/traffic/safety schemes. In practice this is carried out following public consultation.
3. The community council is now being given opportunity to make final comments on the scheme following public consultation.
4. Full details of all results associated with the study can be found in Appendix A the 'consultation report'.
5. The Cabinet Member was notified of the scheme and consultations documents on the 19 August 2013.
6. The main elements of the scheme include:
 - New footway surfacing on Alice Street and Green Walk to match Rothsay Street.
 - Eastern footway of Alice Street (adjacent to new development) to be rebuilt to provide a more even surface.
 - Footway widening with tree planning at end of parking bays to improve the visual quality of the streetscape.
 - Majority of existing resident / pay and display parking to bay to remain, with an additional resident parking bay created on the eastern side of Alice Street.
 - New carriageway raised table at junction of Green Walk and Alice Street to improve pedestrian accessibility and reduce traffic speeds.
 - Removal of redundant street clutter.
 - Carriageway to be resurfaced.

KEY ISSUES FOR CONSIDERATION

7. Informal public consultation took place with all residents and businesses within

the consultation area from 18 July 2013 until 16 August 2013.

8. Full details of the consultation strategy, results, conclusions and recommendations can be found in Appendix A.

POLICY IMPLICATIONS

9. The recommendations contained within this report are consistent with the policies of the Transport Plan 2011, particularly:

Policy 1.1 – pursue overall traffic reduction

Policy 2.3 – promote and encourage sustainable travel choices in the borough

Policy 4.2 – create places that people can enjoy

Policy 5.1 - Improve safety on our roads and to help make all modes of transport safer.

COMMUNITY IMPACT STATEMENT

10. The implementation of any transport project creates a range of community impacts. All transport schemes aim to improve the safety and security of vulnerable groups and support economic development by improving the overall transport system and access to it.

RESOURCE IMPLICATIONS

11. This report is for the purposes of consultation only and there is no resource implications associated with it.
12. It is, however, noted that this project is funded by the Borough, Bankside and Walworth Community Council CGS fund and devolved highway budget (£140K budget).

CONSULTATION

13. Ward members were consulted prior to commencement of the study.
14. Informal public consultation was carried out in July/August 2013, as detailed above.
15. This report provides an opportunity for final approval of the scheme to proceed to the implementation stage, subject to statutory consultation.
16. If approved for implementation this will be subject to statutory consultation required in the making of any permanent Traffic Management Orders.
17. Consultation results for the scheme were:
 - **25 replies received (22 returned questionnaires and 3 emails)**
 - **100% support (no objections) to the proposed measures.**

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Transport Plan 2011	Southwark Council Environment Public Realm Network Development 160 Tooley Street London SE1 2QH Online: http://www.southwark.gov.uk/info/200107/transport_policy/1947/southwark_transport_plan_2011	Matthew Hill 020 7525 3541

APPENDICES

No.	Title
Appendix A	Alice Street and Green Walk Streetscape Improvement Scheme – Consultation Report (circulated separately)

AUDIT TRAIL

Lead Officer	Des Waters, Head of Public Realm	
Report Author	Matthew Hill, Public Realm Programme Manager	
Version	final	
Dated	20 August 2013	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Director of Legal Services	No	No
Strategic Director of Finance and Corporate Services	No	No
Cabinet Member	Yes	No
Date final report sent to the Constitutional Team	10 September 2013	

Item No 13.	Classification: Open	Date: 2 October 2013	Meeting Name: Borough, Bankside and Walworth Community Council
Report title:		Local parking amendments	
Ward(s) or groups affected:		All wards within Borough, Bankside and Walworth Community Council	
From:		Head of Public Realm	

RECOMMENDATION

1. It is recommended that the following local parking amendments, detailed in the appendices to this report, are approved for implementation subject to the outcome of any necessary statutory procedures:
 - Royal Road – install one disabled persons’ (blue badge) parking bay.
 - Alice Street – install one disabled persons’ (blue badge) parking bay
 - Great Suffolk Street – install one 4 hour disabled persons’ (blue badge) parking bay.

BACKGROUND INFORMATION

2. Part 3H of the Southwark Constitution delegates decision making for non-strategic traffic management matters to the community council.
3. Paragraph 16 of Part 3H of the Southwark Constitution sets out that the community council will take decisions on the following local non-strategic matters:
 - the introduction of single traffic signs
 - the introduction of short lengths of waiting and loading restrictions
 - the introduction of road markings
 - the introduction of disabled parking bays
 - the setting of consultation boundaries for consultation on traffic schemes.
4. This report gives recommendations for three local parking amendments, involving traffic signs and road markings.
5. The origins and reasons for the recommendations are discussed within the key issues section of this report.

KEY ISSUES FOR CONSIDERATION

Origin disabled bays – Royal Road and Alice Street.

6. Two applications have been received for the installation of a disabled persons (blue badge) parking bay. In each case, the applicant met the necessary criteria for an origin, disabled persons’ parking bay.

7. An officer has subsequently carried out a site visit to evaluate the road network and carried out consultation with each applicant to ascertain the appropriate location for each disabled bay.
8. It is therefore recommended that disabled bays be installed at the following locations, see appendices for detailed design:

Reference	Bay location (approx)	Drawing appendix number
1314Q2013	Outside 27 King Charles Court	Appendix 1
1314Q1025	Outside No.11 Alice Street	Appendix 2

Great Suffolk Street – 1314Q2016

9. The council was contact the charity Muscular Dystrophy Campaign with a request for disabled parking to assist their visitors.
10. A site meeting was held on 4 July 2013 with an officer from parking design, a road safety officer and representatives from the charity to discuss dropped kerbs and possible locations for disabled parking bays.
11. During the site meeting a number of locations were discussed and Great Suffolk Street in front of the charity's entrance was agreed as the most appropriate location for a 4 hour destination disabled parking bay.
12. Many of the disabled visitors to this charity have powered wheelchairs which are accessed via the rear of their vehicle. Therefore the disabled bay is proposed to be slightly longer than the standard (6 metres) bay so as to enable sufficient space to park and to get in and out of the vehicle.
13. It is therefore recommended that, as detailed in Appendix 3, 7 metres existing single yellow line outside 61a Great Suffolk Street is removed and one 4 hour destination disabled persons' parking bay (7 metres) is installed.

POLICY IMPLICATIONS

14. The recommendations contained within this report are consistent with the policies of the Transport Plan 2011, particularly

Policy 1.1 – pursue overall traffic reduction

Policy 4.2 – create places that people can enjoy.

Policy 8.1 – seek to reduce overall levels of private motor vehicle traffic on our streets

COMMUNITY IMPACT STATEMENT

15. The policies within the Transport Plan are upheld within this report have been subject to an Equality Impact Assessment.
16. The recommendations are area based and therefore will have greatest affect upon those people living, working or traveling in the vicinity of the areas where the proposals are made.
17. The introduction of blue badge parking gives direct benefit to disabled motorists,

particularly to the individual who has applied for that bay.

18. The introduction of yellow lines at junctions gives benefit to all road users through the improvement of inter-visibility and therefore road safety.
19. There is a risk that new restrictions may cause parking to be displaced and, indirectly, have an adverse impact upon road users and neighboring properties at that location. However this cannot be entirely preempted until the recommendations have been implemented and observed.
20. With the exception of those benefits and risks identified above, the recommendations are not considered to have a disproportionate affect on any other community or group.
21. The recommendations support the council's equalities and human rights policies and promote social inclusion by:
 - Providing improved parking facilities for blue badge (disabled) holders in proximity to their homes.
 - Providing improved access for key services such as emergency and refuge vehicles.
 - Improving road safety, in particular for vulnerable road users, on the public highway.

RESOURCE IMPLICATIONS

22. All costs arising from implementing the recommendations will be fully contained within the existing public realm budgets.

LEGAL IMPLICATIONS

23. Traffic Management Orders would be made under powers contained within the Road Traffic Regulation Act (RTRA) 1984.
24. Should the recommendations be approved the council will give notice of its intention to make a traffic order in accordance with the Local Authorities Traffic Order (Procedure) (England and Wales) Regulations 1996.
25. These regulations also require the Council to consider any representations received as a result of publishing the draft order for a period of 21 days following publication of the draft order.
26. Should any objections be received they must be properly considered in the light of administrative law principles, Human Rights law and the relevant statutory powers.
27. By virtue of section 122, the Council must exercise its powers under the RTRA 1984 so as to secure the expeditious, convenient and safe movement of vehicular and other traffic including pedestrians, and the provision of suitable and adequate parking facilities on and off the highway.
28. These powers must be exercised so far as practicable having regard to the following matters

- a) the desirability of securing and maintaining reasonable access to premises
- b) the effect on the amenities of any locality affected including the regulation and restriction of heavy commercial traffic so as to preserve or improve amenity
- c) the national air quality strategy
- d) facilitating the passage of public service vehicles and securing the safety and convenience of their passengers
- e) any other matters appearing to the Council to be relevant.

CONSULTATION

- 29. No informal (public) consultation has been carried out.
- 30. Where consultation with stakeholders has been completed, this is described within the key issues section of the report.
- 31. Should the community council approve the items, statutory consultation will take place as part of the making of the traffic management order. The process for statutory consultation is defined by national regulations.
- 32. The council will place a proposal notice in proximity to the site location and also publish the notice in the Southwark News and the London Gazette.
- 33. The notice and any associated documents and plans will also be made available for inspection on the council's website or by appointment at its Tooley Street office.
- 34. Any person wishing to comment upon or object to the proposed order will have 21 days in which do so.
- 35. Should an objection be made that officers are unable to informally resolve, this objection will be reported to the community council for determination, in accordance with the Southwark Constitution.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Transport Plan 2011	Southwark Council Environment and Leisure Public Realm projects Parking design 160 Tooley Street London SE1 2QH Online: http://www.southwark.gov.uk/info/200107/transport_policy/1947/southwark_transport_plan_2011	Tim Walker (020 7525 2021)


APPENDICES

No.	Title
Appendix 1	Royal Road – proposed origin disabled bay
Appendix 2	Alice Street – proposed origin disabled bay
Appendix 3	Great Suffolk Street – proposed 4hr destination disabled bay

AUDIT TRAIL


Lead Officer	Des Waters, Head of Public Realm	
Report Author	Tim Walker, Senior Engineer	
Version	Final	
Dated	16 September 2013	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Director of Legal Services	No	No
Strategic Director of Finance and Corporate Services	No	No
Cabinet Member	No	No
Date final report sent to Constitutional Team		20 September 2013

PUBLIC REALM PROJECTS (PARKING DESIGN)




Southwark Council
Environment and Leisure - Public Realm
PO Box 64529, London SE1 5LX


LEGEND




ROAD MARKING
DISABLED




POSITION OF SIGN AND SUPPORT




EXISTING DISABLED BAY




EXISTING PERMIT BAY




EXISTING TIME RESTRICTED BAY



EXISTING AMBULANCE BAY



EXISTING DOUBLE YELLOW LINE



EXISTING SINGLE YELLOW LINE

Revision details	By	Date	Suffix
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			B

Project ID / name
1314Q2_LOCAL_PARKING_AMENDMENTS

Drawing title
ROYAL_ROAD
PROPOSED_DISABLED_BAY

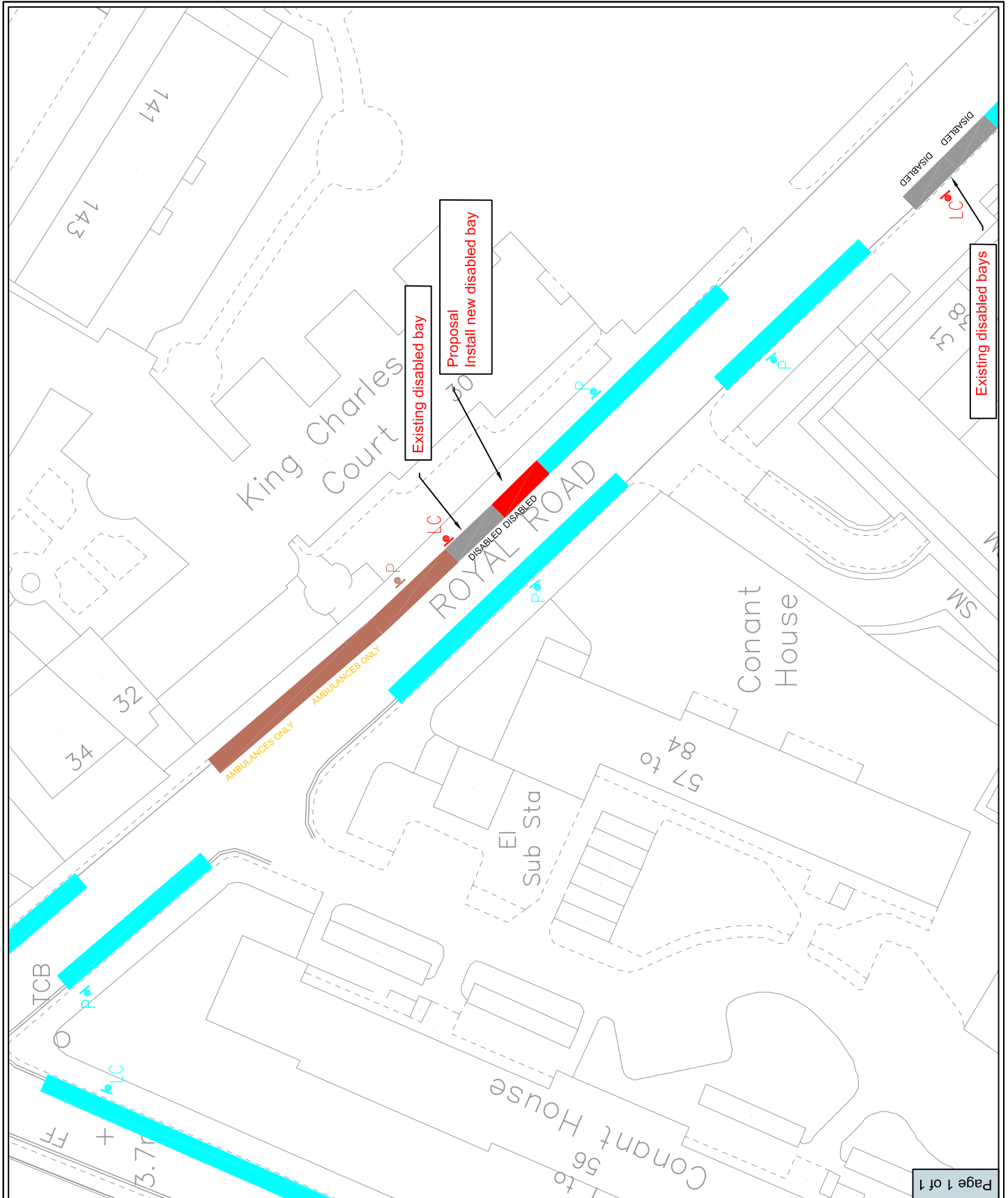
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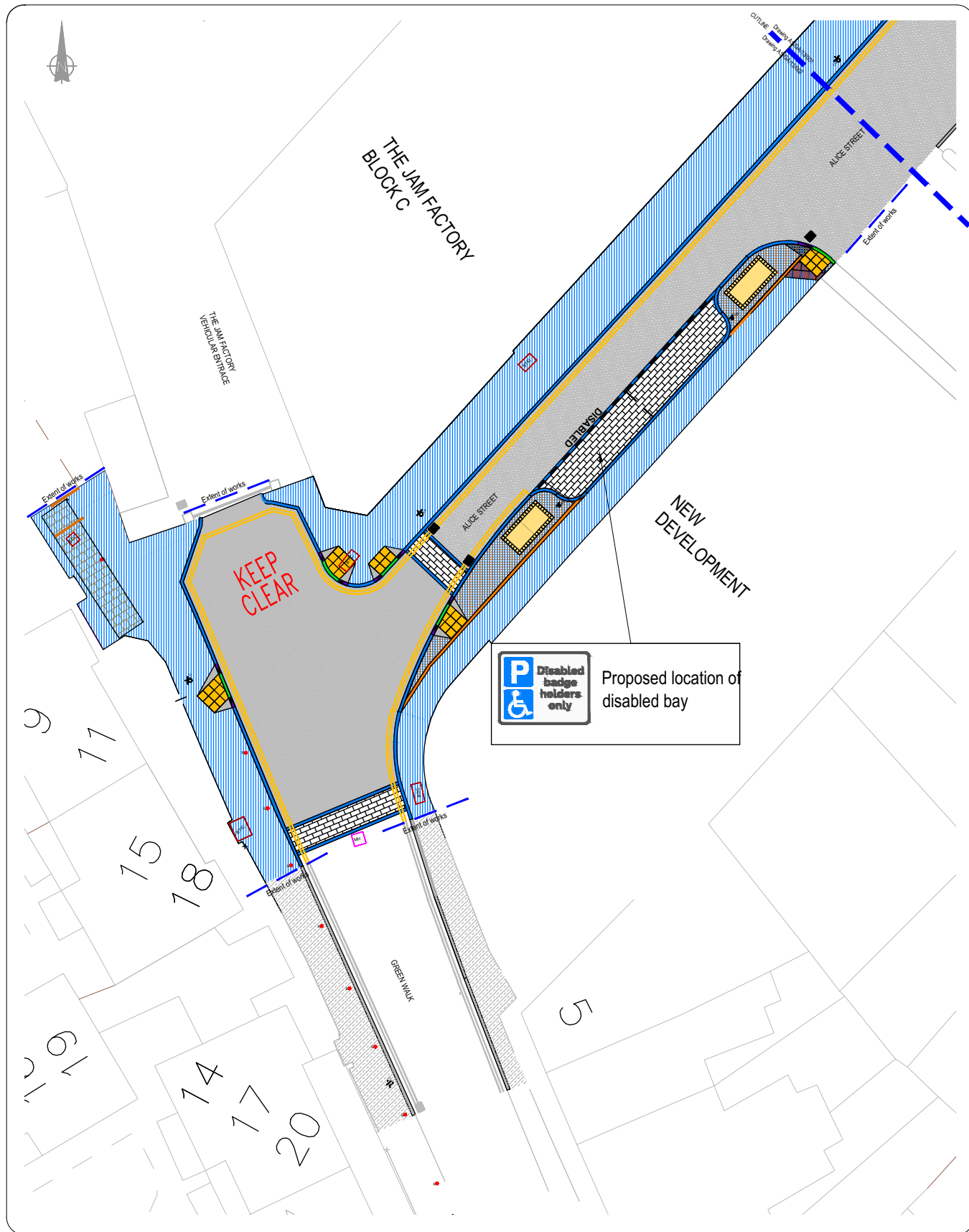
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File name
1314Q2_013

Drawn	Designed	Checked	Approved
MH	MH	TW	TW
02/07/13	02/07/13	02/07/13	02/07/13

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Shaping Southwark's Highways

 PUBLIC REALM PROJECTS TEAM

 ENVIRONMENT AND LEISURE


 160 TIDLEY STREET

 SE17 6JX

No.	Date	Revision
	5/13	

Project		
ALICE STREET Disabled Bay		
Title		
Appendix 2		
Contract No.	Drawn	CM
Scale	Designed	CM
1:100 @ A1	Checked	OK
Drawing No.	Approved	OK
AS/GA/13/002	Rev.	A
Date Drawn	5/13	Date Issued

PUBLIC REALM PROJECTS (PARKING DESIGN)



Environment and Leisure, Public Realm
PO Box 04529, London SE1 6LX

LEGEND

- EXISTING DOUBLE YELLOW LINES
- EXISTING SINGLE YELLOW LINE
- EXISTING SINGLE KERB STRIPE
- EXISTING PERMIT BAY
- EXISTING PAY AND DISPLAY BAY
- EXISTING SOLO MOTORCYCLE BAY
- EXISTING LOADING ONLY BAY
- EXISTING DISABLED BAY
- EXISTING SINGLE KERB STRIPE
- EXISTING BUS BAY
- EXISTING CYCLE HIRE DOCKING STATION
- EXISTING AMBULANCE BAY
- EXISTING SHARED USE BAY
- EXISTING SINGLE METER
- PROPOSED DISABLED BAY

Revision details	By	Date	Suffix
			A
			B

Project ID / name
1314Q2_LOCAL_PARKING_AMENDMENTS

Drawing title
GREAT_SUFFOLK_STREET
PROPOSED_DISABLED_PARKING_BAY
Layout

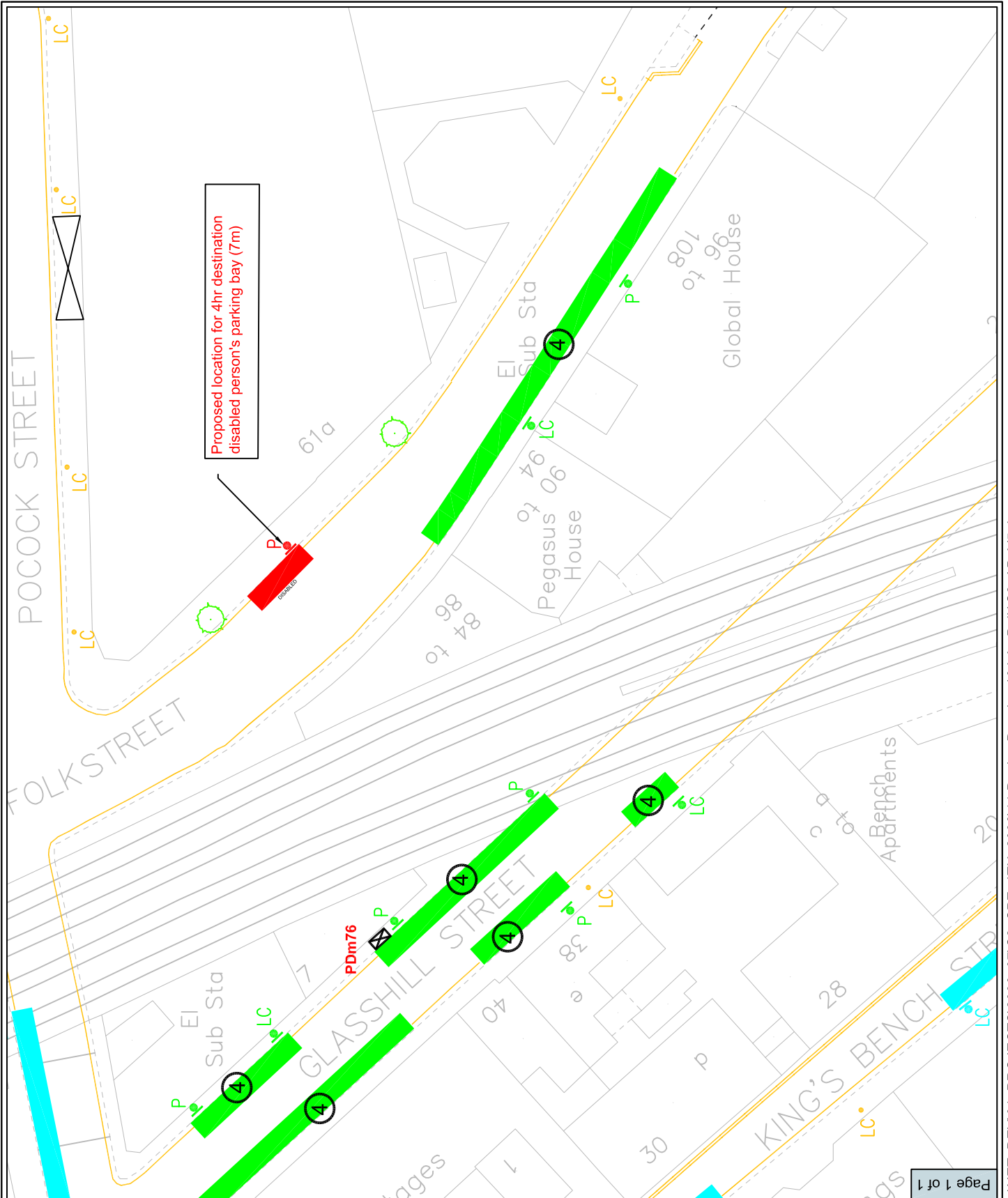
APPENDIX_3

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File name
1314Q2_016

Drawn	Designed	Checked	Approved
MH	MH	TW	TW
29/07/13	29/07/13	12/08/13	12/08/13

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Item No. 14.	Classification: Open	Date: 2 October 2013	Meeting Name: Borough, Bankside and Walworth, Community Council
Report title:		Doddington Grove Cycle Hire Scheme	
Ward(s) or groups affected:		Newington Ward	
From:		Head of Public Realm	

RECOMMENDATION

1. That the community council approves the installation of the cycle hire docking station on Doddington Grove, subject to the outcome of necessary statutory procedures

BACKGROUND INFORMATION

2. Part 3H paragraph 16 and 17 of the Southwark Constitution delegates decision making for local non-strategic traffic management matters to the Community Council
3. Boris Johnson, Mayor of London, stated in his manifesto; "I want London to be a genuinely cycle friendly city. I will introduce a central London Cycle Hire scheme, so that Londoners will be able to hire a bike at convenient locations across central London. This will provide a genuinely sustainable alternative to the car and encourage more Londoners to cycle". TfL has implemented the scheme on behalf of the Mayor.
4. The Mayor recently announced that the Cycle Hire Expansion and Intensification (CHEI) project will provide more docking stations before the end of 2013. He has always seen cycle hire as an expanding programme and has asked TfL to look at ways to expand and improve the scheme in a sustainable way.
5. Cycle Hire has been very successful since its launch in 2010, resulting in over 14 million cycle hires by members and 6 million hires by casual users. There are now over 8,300 cycles within the system that operate from over 580 docking stations across the capital.
6. Phase 3 includes plans to increase the number of Cycle Hire docking stations where Southwark Council is the traffic authority with the general objective of intensifying the density of docking stations within the zone 1 area.

KEY ISSUES FOR CONSIDERATION

7. The Proposal is for the introduction of 36 new Cycle Hire docking stations on Doddington Grove as outlined at Appendix A.

8. The scheme will not affect the existing controlled parking provisions or waiting/loading restrictions in the area.
9. A public consultation was carried out and no representation was received during the public consultation process.
10. It is noted that all cycle hire locations are subject to planning permission. The site has already been granted planning permission (Planning Reference Number 11-AP-2748). Nonetheless it requires approval from the Community Council in order to implement the necessary Traffic Management Order.
11. Due to the widening of existing refuge island to accommodate the docking station, adjacent advisory cycle lane on Doddington Grove will be replaced with cycle logos.

Policy Implications

12. The recommendations contained within this report are consistent with the policies of the Transport Plan 2011, particularly:

Policy 1.1 – pursue overall traffic reduction

Policy 2.3 – promote and encourage sustainable travel choices in the borough

Policy 4.2 – create places that people can enjoy

Policy 5.1 – improve safety on our roads and to help make all modes of transport safer

Community impact statement

13. The implementation of any transport project creates a range of community impacts. All transport schemes aim to improve the safety and security of vulnerable groups and support economic development by improving the overall transport system and access to it.
14. This scheme is intended to encourage the use of sustainable modes of transport.

Resource implications

15. The project is wholly funded by Transport for London.
16. Works would be implemented by Transport for London and are expected to be carried out in autumn 2013.

Consultation

17. Ward members were consulted prior to commencement of the public consultation.
18. Consultation documents for the Cycle Hire Scheme were delivered to 83 residents, mainly on Doddington Grove (see Appendix B).
19. No representations were received to the public consultation.
20. A statutory consultation will be undertaken and if no objections are received, a Traffic Management Order will be made allowing the scheme to be implemented. If any objections are received, a further report will be required to allow the Community Council to consider those objections.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Transport Plan 2011	Council website also Southwark Council 160 Tooley Street London SE1 2QH http://www.southwark.gov.uk/info/200107/transport_policy/1947/southwark_transport_plan_2011	Clement Agyei – Frempong Tel: 020 7525 2305

APPENDICES

No.	Title
Appendix A	Doddington Grove Cycle Hire docking station plan & letter to residents
Appendix B	Consultation area (Residents area)

AUDIT TRAIL

Lead Officer	Matthew Hill, Public Realm Programme Manager	
Report Author	Clement Agyei-Frempong, Senior Engineer	
Version	Final	
Dated	11 September 2013	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Director of Legal Services	No	No
Strategic Director of Finance and Corporate Services	No	No
Date final report sent to the Constitutional Team		11 September 2013



14 June 2013

The occupier,

Public Realm Projects
Direct Dial – 020 7525 5553/2305

Our Ref: AA/CF/CH3-DG

Dear Resident

Ref: Barclays Cycle Hire – Doddington Grove

Southwark Council working in partnership with Transport for London is planning to introduce a new cycle hire docking station in Doddington Grove.

This scheme is part of the Mayor of London's plan to improve cycle facilities for users in and around London.

Boris Johnson, Mayor of London, stated in his manifesto; "I want London to be a genuinely cycle friendly city. I will introduce a central London Cycle Hire scheme, so that Londoners will be able to hire a bike at convenient locations across central London. This will provide a genuinely sustainable alternative to the car and encourage more Londoners to cycle".

When considering expansion and intensification opportunities for the cycle hire scheme, TfL must make a balanced assessment across London. For this proposed scheme the following factors have been taken into account:

- Distribution of the scheme area across London, including cross-river connections where applicable
- Local trip attractors and likely usage – sufficient multi-directional trip densities are necessary
- Availability of suitable land – docking station sites must meet minimum technical criteria for length/width, gradient, etc., with sufficient depth for foundations and be clear of utilities and underground structures
- Maintaining a network of docking stations no more than 500m apart
- Operational constraints, ranging from serviceability to topography
- Constrained docking station capacity in key parts of central London
- Available funding, both external and within TfL
- Local demand
- Council support.

The proposed scheme will not affect the existing parking provision in the area. The expected number of new docking points is 36.

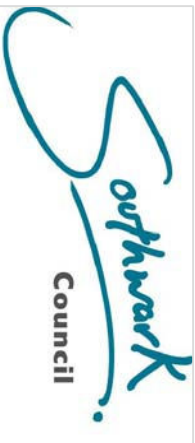
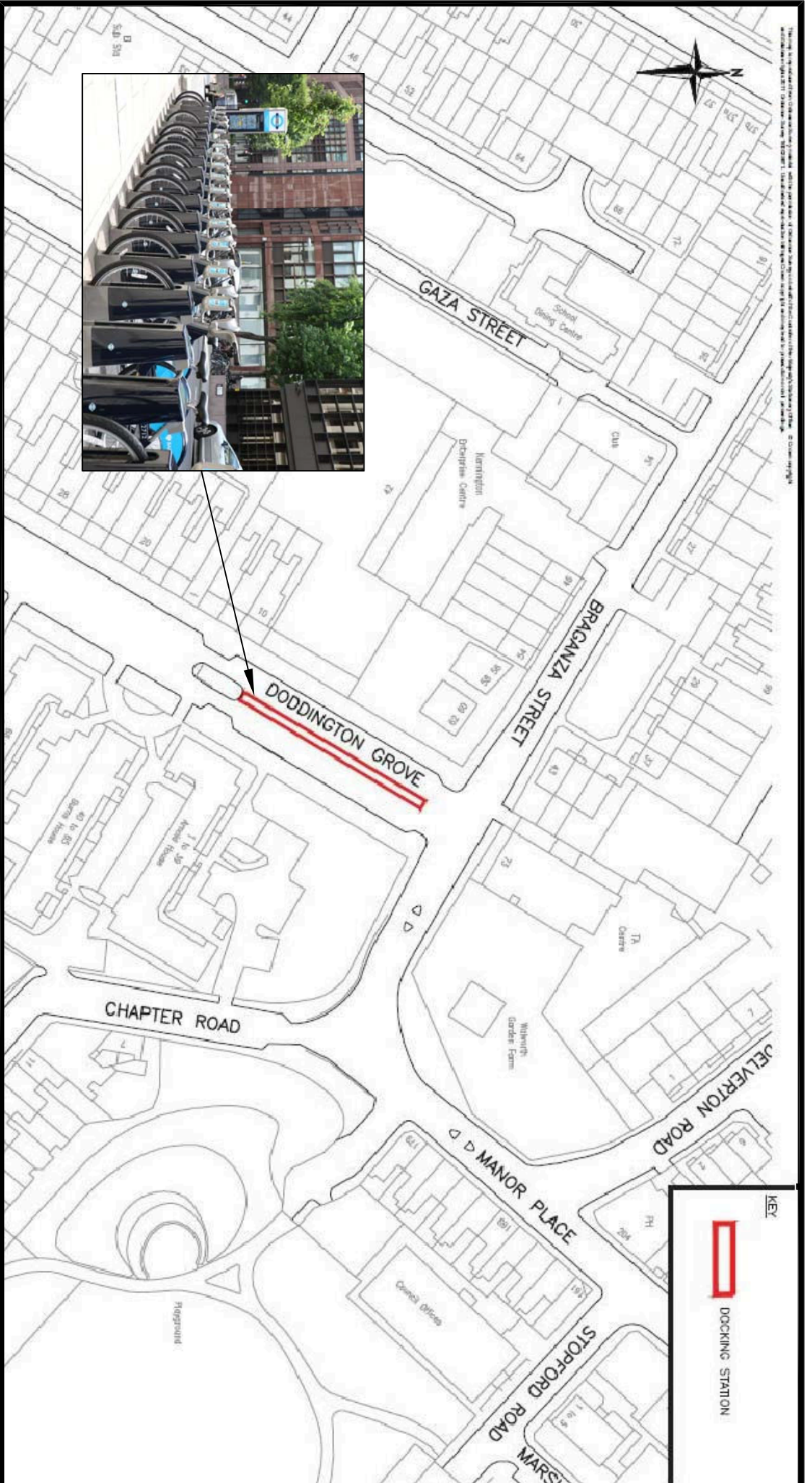
Should you require any further information regarding the proposed scheme please do not hesitate to contact me on 020 7525 5553. Alternatively you can email to: andres.antury@southwark.gov.uk .

The scheme is planned to be implemented in autumn 2013.

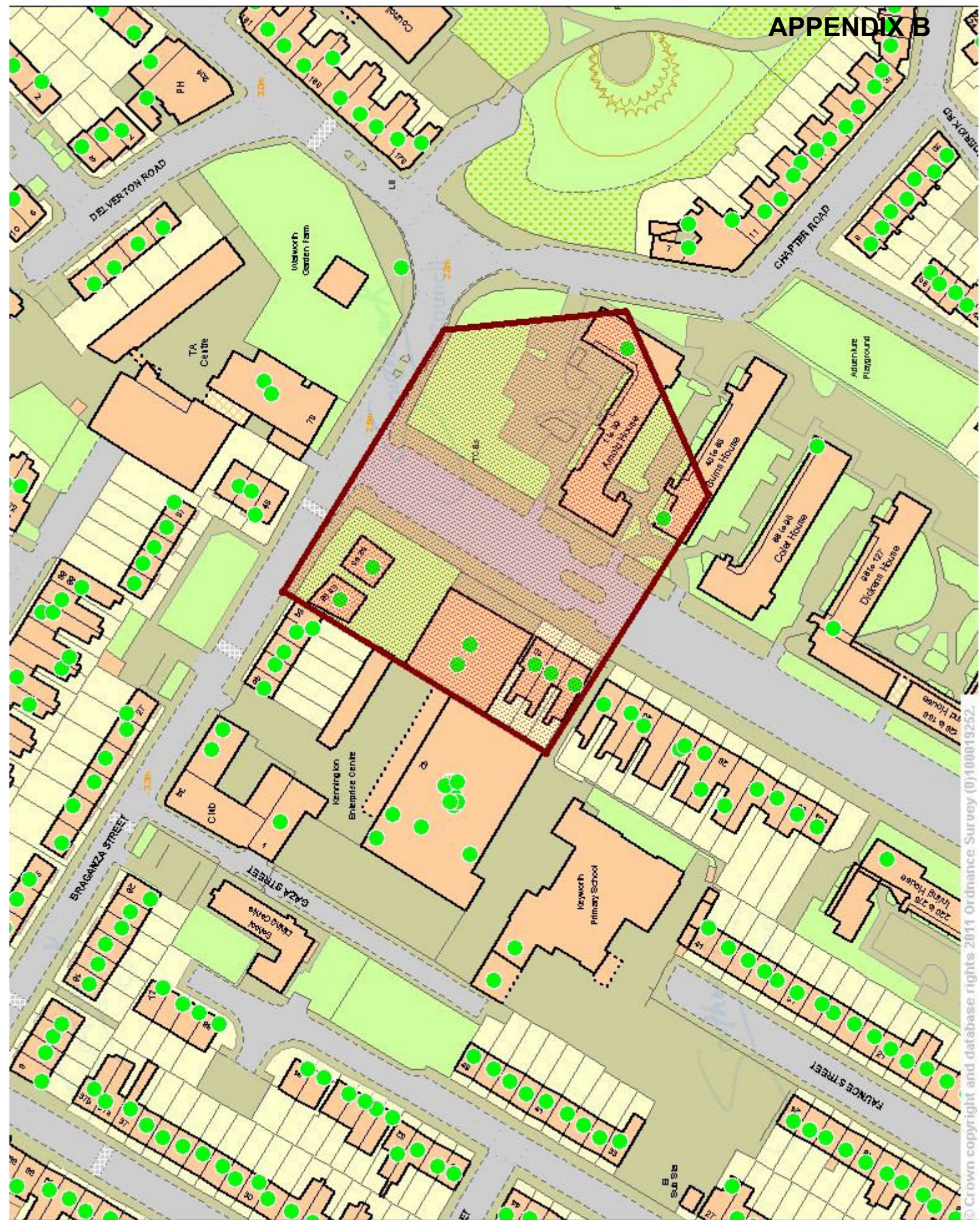
Yours Sincerely,

Andres Antury

BARCLAYS CYCLE HIRE SCHEME DODDINGTON GROVE



APPENDIX B





Borough, Bankside and Walworth Community Council

Public Question form

Your name:

Your mailing address:

What is your question?

**Please give this form to Gerald Gohler, Constitutional Officer
or Pauline Bonner, Community Council Development Officer**

Feedback on queries raised at previous Walworth Community Council meetings

Question	Response
<p>Can details of the Sedan Way Green Link be submitted, as there is a problem with the proposed removal of four mature ash trees? The proposed new layout of Sedan Way would lead to the removal of the trees, most of which could be easily saved. Why are the proposals for this new road pedestrian unfriendly, and dangerous for children?</p>	<p>Awaiting a response from officers.</p>
<p>Can information about the total under spend, which the community council has at its disposal, be brought to the next meeting.</p>	<p>Please see pages 42-43.</p>
<p>Can senior officers in charge of various departments, including the chief executive, be invited to address future community council meetings?</p>	<p>The chair has noted this request. Senior officers will be invited, depending on the topics on the agenda at the particular meetings, and subject to their availability.</p>
<p>Victorian pubs are being bought up with a view to knocking them down, and residents are playing catch-up. How can the council and residents be proactive in protecting Victorian buildings?</p>	<p>Once the building has been sold, from a planning perspective, there are three Saved Policies in the Southwark Plan which may be applicable:</p> <p>Policy 1.7 Development within town and local centres - This stipulates among other things that new developments should be accommodated within the existing town centres and local centres. New developments need to be appropriate to the character and function of such town centres.</p> <p>Policy 1.9 Change of use within protected shopping frontages</p> <p>Policy 1.10 Small scale shops and services outside the town and local centres and protected shopping frontages – puts restrictions on changes of use, if essential services to the community are affected.</p> <p>For a copy of the Southwark plan and further details on the above</p>

	<p>policies, please also see http://www.southwark.gov.uk/info/856/planning_policy/1241/the_southwark_plan.</p> <p>Other criteria could be used to save such a Victorian building would be: if it was a listed building, or if it was in a conservation area.</p> <p>The Localism Act 2011, the relevant part of which came into force on 21 September 2012, introduced the concept of “Assets of Community Value”</p> <p>What the act does</p> <p>It enables qualifying community groups to nominate properties to be included in the list of assets of community value.</p> <p>It requires the owner of a listed property to notify the Council if it wants to sell the property.</p> <p>It requires the Council to notify the property owner if a qualifying community group tells the Council it is interested in making a bid to buy the property (within 6 weeks of the owner’s notification that it wishes to sell).</p> <p>If the Council receives such an expression of interest, it prevents the property owner from selling the property within a period of six months unless the sale is to a community group.</p> <p>It gives community groups time to bid for properties.</p> <p>What the act does not do</p> <p>The Act does not automatically allow all assets that may be nominated to be listed – the Council must be satisfied that they fit the relevant criteria, and property owners have a right to appeal the Council’s decision to list.</p> <p>It does not assist community groups with acquiring a listed asset unless and until the owner decides to sell.</p> <p>It does not oblige a property owner to sell to a community group.</p> <p>It does not stop the owner selling the property to someone else, once the six week/six month period has passed, even if a community group has made a bid.</p> <p>It would not stop a property owner from demolishing a property, or applying for planning permission to change the use of a property.</p> <p>It only potentially delays a sale of a property.</p>
<p>Why has Peckham Town Hall been sold off?</p>	<p>The council has now completed an agreement to grant a long lease on the former town Hall in Peckham Road to a developer who, subject to planning, will provide student accommodation, affordable business and studio space, a cafe and new accommodation for Theatre Peckham.</p> <p>The council agreed a revised approach to office accommodation through a cabinet report in November 2010 (available on the council’s website). Building on decisions made by the previous administration to consolidate office based accommodation at 160 Tooley Street, this report recommended further consolidation of offices and the development of a large shared operational facility in the centre of the borough. The report also re-examined the</p>

	<p>business case for retaining the by then under-used Southwark Town Hall. While noting that a civic presence and strong civic identity remained important, the report recognised that the former town hall on Peckham Road had limited capacity to deliver a fit for purpose facility for Southwark residents. A particular shortcoming was public access to the building; Access and facilities for disabled people were acknowledged as poor and opportunities for enhancing public participation in the democratic process were also limited by the buildings design.</p> <p>The report examined the potential for refurbishment and looked to apply a long-term approach to decision making to avoid ongoing further essential expenditure in the medium term to deal with mechanical and electrical, structural and access works, and to provide a functional and accessible building. The capital cost of refurbishment was re-assessed as £9 million.</p> <p>Given the limited potential uses of the property, the ongoing revenue costs and the scale of investment required, the decision was taken to seek to dispose of the town hall building on a long lease. Disposal would allow the building to find a new function and open the opportunity for new investment that the council could not provide. Disposal has generated a capital receipt for reinvestment in council priorities. Finally, the council has pursued disposal options which will support valued local partners, including Theatre Peckham and through the provision of student accommodation, the Camberwell campus of the University of the Arts, London.</p>
<p>Can the council look into putting rail stops back onto the line which runs parallel to Walworth Road?</p>	<p>This opportunity to (re) create additional stops on the Thameslink line south of Elephant and Castle has been investigated previously as an option to increase public transport accessibility along this corridor. Feedback from Network Rail suggests that there are technical difficulties relating to train service patterns and infrastructure constraints that would make the re-opening of old stations very challenging. The viability of providing several stations in such close proximity to one another has also been questioned previously. Nonetheless, we continue to monitor the situation while focussing on other options to improve public transport in the affected area, such as an extension of the Bakerloo Line.</p>
<p>Can the following advertising boards be removed as soon as possible:</p> <ol style="list-style-type: none"> 1. Nando's – Newington Causeway. There are also a number of raised and loose paving stones paving stones along this stretch outside Alexander Fleming House. 	<p>The compliance and monitoring team are looking into the sites to establish the planning status of the advertisement signage. Officers will, in the first instance, visit all areas and assess, if they have not done so already. They will then discuss with the premises and agree a way forward, including immediate removal of any items that contravene the council's policies. Any items the council accepts (acceptable with regards to public safety and area suitability) will then be required to be licensed and managed within the council's terms and conditions. A further update will be provided at the meeting, if available</p>

<p>2. The Whisky Shop – Clink Street. It was supposed to be removed before the Olympics and the Diamond Jubilee.</p> <p>3. The boards in and around the recently landscaped area on Tabard Street, next to St George’s Church: Barber, Gym and Cafe. The cafe has four banners/signs on each side of the church grounds as it is.</p>	
<p>The meeting heard that the question in the agenda pack about the Box Park related to the Heygate Estate, and not Marlborough Playground, and therefore the response was wrong. An updated response should be brought back to the community council.</p>	<p>Approx. 48 shipping containers were placed on the site of the Former Petrol Station Site on Walworth Road shortly before Artworks submitted a planning application towards the end of April 2013 for a 'Box Park' on this site (application reference 13-AP-1224). Officers raised a number of concerns with the proposal and now Artworks have submitted a fresh application (reference 13-AP-2927) proposing the 'Box Park' on a site fronting Elephant Road. Consultation on this application has just started. The previous application for the Walworth Road site is likely to be withdrawn shortly.</p> <p>The containers were being stored on the petrol station site and, to officers’ knowledge, at no time have they been used for their intended retail / business use. Hence the 'Box Park' has not been operating without the benefit of planning permission.</p>
<p>“If the council and the councillors are very concerned about young people, and where they can meet, why not use the empty office: e.g. at the bottom of Brandon Street and also give priority to young people when a vacancy occurs, instead of renting it to churches [...] when the hub will have been a perfect area in the centre of the Walworth Road.”</p>	<p>Officers have looked at what options there might be within the council's portfolio of premises on Walworth Road and the top end of Camberwell Road. However, the Council in fact owns relatively little on the street and the likelihood is that retail space would need to be rented in, if this is an option that the Council would wish to fund. The party commenting on lettings to churches may be referring to privately owned and rented premises rather than those in the council's portfolio.</p> <p>Officers have made enquiries about the former housing office on Brandon Street. The premises are unfit for occupation and substantial expenditure would be required to return it to beneficial use on any basis. Therefore the short term plan is to demolish the building. A temporary use in the meantime would not be economically viable and would not be consistent with the objectives of the Heygate Regeneration.</p> <p>On 16 July the cabinet agreed a vision for the future development</p>

of the building which took account of the feedback received from the initial public meeting in April following the fire and the council's own service requirements. The following key priorities for the high level vision were endorsed by the cabinet and are to form the basis of consultation with the local community which is expected to commence during October.

- An enhanced library space.
- A space for the display of the Cuming collection and potentially a Southwark museum
- A flexible space that could be used for a variety of purposes including community and civic events, exhibitions and performances
- Facilities for marriage, civil partnership and citizenship ceremonies undertaken by the Southwark registrar's service

The consultation strategy has to be formally approved by the Cabinet Member for Corporate Strategy and Regeneration. The draft however envisages consultation with a range of stakeholders including resident and tenants groups, schools, the Latin American community and the Southwark Youth Council.

Currently unallocated budgets for Borough, Bankside and Walworth Community Council

Cleaner Greener Safer Capital

Wards	Allocation	Previously unallocated	Ward sub-totals	Decisions to-date	Balances based by wards
East Walworth	£38,095	£10,285	£48,380	£56,079	-£7,699
Faraday	£38,095	£25,000	£63,095	£30,881	£32,214
Newington	£38,095	£12,758	£50,853	£76,446	-£25,593
Cathedrals	£38,095	£21,363	£59,458	£59,076	£382
Chaucer	£38,095	£97,293	£135,388	£97,293	£38,095
			£354,651	£319,775	£34,876

Cathedrals

New Capital CGS funding: £89,524 plus under spend from recently completed schemes of £51,700 (£50,000 was from under spend of Falcon Point project - this scheme had an original budget of £130,000), giving total of £141,224 to allocate. This level of under spend was exceptional and after allocating to new schemes or supplementing funding for existing schemes there is still **£17,674** to allocate.

Chaucer

New Capital CGS funding of £89,524 plus under spend from recently completed schemes of £33,810 (a total of 10 schemes under spent), giving total of £123,334. **£5,834** remains unallocated.

East Walworth

New Capital CGS funding of £89,524 plus under spend of £10,128 (£7,428 was unallocated from 2012-13 programme plus £2,700 from two 2012 schemes that under spent), giving total of £99,652. **£17,477** remains unallocated.

Newington

New Capital CGS funding of £89,524 plus under spend of £8,150 from four completed schemes, giving total of £97,674. **£1,524** remains unallocated.

Faraday

No unallocated budget.

Cleaner Greener Safer Revenue

Allocated fund by ward -	Sub Total by ward (2013-2014):	Total unallocated (current and past financial years):
Cathedrals	£13,100	£6,900
Chaucer	£3,140	£16,860
East Walworth	£20,000	£3,300
Faraday	£20,000	
Newington	£20,000	
Total	£76,240	£27,060

Community Council Fund

WARD ALLOCATION TOTAL:		UNALLOCATED:
Cathedrals	£5,813	£0
Chaucer	£5,700	£113
East Walworth	£5,808	£5
Faraday	£5,800	£13
Newington	£4,800	£1,013
Total unallocated		£1,144

Item No. 17.1	Classification: Open	Date: 2 October 2013	Decision Taker: Bankside, Borough and Walworth Community Council
Report title:		Neighbourhood Planning – Applications for a Neighbourhood Development Area and also for qualifying body status as a Neighbourhood Forum by Bermondsey Neighbourhood Forum	
Ward(s) or groups affected:		Cathedrals, Chaucer	
From:		Chief Executive	

RECOMMENDATION

1. That the community council note and comment upon the consultation responses received in respect of the applications from the Bermondsey Neighbourhood Forum (“BNF”) for the Bermondsey Neighbourhood Development Area (“BNDA”) and Bermondsey Neighbourhood Forum (BNF) in accordance with the criteria set out in Council’s Neighbourhood Planning Decision Making Report of 13 September 2012, following the closure of the 6-week consultation period, prescribed under Regulations (6 and 9) of the Neighbourhood Planning Regulations 2012.

BACKGROUND INFORMATION

2. The Localism Act 2011 (by amending the Town and Country Planning Act 1990) introduced new provisions which empower parish councils and designated Neighbourhood Forums (‘NFs’) to initiate the process for making Neighbourhood Development Orders and Neighbourhood Development Plans in relation to designated Neighbourhood Areas (‘NA’s’). The powers came into force on 6 April 2012 when the Neighbourhood Planning (General) Regulations 2012 came into force.
3. A Neighbourhood Plan is a plan which sets out policies in relation to the development and use of land in the whole, or part of, a NA. It may contain a range of policies or proposals for land use development that will carry weight in the determination of planning applications. Neighbourhood Development Orders grant planning permission in relation to a particular NA for development specified in the Order or for a class of development specified in the Order. Both Neighbourhood Plans and Neighbourhood Development Orders must be in general conformity with the strategic policies in the development plan for the relevant area.

Neighbourhood Plan preparation stages

4. Section 61F of the Town and Country Planning Act provides that a local planning authority may designate an organisation or body as a NF if the conditions in subsection (5) are satisfied. In deciding whether to designate an organisation/body, it must have regard to the matters set out in subsection (7). Subsections (5) and (7) are considered further below.

5. Section 61G of the 1990 Act sets out the powers and duties of local planning authorities in relation to the designation of NA's. Sub-section (4) sets out a number of considerations which the local planning authority must have regard to in determining an application for the designation of a specified area as a NA. The local planning authority is not obliged to designate the entire area specified in the application, but if it refuses to do so, it must give its reasons for that decision and must use its powers to secure that some or all of the specified area forms part of one of more designated NA's.
6. If a body or organisation is designated as a NF for a particular NA, it is authorised to act in relation to that Area for the purposes of promoting a Neighbourhood Plan/Order.
7. Once a NA and NF have been designated, the NF may submit a proposal to the local planning authority for the making of a Neighbourhood Plan or Neighbourhood Development Order, which will be submitted to independent examination. If, following that examination, the Council is satisfied that the draft Plan/Order meets the requisite conditions, the Council must hold (and pay for) a referendum on the making of the Plan/Order.
8. The area in which the referendum takes place must, as a minimum, be the NA to which the proposed Plan/Order relates. The independent examiner considering the proposal must also consider whether the area for any referendum should extend beyond the Neighbourhood Area to which the draft Plan/Order relates.
9. If more than 50% of people voting in the referendum support the Plan or Order, then the local planning authority must bring it into force.
10. The BNF has submitted an application for designation as a Neighbourhood Forum in respect of the BNDA, which is shown on the map accompanying the application (Appendix A and B).
11. This proposed NA overlaps with part of the boundary of an application of a NA and NF submitted to the Council by the Bermondsey Village Action Group (BVAG). These applications have been consulted upon pursuant to the Regulations and are currently being considered the Council.
12. The Council can only designate one organisation or body as a NF in respect of each NA (s.61F(7)(b)).
13. Areas designated as Neighbourhood Areas must not overlap with each other (s.61G(7)).
14. The Council may, in determining an application for a NA, modify designations already made (s.61G(6)), but it must have regard to the desirability of maintaining the existing boundaries of areas already designated as NA's (s.61G(4)(b)).
15. Regulations 6 and 9 of the Neighbourhood Planning (General) Regulations 2012 requires local planning authorities, as soon as possible after receiving an application for a NA and/or NF application, to publish details of the application(s) and of how to make representations in respect of the applications, on its website and in such other manner as they consider is likely to bring the application(s) to the attention of people who live, work and carry on business in the area to which the application relates. A period of at least six weeks (from the date on which the

application was first publicised) must be allowed for the receipt of representations in relation to the application(s).

16. The Council has determined that applications for NA's and NF's and should be considered at the community council or community councils covering the area. The Council considers that such consultation is likely to bring the application to the attention of people who live, work and carry on business in the area.

KEY ISSUES FOR CONSIDERATION

The requirements of Section 61F(5)

17. Section 61F(5) of the 1990 Act provides that local authorities may designate an organisation or body as a NF if the following conditions are satisfied:
- a) It is established for the express purpose of promoting or improving the social, economic and environmental wellbeing of the area;
 - b) Its membership is open to individuals who live or work in the Neighbourhood Area or are elected members of the a London borough council any of whose area falls in the Neighbourhood Area concerned;
 - c) Its membership includes a minimum of 21 individuals, each of whom live or work in the Neighbourhood Area or are elected members of the a London borough council any of whose area falls in the Neighbourhood Area concerned;
 - d) It has a written constitution
18. The Council considers that these conditions are satisfied in relation to this application, such that it has the power to designate the NF, should it consider it appropriate to do so.
19. Regulation 8 of the Neighbourhood Planning (General) Regulations 2012 contains a number of requirements in respect of the application, which the Council considers have been satisfied in the present case. The application must include:
- a) The name of the proposed neighbourhood forum;
 - b) A copy of the written constitution of the proposed neighbourhood forum;
 - c) The name of the neighbourhood area to which the application relates and a map which identifies the area;
 - d) The contact details of at least one member of the proposed neighbourhood forum
 - e) A statement which explains how the proposed neighbourhood forum meets the conditions contained in section 61F(5) of the 1990 Act
20. Section 61F(5) does not require a local planning authority to designate an organisation as a NF in the event that the conditions in subsection (5) are satisfied. It simply provides that if those conditions are satisfied, the local planning authority 'may' designate such an organisation as a Neighbourhood Forum.
21. Section 61F(7) provides that in determining whether to designate an organisation/body under subsection (5), the local planning authority must have regard to the desirability of designating an organisation or body:
- i) Which has secured (or taken reasonable steps to attempt to secure) that its membership includes at least one individual falling within each of

sub-paragraphs (i) to (iii) of subsection (5)(b) (i.e. a person who lives in the area, a person who works in the area and a person who has been elected in respect of the area);

- ii) Whose membership is drawn from different places in the neighbourhood area concerned and from different sections of the community in that area; and
 - iii) Whose purpose reflects (in general terms) the character of that area.
22. Where the local planning authority refuses to designate an organisation as a Neighbourhood Forum, it must give reasons for its decision (section 61F(7)(d)).

The requirements of Section 61G

23. S61G(1) of the 1990 Act provides that a NA is an area within the area of the Local Planning Authority which has been designated by the authority as a NA. The power to designate a NA is only exercisable where a 'relevant body' has applied to the authority for the area to be designated and the authority are determining the application.
24. s61G(2)(b) defines a 'relevant body' as an organisation or body, which is capable of being, designated as a NF (on the assumption that, for this purpose, the specified area is designated as a NA).
25. Regulation 5 of the Neighbourhood Planning (General) Regulations 2012 contains a number of requirements in respect of the NA application, which the Council considers have been satisfied in the present case. The application must include:
- (a) A map which identifies the area to which the application relates.
 - (b) A statement explaining why this area is considered appropriate to be designated as a Neighbourhood Area; and
 - (c) A statement that the organisation or body making the area application is a relevant body for the purpose of section 61G of the 1990 Act.
26. Section 61G(4) of the 1990 Act provides that in determining an application for a Neighbourhood Area the authority must have regard to -:
- (a) the desirability of designating the whole of the area of a parish council as a Neighbourhood Area, and
 - (b) the desirability of maintaining the existing boundaries of areas already designated as Neighbourhood Areas.
27. Where the local planning authority refuses to designate an organisation as a Neighbourhood Forum, it must give reasons for its decision (s61G(9)).
28. Section 61G(5) provides that if
- (a) a valid application is made to the authority,
 - (b) some or all of the specified area has not been designated because they consider that the specified area is not an appropriate area to be designated as a neighbourhood area,
- the authority must exercise their power of designation so as to secure that some or all of the specified area forms part of one or more areas designated (or to be designated) as neighbourhood areas.
29. Section 61G(6) provides that the authority may, in determining any application, modify designations already made.

30. In regards to the designation of a Business Area, section 61H of the 1990 Act provides that:
- (3) The power of a local planning authority to designate an area as a Business Area is exercisable by the authority only if, having regard to such matters as may be prescribed, they consider that the area is wholly or predominately business in nature. Further, section 61H(4) states that the map published by a local planning authority under s61H(8) must state which Neighbourhood Areas (if any) are for the time being designated as Business Area.
31. The Council considers that these formalities are satisfied in relation to this application, such that it has the power to designate the Neighbourhood Business Area should it consider it appropriate to do so.

Reflecting the local community

32. The Council must have regard to the desirability of designating an organisation whose membership is drawn from different places in the NA and from different sections of the community in that area. The BNF has submitted a statement setting out how membership has been built up and how this reflects the community as set out in Appendix (B) and (C) of the application.
33. The BNF is capable of being a 'qualifying body' in that it satisfies the requirements of section 61F(5) of the 1990 Act. The Council has publicised the application in accordance with Regulations 5 and 9 of the Neighbourhood Planning (General) Regulations 2012.

CONSULTATION

34. Consultation on the BNF applications for a Neighbourhood Forum and Area was carried out from 30 January to 5 March 2013. The Bermondsey Neighbourhood Forum consulted with a wide range of organisations, local groups and residents. On behalf of the forum, LB Southwark wrote to around 3000 consultees on our database. In all, the application for the area and forum was available for comments over a period of 6 weeks.
35. The applications to designate the NA and NF in Bermondsey were available to view at:
- The Council's website:
www.southwark.gov.uk/info/200413/neighbourhood_planning
 - The Bermondsey Neighbourhood Forum website:
<http://yourbermondsey.org>
 - At John Harvard Library - 211 Borough High Street, SE1 1JA
(Monday - Friday 9am to 7pm, Saturday 9am to 5pm)
 - Documents were available on request at the Council's offices at 160 Tooley Street, SE1 2QH (Monday – Friday, 9am-5pm)
36. Ward members were also consulted on the application at Bermondsey and Rotherhithe Community Council on Wednesday 30 January. The application was also presented to the Planning Committee on 29 January.
37. The Council received comments from 41 respondents and a petition with 18 signatories. A number of the comments were made in support of the principle of

a Neighbourhood Plan, the majority of comments received were in support of the Bermondsey Neighbourhood Forum area.

38. There are competing proposals at present for the boundary of the Bankside Neighbourhood Area. A rival proposal has been submitted to the Council for part of the boundary, which overlaps with the BNDA proposed by Bermondsey Neighbourhood Forum. The Council also consulted on the Forum and Area application submitted by Bermondsey Village Action Group (BVAG). 20 objectors out of the 41 who submitted comments were in support of BNF as compared to 5 objectors in support of BVAG.

Bermondsey Neighbourhood Forum

39. The main comments in support of the application are summarised below;
- BNF's approach seems to be more collaborative and constructive than that proposed by BVAG.
 - The BNF area includes subareas much more in need of help than the smaller northern area which will receive investment anyway.
 - The BNF's proposed boundary is large enough to bring opportunities for improvement which will benefit significant numbers of residents as well as those who work, spend leisure time or just walk through the area compared with BVAGs smaller boundary.
 - The area identified by the BNF for their Neighbourhood Plan has been carefully considered and justified.
 - The BNF includes the Thames and many more open spaces which allows for an integrated approach to spatial planning.
 - The BNF keeps all the estates of Leathermarket JMB together.
 - The boundary proposed by the BNF is more appropriate than the BVAG boundary because it forms a reasonable spread of retail, residential and business types, and has a more substantial footprint.
 - The area set out by BNF is the correct one as it reflects the bigger picture and a neighbourhood with a rich heritage, known for its history, the antiques market, and now the vibrant mixture of businesses and homes that have developed and hopefully will continue to develop.
 - The BNF plan will be more inclusive for a greater number of people. It will include and encourage people from the estates as well as more people in private accommodation.
 - The boundary proposed by BNF better covers the areas in which the implications from any new development focused at London Bridge are likely to be felt and hence it is in the interests of proper planning, that it is appropriate that any Neighbourhood Planning boundary should take in both the focus for major development activity and the wider area in which the development will extend its influence.
 - The NA proposed by the BNF extends further south and is far broader in its coverage. Neighbourhood planning will be most successful where a holistic approach is taken.
 - This part of the borough should be covered by one Neighbourhood Plan, rather than a number of separate plans. The latter approach could result in a disjointed set of policy documents and guidance making it difficult to apply a consistent approach to development management in the area.
 - Support for the application of the BNF over the Bermondsey Village Action Group ('BVAG') because the BVAG geographical zone ends halfway down

Bermondsey Street which could lead to a disjointed approach to development of the street.

40. The main comments objecting to the application are summarised below;

- The BNA cuts across too many Wards and it does not lend itself to the concept of “neighbourhood”; it slices through the Riverside Ward where there has been a history of active forums between the East and West areas of Tower Bridge Road.
- The area south of Great Dover Street should be removed from the proposed area. This would make the area more logical, and avoid the problem of the community south of the road falling into two schemes should one emerge for this southern area.
- Currently, the BNF’s Plan is counterintuitive to the Neighbourhood Planning Act which elongates the boundary from Hays Galleria/More London down to New Kent Road therefore incorporating the already developed areas alongside the Thames to the area down below Grange Road which are in need of thoughtful localised improvements.
- The large area proposed by the BNF was too large to be manageable
- The neighbourhood area proposed by Bermondsey Neighbourhood Forum seems too large and varied to create a real sense of belonging, it risks failing to create any sense of place, and failing to make residents and businesses identify and feel connected to their neighbourhood.
- The BNF appears to cover too vast an area, as it sprawls from the river down to the New Kent Road, to truly represent the area that I live in. In that, it does not relate to the concept of a 'natural neighbourhood'.
- The BNF leadership lacks hearty input. Therefore, I strongly object to the boundary proposed by the BNF on the grounds that the forum will continue to be unproductive as it has been in the past and that the boundary is too excessive to be effectual.

KEY ISSUES FOR CONSIDERATION

Decision making

41. The Neighbourhood Planning Decision Making Report of 13 September 2013 sets out the Council’s agreed criteria for decision making. The proposal for BNA and BNF by Bermondsey Neighbourhood Forum and Area needs to be considered against this criteria. An extract of the report is set out in Table A below.
42. There are competing proposals at present for the boundary of the BNA. As discussed in the consultation responses, a rival proposal has been submitted to the Council for part of the boundary, which overlaps with the BNDA from the Bermondsey Village Action Group (‘BVAG’). This rival application is currently pending determination by the Council. The Community Council’s are being asked to comment on the appropriateness of the proposed boundary of the BNA by the Bermondsey Neighbourhood Forum.

[The Area boundaries overlap with proposals put forward by other Neighbourhood Forums. These are set out in the Bermondsey Village Action Group report.]

43. The community council's are being asked to comment on the appropriateness of the area and the boundary.

TABLE A

<p>Decision 1 Forum application Application for designation of a Neighbourhood Area</p>
<p>Process</p> <p>Where a neighbourhood forum submits an application to the local Planning authority. It must include:</p> <ul style="list-style-type: none"> A map identifying the area See appendix A A statement explaining why this area is considered appropriate to be designated See appendix B A statement that the organisation or qualifying body is relevant for the purposes of the 1990 Act (as applied by section 38A of the 2004 Act) See appendix C
<p>Criteria for decision making</p> <ul style="list-style-type: none"> • Has the map been submitted identifying the area? Yes • Has the statement explaining why this area is considered appropriate to be designated been submitted? Yes • Has the statement that the organisation or body is relevant for the purposes of the 1990 Act been submitted? Yes • Is there already a neighbourhood plan covering this area? No • How do the boundaries relate to current and proposed planning designations? The boundary is along the borough boundary to the north and west. The western boundary is along a main road Borough High street and the southern boundary has been determined by the level of development likely to take place. This area is within the Bankside, Borough and London Bridge Opportunity Area and the Central Activities Zone. It also covers part of the Thames Policy Area. • Is the proposed area appropriate? This is being determined by this consultation. • Should the area be a business area? Yes • Would a business referendum be required? Yes

Financial implications

44. There may be financial implications however these are uncertain at present. Each Neighbourhood Plan may require a Referendum which would spend considerable funds. A ward election would cost around £25,000 per Referendum. These costs could be similar to a ward election. They are unavoidable and there is no budget for them. Furthermore, at this stage it is not possible to predict if, when or how this/these Referendum/s could take place.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Legal Services

45. It is recommended that the Bankside, Borough and Walworth Community Council and Bermondsey and Rotherhithe Community Council note and comment upon the consultation responses received in respect of the applications from the Bermondsey Neighbourhood Forum (“BNF”) for the Bermondsey Neighbourhood Development Area (“BNDA”) and Bermondsey Neighbourhood Forum (BNF) in accordance with the criteria set out in Council’s Neighbourhood Planning Decision Making Report of 13 September 2012, following the closure of the 6 week consultation period prescribed under Regulations (6 and 9) of the Neighbourhood Planning Regulations 2012.
46. In accordance with the report presented to the Leader of the Council, Councillor Peter John, on 24 September 2012, community council’s must be consulted upon applications to designate a NA and for qualifying body status as a Neighbourhood Forum. The recommendation is also consistent with the usual consultative functions of community council’s in respect of policy /plan related documents.
47. In September 2012 the applicant, BNF submitted an application to the Council for the designation of the land identified on the plan titled ‘Bermondsey Neighbourhood Plan Area Boundary’ as an NA and to be designated as a NF (Appendices A-C) of the Report. This was accepted by the Council as valid and consulted upon between the 30 January to the 5 March 2013 as advised in paragraph 34 of the report.
48. As stated in the Report, Neighbourhood Planning is intended to empower local communities and local groups to draw up Neighbourhood Development Plans NDP’s and Neighbourhood Development Orders NDO’s. The function of a NF is to act as the vehicle for progressing NDP’s in respect of a particular, geographically defined, NA.
49. The legislative provisions concerning Neighbourhood Planning are set out in the Neighbourhood Planning (General) Regulations 2012 No.537 (“the Regulations”), Neighbourhood Planning (Referendum) Regulations 2012 No.2031, the Localism Act 2011 and the Town and Country Planning Act 1990 (TCPA).
50. Regulations 5-12 (Part 3) set out the requirements that must be satisfied by the applicant body/organisation in making an application for the designation of a NA or NF. The documents submitted to the Council in support of the application satisfied the initial qualifying criteria for acceptance of the application for consultation. Following this stage, there is a statutory

- requirement for applications for NA's and NF's to be publicised for a period of at least 6 weeks (Regulations 6 and 9). It is only after the publicity period that the Local Planning Authority will be in a position to consider the representations received and determine the applications.
51. In order to progress the Neighbourhood Planning process the comments of the respective community council's are sought in respect of the applications. These comments, alongside those received from the public, will then be fully considered by Cabinet or the relevant Cabinet Member to assist in making a final determination upon the applications.
 52. Members' will note from the report that a rival proposal has been submitted to the Council for part of the boundary of the Bermondsey Neighbourhood Plan Area and Forum from the Bermondsey Village Action Group. This rival application is currently pending determination by the Council. This report requests that the community council's comment on the appropriateness of the proposed boundary of the BNA by the Bermondsey Neighbourhood Forum.
 53. Section 61G(7) of the TCPA provides that areas designated as NA's must not overlap with each other. Further, Section 61(G)(4) provides that the Council must have regard to the desirability of maintaining the existing boundaries of areas already designated as NAs. It has power under s61G(6) of the Act to modify designations already made and to this extent it could modify the boundary of the BNDA, in the event that such an amendment is considered necessary and appropriate.
 54. Paragraph 4 (*Part 3H:Community Councils*) of the Southwark Constitution 2012/13 provides that it is the role and function of community councils '*to be a focal point for discussion and consultation on matters that affects the area*'.
 55. Neighbourhood planning is a new legal process, which the Council has a statutory duty to facilitate and administer. The Constitution is therefore silent as to the express reservation of consultative decisions in respect of decisions concerning this area. Consideration has been given to the appropriate level at which comments upon any proposals to designate a NA and/or NF may be made and it is considered that this function is analogous with community council's usual consultative functions in respect of policy /plan related documents and therefore falls within the role and functions delegated to it.
 56. The recommendation sought in this report therefore falls within the Bankside, Borough and Walworth, and Bermondsey and Rotherhithe Community Council's decision-making remit.

Strategic Director of Finance and Corporate Services (SDFCS) (NR/FCS/22/8/12)

57. The SDFCS notes the financial implications contained within the report. Officer time to effect the recommendation will be contained within the existing budgeted revenue resources.

BACKGROUND DOCUMENTS

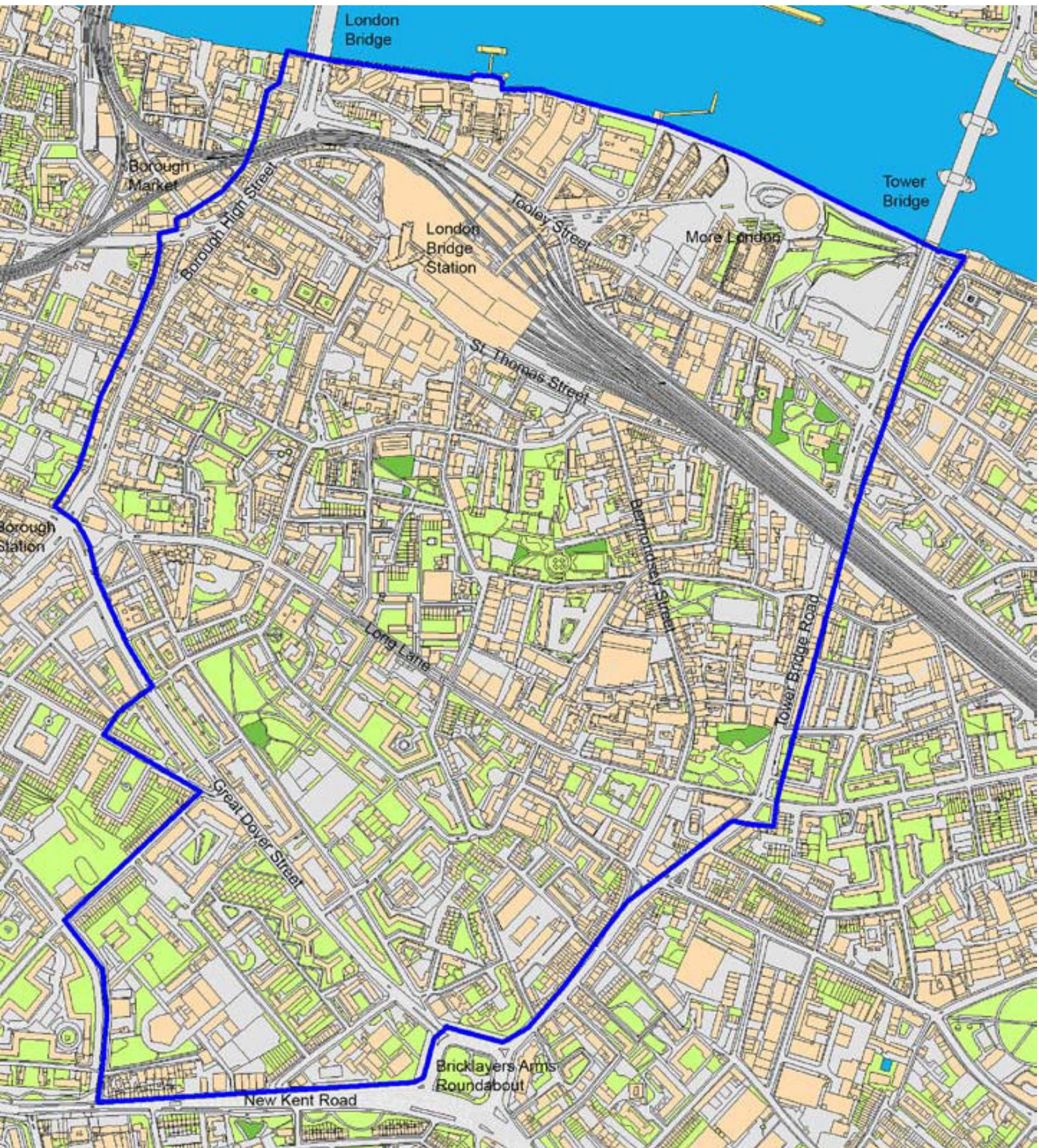
Background Papers	Held At	Contact
The Localism Act	http://www.legislation.gov.uk/ukpga/2011/20/contents/enacted	planpolall@southwark.gov.uk
The Neighbourhood Planning Regulations	http://www.legislation.gov.uk/uksi/2012/637/contents/made	planpolall@southwark.gov.uk

APPENDICES

No.	Title
Appendix A	Map of the proposed area
Appendix B	Area Statement
Appendix C	Constitution

AUDIT TRAIL

Lead Officer	Eleanor Kelly, Chief Executive	
Report Author	Juliet Seymour, Planning Policy Manager	
Version	Final	
Dated	23 September 2013	
Key Decision?	Yes	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Director of Legal Services	Yes	Yes
Strategic Director of Finance and Corporate Services	Yes	Yes
Cabinet Member	Yes	No
Date final report sent to Constitutional Team	23 September 2013	



APPENDIX B

Bermondsey Neighbourhood Forum application

The process requires an individual decision by the Regeneration portfolio holder to consult on your application. To prepare this report I need you to provide me with the following:

1. A map identifying the area

The map has been published on the BNF website and a copy can be provided in A4 format for the file. It has been circulated for over a year now including a copy in a A5 flyer that was first released at the 2011 Bermondsey Street Faire.

2. A statement explaining why this area is considered appropriate to be designated

Any designation of an area will throw up questions as to what was included and what was excluded. The BNF had a number of meetings to discuss the boundary for the designated area. A large number of views were expressed. Advice from the LBS was to use a smaller or small area. Others had the view that the area has to be more inclusive so that the mix of people, business and other groupings was balanced. It would be much easier to designate a small area which has rather uniform interests. Initially there was a feeling that the focus was only on Bermondsey Street, the businesses along the street and the more well off who benefit from the upmarket atmosphere represented by the street. To counter this assumption, we made sure that we were more inclusive.

As the first urban front runner designated by DCLG, the BNF has stuck to the principal that the boundaries are there for a reason and we will be sensitive to interests of those just outside the designated areas. In one group meeting, we referred to the areas on the boarder as the hip areas which was to mean they are important to consider when drawing up plans for the area inside the boundaries.

For the BNF, we extended boundaries so we would largely avoid breaking up existing housing estates. We included some areas such as More London as the economic importance spills over even through there is next to no development possible in the More London area. We included both sides of Tower Bridge Road so that we could address the view from the street in a consistent fashion. For Borough High Street we took a different approach as there is a strong community group on the other side of Borough High Street. To the south we use the border of the Trinity Square conservation area and the Elephant & Castle redevelopment as natural limits to the BNF's focus.

In other words we were pragmatic as much as possible while acknowledging the size of the task and the interests of established communities that are the BNF's neighbour. It has been stated that the designated area includes 53% social households, church buildings of various faiths, schools, Council and City government offices, a a teaching

hospital that happens to be the tallest in the world, the UK headquarters for large multi-nationals and a large number of creative firms with more local roots. The vibe of the area when you wander the streets was important to many of the residents and that vibe means different things to different people.

It should be noted that by following the natural boundaries we have increased the complexity and the size of the task. Community consultation is harder when you have a large and diverse community. The need for individual sub-plans that join up becomes a challenge. More so when sub-groups of people are ready at different points in time.

3. A statement that the organisation or body is relevant for the purposes of the 1990 Act (as applied by section 38A of the 2004 Act)

The criteria the council will be using for decision making is as follows

1. Has the map been submitted identifying the area?

There should be no confusion on this point. If there is, it is easily clarified.

2. Has the statement explaining why this area is considered appropriate to be designated been submitted?

See above plus other materials indicating how the group has engaged with members of the community.

3. Has the statement that the organisation or body is relevant for the purposes of the 1990 Act been submitted?

Not sure I know what the 1990 Act sets out and what part of the Act applies to the designation under the Localism Act.

4. Is there already a neighbourhood plan covering this area?

The plan is a work in progress. We have created a process by which plans for specific Action Areas can be developed. We have created the first of these and it focuses on the Long Lane Action Area. Another piece of work is being produced that will focus on the St Thomas Action Area.

Each Action Area has unique needs and opportunities. The overall plan will follow a consistent process and format while individual Action Area needs will drive the level of detail in the overall plan.

5. How to the boundaries relate to current and proposed planning designations?

The BNF boundaries are driven obvious conditions. In the north there is a river that defines where we stop. In the East and West there is a major traffic artery and how we include or straddle the eastern and western artery reflects what local groups on the two sides are actively doing at the time the BNF made its decisions. In other words we want to work with and complement the neighbouring groups when they exist while not ignoring an opportunity to address a specific streetscape if there is no champion on one side of the street.

In the south we lined up with existing conservation areas or redevelopment areas where they existed or used a major artery that otherwise acts as a natural division in terms of housing and commerce.

6. Is the proposed area appropriate?

The BNF strongly feel it is. We have discussed the area with various ward counselors and have listened to their feedback. We have taken on a federated approach to the development of the plan so local champions who want to drive the work in a specific street of estate can do so with the resources and guidance from the larger community.

7. Should the area be a business area?

The area has many businesses and there is a large mix of types. The largest employer in the area is a teaching hospital and university. The businesses range from the corner shop to the tallest office building in Europe. The Mayor's office is within the area as is Southwark Council. Some famous restaurants feature prominently as do a mix of business such as bicycle repair in the rail arches. London Bridge train station is part of the area.

With all of that said, there are close to 20,000 people living in the designated area. The socio-economic mix is dramatic as we have many different people who call the designated area home. The community is changing and based on the historical information we have collect, the area has always been a home to dramatic change.

Based on the number of residents calling the area a business area would be a disservice. BNF feels that is no reason a mixed area such as the one designated could not be planned for as a whole.

8. Would a business referendum be required?

This is an unknown. The businesses should have a say in any local plans. The BNF has built ties to the local business groups who represent a subset of the businesses in the area. As part of the conciliation process we expect to further capture the views of local businesses. Having a vote just for businesses might be interest through it is not clear what added insight it would provide. Including businesses in a vote then begs the question of how many votes any one business should have and just who would be voting. Does Guy's Hospital have 1 vote for the hospital and 1 vote for Kings? Should the Mayor vote for everyone in his office? If there are multiple tenants in the Shard at the time of the vote would there be one vote for the building of one vote for each business who has space in the building? How do you manage the votes of the

creatives who tend to freelance and might even be working from a shared space or working from home?

We are comfortable working with a number of plans for individual areas, however please note that there can only be 1 referendum for each neighbourhood forum. Please let me know if you would like further information. I have a couple of detailed comments on the plan for Lordship Lane. I will provide you with these by the end of the week.

Bermondsey Neighbourhood Forum Constitution

Making Bermondsey Better

Name and Area

1. The name of the group shall be 'Bermondsey Neighbourhood Forum'.
2. The Area shall be decided by the Forum from time to time or as adjusted by the London Borough of Southwark under its statutory powers.

Neighbourhood Forum Structure

3. Membership of the Forum shall be open to all residents living in the Area and all businesses operating in the area and all people wanting to live in the Area.
4. Properly constituted residents and business groups in the area (listed in Annex A) shall be members of the Representatives Group and shall appoint one individual (and alternates), who shall also be members of the Forum, to represent them at each Representative Group Meeting.
5. The Representative Group Meetings will elect, and if necessary dismiss, the members of a Steering Group which will manage the Forum. The Representatives Group will scrutinise the work of the Steering Group and will have the right to amend the constitution.

Composition and Meetings of the Forum Steering Group and the Neighbourhood Forum Representatives Group

6. The initial Steering Group shall comprise up to 12 people, all members of the Forum, who shall volunteer and be elected by the Representatives Group. If there are more than 12 volunteers, elections shall be held at the first meeting of the Representatives Group and the 12 volunteers receiving the most votes shall form the Steering Group.
7. The Steering Group shall elect its own officers (including a Chair, Treasurer, Secretary and Membership Secretary) and shall meet as often as is necessary to steer the plan making process and such other purposes the Representatives Group shall determine. If vacancies occur the Steering Group can co-opt new members subject to the endorsement of the Representatives Group at the next meeting. [Elected Southwark councillors will not be eligible for membership of the Steering Group]

8. The Representatives Group shall comprise representatives, who shall all be members of the Forum, of the properly constituted residents groups (including schools and churches) and business groups in the area.
9. Meetings of the Representatives Group may also be attended by all members of the Steering Group and any other properly constituted sub groups of the Steering Group (which may include people co-opted on to those groups) plus representatives of Guys Hospital and Kings College, Team London Bridge, Network Rail, Transport for London, LB Southwark, the Greater London Authority and the Department of Communities and Local Government (but none of which shall have a vote). The Representatives Group shall meet monthly or as it otherwise decides and will provide guidance to the Steering Group on key decisions. The meeting shall elect a chair who shall also be allowed to invite observers.

Purpose

10. The purpose of the Forum shall be:

‘to produce a Neighbourhood Plan to further the social, economic and environmental well-being of individuals living, or wanting to live, in the area of Bermondsey shown on the attached plan (or as amended by agreement with the local authority)’ and such other purposes as the Representatives Group may from time to time decide.

Affiliations, Operations and Independence

11. ‘Bermondsey Neighbourhood Forum’ shall not be affiliated to any political party or organisation.
12. The Bermondsey Neighbourhood Forum is to make the plan in the first place and therefore, at least until the plan is made, shall not express any views on any particular planning application (other than those it makes itself) prior to the completion of the Neighbourhood Plan. Individual Forum Members can comment on planning applications but not in the name of the Forum.
13. All members of the Forum shall act in meetings of the Forum, the Representative Group and the Steering Group in the best interests of the Forum and the residents of the area and shall follow the good governance guidelines set out in the attached guidance (or any updating thereof). <http://www.goodgovernancecode.org.uk/>
14. The Forum shall act in accordance with best practice in the preparation of neighbourhood plans and in accordance with Government guidance for such preparation and shall seek to work collaboratively with the Local Planning Authority to achieve this.

Membership

15. Membership shall be open to all who support the purpose of the ‘Bermondsey Neighbourhood Forum’ and who give their contact details to the Membership Secretary of the steering group and who allow these details to be used for the purposes of the Forum.

Bermondsey Neighbourhood Forum Representative Group Meetings

16. At least 7 days notification must be given to its members for a Representative Group Meeting.
17. The Representative Group Meeting may:
- i. Receive and comment on the report from the steering group
 - ii. confirm the identity of the community organisations entitled to attend the Representatives Group
 - iii. approve the annual report and accounts where relevant
 - iv. adopt constitutional amendments.
18. At least 5% of the membership must be present at the start of the Representative Group Meeting for it to be declared quorate. The meeting shall be chaired by a person it elects from amongst its members.
19. All Representative Group members shall be entitled to attend the Representative Group Meeting to propose and vote for motions and to stand for election. Voting shall be by a show of hands.
20. Voting shall be by a show of hands

Steering Group

21. The Steering Group will undertake its work as it sees fit and may delegate powers on specific matters to such persons as it sees fit.
22. The Chair of the Steering Group, shall:
- i. call and chair regular meetings of the Steering Group (for which a quorum will be one half of its members) and have a casting vote on elections and resolutions
 - ii. act on behalf of the 'Bermondsey Neighbourhood Forum' and represent it externally
 - iii. have the power to take decisions on urgent matters between meetings of the Steering Group
 - iv. interpret the constitution. The Chairs' interpretation may be overturned by two-thirds of those present at the Steering Group or at Representative Group Meetings
 - v. act as joint signatory on the 'Bermondsey Neighbourhood Forum' bank account.
23. The Treasurer, shall:
- vi. be responsible for maintaining the accounts of the 'Bermondsey Neighbourhood Forum'
 - vii. be responsible for presenting a budget, annually for the following year to a Representatives Group Meeting
 - viii. submit a detailed summary of the accounts at every Steering group Meeting
 - ix. act as a joint signatory on the 'Bermondsey Neighbourhood Forum' account
 - x. take the chair at meetings if the Chair and Secretary are absent
 - xi. take the minutes if the Secretary is absent or in the chair.

24. The Secretary shall:

- xii. be responsible for organising meetings, maintaining the minutes and Constitution of the Bermondsey Neighbourhood Forum and making them available to members
- xiii. take the chair at meetings if the Chair is absent
- xiv. act as joint signatory on the 'Bermondsey Neighbourhood Forum' account

25. The cheques or other financial transactions of the Forum must require two signatories.

Constitutional Amendments

26. Constitutional amendments shall require a majority (other than to comply with the law) at a Representatives Group Meeting.

27. The Constitution shall be reviewed within two months of the Localism Act receiving Royal Assent.

Distribution of Wind-Up

28. A majority of the members of the Representatives Group shall decide the distribution of any money in the event of a wind-up. Any assets / money remaining shall go to local community-based organisations.

Item No. 17.2	Classification: Open	Date: 2 October 2013	Decision Taker: Bankside, Borough and Walworth Community Council
Report title:		Neighbourhood Planning – Application for a Neighbourhood Development Area and also for qualifying body status as a Neighbourhood Forum by the Bermondsey Village Action Group	
Ward(s) or groups affected:		Cathedrals, Chaucer	
From:		Chief Executive	

RECOMMENDATION

1. That the community council note and comment upon the consultation responses received in respect of the applications from the from the Bermondsey Village Action Group ('BVAG') for the Bermondsey Neighbourhood Development Area ("BNDA") and Bermondsey Neighbourhood Forum (BVAGNF) in accordance with the criteria set out in Council's Neighbourhood Planning Decision Making Report of 13 September 2012, following the closure of the 6-week consultation period, prescribed under Regulations (6 and 9) of the Neighbourhood Planning Regulations 2012.

BACKGROUND INFORMATION

2. The Localism Act 2011 (by amending the Town and Country Planning Act 1990) introduced new provisions which empower parish councils and designated Neighbourhood Forums ('NFs') to initiate the process for making Neighbourhood Development Orders and Neighbourhood Development Plans in relation to designated Neighbourhood Areas ('NA's'). The powers came into force on 6 April 2012 when the Neighbourhood Planning (General) Regulations 2012 came into force.
3. A Neighbourhood Plan is a plan which sets out policies in relation to the development and use of land in the whole, or part of, a NA. It may contain a range of policies or proposals for land use development that will carry weight in the determination of planning applications. Neighbourhood Development Orders grant planning permission in relation to a particular NA for development specified in the Order or for a class of development specified in the Order. Both Neighbourhood Plans and Neighbourhood Development Orders must be in general conformity with the strategic policies in the development plan for the relevant area.

Neighbourhood Plan preparation stages

4. Section 61F of the Town and Country Planning Act provides that a local planning authority may designate an organisation or body as a NF if the conditions in subsection (5) are satisfied. In deciding whether to designate an organisation/body, it must have regard to the matters set out in subsection (7). Subsections (5) and (7) are considered further below.

5. Section 61G of the 1990 Act sets out the powers and duties of local planning authorities in relation to the designation of NA's. Sub-section (4) sets out a number of considerations which the local planning authority must have regard to in determining an application for the designation of a specified area as a NA. The local planning authority is not obliged to designate the entire area specified in the application, but if it refuses to do so, it must give its reasons for that decision and must use its powers to secure that some or all of the specified area forms part of one of more designated NA's.
6. If a body or organisation is designated as a NF for a particular NA, it is authorised to act in relation to that Area for the purposes of promoting a Neighbourhood Plan/Order.
7. Once a NA and NF have been designated, the NF may submit a proposal to the local planning authority for the making of a Neighbourhood Plan or Neighbourhood Development Order, which will be submitted to independent examination. If, following that examination, the Council is satisfied that the draft Plan/Order meets the requisite conditions, the Council must hold (and pay for) a referendum on the making of the Plan/Order.
8. The area in which the referendum takes place must, as a minimum, be the NA to which the proposed Plan/Order relates. The independent examiner considering the proposal must also consider whether the area for any referendum should extend beyond the Neighbourhood Area to which the draft Plan/Order relates.
9. If more than 50% of people voting in the referendum support the Plan or Order, then the local planning authority must bring it into force.
10. The BVAG has submitted an application for designation as a Neighbourhood Forum in respect of the BNDA, which is shown on the map accompanying the application (Appendix A and B).
11. The NA proposed by BVAG overlaps with part of the boundary of an application of a NA submitted to the Council by the Bermondsey Neighbourhood Forum ('BNF'). These applications have been consulted upon pursuant to the Regulations and are currently being considered the Council.
12. The Council can only designate one organisation or body as a NF in respect of each NA (s.61F(7)(b)).
13. Areas designated as Neighbourhood Areas must not overlap with each other (s.61G(7)).
14. The Council may, in determining an application for a NA, modify designations already made (s.61G(6)), but it must have regard to the desirability of maintaining the existing boundaries of areas already designated as NA's (s.61G(4)(b)).
15. Regulations 6 and 9 of the Neighbourhood Planning (General) Regulations 2012 requires local planning authorities, as soon as possible after receiving an application for a NA and/or NF application, to publish details of the application(s) and of how to make representations in respect of the applications, on its website and in such other manner as they consider is likely to bring the application(s) to the attention of people who live, work and carry on business in the area to which the application relates. A period of at least six weeks (from the date on which the

application was first publicised) must be allowed for the receipt of representations in relation to the application(s).

16. The Council has determined that applications for NA's and NF's and should be considered at the community council or community councils covering the area. The Council considers that such consultation is likely to bring the application to the attention of people who live, work and carry on business in the area.

KEY ISSUES FOR CONSIDERATION

The requirements of Section 61F(5)

17. Section 61F(5) of the 1990 Act provides that local authorities may designate an organisation or body as a NF if the following conditions are satisfied:
- a) It is established for the express purpose of promoting or improving the social, economic and environmental wellbeing of the area;
 - b) Its membership is open to individuals who live or work in the Neighbourhood Area or are elected members of the a London borough council any of whose area falls in the Neighbourhood Area concerned;
 - c) Its membership includes a minimum of 21 individuals, each of whom live or work in the Neighbourhood Area or are elected members of the a London borough council any of whose area falls in the Neighbourhood Area concerned;
 - d) It has a written constitution
18. The Council considers that these conditions are satisfied in relation to this application, such that it has the power to designate the NF, should it consider it appropriate to do so.
19. Regulation 8 of the Neighbourhood Planning (General) Regulations 2012 contains a number of requirements in respect of the application, which the Council considers have been satisfied in the present case. The application must include:
- a) The name of the proposed neighbourhood forum;
 - b) A copy of the written constitution of the proposed neighbourhood forum;
 - c) The name of the neighbourhood area to which the application relates and a map which identifies the area;
 - d) The contact details of at least one member of the proposed neighbourhood forum
 - e) A statement which explains how the proposed neighbourhood forum meets the conditions contained in section 61F(5) of the 1990 Act
20. Section 61F(5) does not require a local planning authority to designate an organisation as a NF in the event that the conditions in subsection (5) are satisfied. It simply provides that if those conditions are satisfied, the local planning authority 'may' designate such an organisation as a Neighbourhood Forum.
21. Section 61F(7) provides that in determining whether to designate an organisation/body under subsection (5), the local planning authority must have regard to the desirability of designating an organisation or body:
- i) Which has secured (or taken reasonable steps to attempt to secure) that its membership includes at least one individual falling within each of

- sub-paragraphs (i) to (iii) of subsection (5)(b) (i.e. a person who lives in the area, a person who works in the area and a person who has been elected in respect of the area);
- ii) Whose membership is drawn from different places in the neighbourhood area concerned and from different sections of the community in that area; and
 - iii) Whose purpose reflects (in general terms) the character of that area.
22. Where the local planning authority refuses to designate an organisation as a Neighbourhood Forum, it must give reasons for its decision (section 61F(7)(d)).

The requirements of Section 61G

23. S61G(1) of the 1990 Act provides that a NA is an area within the area of the Local Planning Authority which has been designated by the authority as a NA. The power to designate a NA is only exercisable where a 'relevant body' has applied to the authority for the area to be designated and the authority are determining the application.
24. s61G(2)(b) defines a 'relevant body' as an organisation or body, which is capable of being, designated as a NF (on the assumption that, for this purpose, the specified area is designated as a NA).
25. Regulation 5 of the Neighbourhood Planning (General) Regulations 2012 contains a number of requirements in respect of the NA application, which the Council considers have been satisfied in the present case. The application must include:
- (a) A map which identifies the area to which the application relates.
 - (b) A statement explaining why this area is considered appropriate to be designated as a Neighbourhood Area; and
 - (c) A statement that the organisation or body making the area application is a relevant body for the purpose of section 61G of the 1990 Act.
26. Section 61G(4) of the 1990 Act provides that in determining an application for a Neighbourhood Area the authority must have regard to -:
- (a) the desirability of designating the whole of the area of a parish council as a Neighbourhood Area, and
 - (b) the desirability of maintaining the existing boundaries of areas already designated as Neighbourhood Areas.
27. Where the local planning authority refuses to designate an organisation as a Neighbourhood Forum, it must give reasons for its decision (s61G(9)).
28. Section 61G(5) provides that if
- (a) a valid application is made to the authority,
 - (b) some or all of the specified area has not been designated because they consider that the specified area is not an appropriate area to be designated as a neighbourhood area,
- the authority must exercise their power of designation so as to secure that some or all of the specified area forms part of one or more areas designated (or to be designated) as neighbourhood areas.

29. Section 61G(6) provides that the authority may, in determining any application, modify designations already made.
30. In regards to the designation of a Business Area, section 61H of the 1990 Act provides that:
- (3) The power of a local planning authority to designate an area as a Business Area is exercisable by the authority only if, having regard to such matters as may be prescribed, they consider that the area is wholly or predominately business in nature. Further, section 61H(4) states that the map published by a local planning authority under s61H(8) must state which Neighbourhood Areas (if any) are for the time being designated as Business Area.
31. The Council considers that these formalities are satisfied in relation to this application, such that it has the power to designate the Neighbourhood Business Area should it consider it appropriate to do so.

Reflecting the local community

32. The Council must have regard to the desirability of designating an organisation whose membership is drawn from different places in the NA and from different sections of the community in that area. The BVAG have submitted a statement setting out how membership has been built up and how this reflects the community as set out in Appendix (B) and (C) of the application.
33. The BVAG is capable of being a 'qualifying body' in that it satisfies the requirements of section 61F(5) of the 1990 Act. The Council has publicised the application in accordance with Regulations 5 and 9 of the Neighbourhood Planning (General) Regulations 2012.

CONSULTATION

34. Consultation on the BVAG applications for a NA and NF was carried out by the Council from 30 January to 5 March 2013. BVAG consulted with a wide range of organisations, local groups and residents. On behalf of BVAG, LB Southwark wrote to around 3000 consultees on our database. In all, the application for the area and forum was available for comments over a period of 6 weeks.
35. The applications to designate the NA and NF in Bermondsey were available to view at:
- The Council's website:
www.southwark.gov.uk/info/200413/neighbourhood_planning
 - The BVAG websites: <http://bvag.net/st-thomas-st-plan-stp>
 - At John Harvard Library - 211 Borough High Street, SE1 1JA
(Monday - Friday 9am to 7pm, Saturday 9am to 5pm)
 - Documents were available on request at the Council's offices at 160 Tooley Street, SE1 2QH (Monday – Friday, 9am-5pm)
36. Ward members were also consulted on the application at Bermondsey and Rotherhithe Community Council on Wednesday 30 January. The application was also present to the Planning Committee on 29 January.
37. The Council received comments from 41 respondents as well as a petition with 18 signatories. A number of the comments were made querying the effectiveness of a neighbourhood planning approach generally, the majority of comments

received were in support of the principle of a Bermondsey Neighbourhood Forum Area.

38. There are competing proposals at present for the boundary of the Bermondsey Neighbourhood Area. A rival proposal has been submitted to the Council for part of the boundary, which overlaps with the BNDA proposed by Bermondsey Village Action Group (BVAG). The Council also consulted on the Forum and Area application submitted by Bermondsey Neighbourhood Forum. 20 objectors out of the 41 who submitted comments were in support of BNF as compared to 5 objectors in support of BVAG.

Bermondsey Village Action Group

39. The main comments in support of the application are summarised below;
- The character of the areas and the amount of work involved in including as many residents as possible in creating the community plans and gaining involvement in the referenda necessitates there being two areas - with the BVAG taking the northern part and the BNF the southern part.
 - With regard to the proposed areas the BVAG, which has been running for a long time should be allocated the designated area.
 - BVAG take the time and effort to send out regular updates on developments in the area where BNF have not contacted enough people regarding their application.
 - The area to the north of Tooley Street and up to the river is well enough developed and is suitably demarcated enough by the line of that street so as to be considered an entirely different neighbourhood
 - The BVAG has always remained active and inclusive over the years. The group has been in the forefront of campaigns aimed to preserve the local architectural heritage by staging peaceful protests, collecting petitions, running exhibitions in addition to holding regular meetings with its followers.
40. The main comments objecting to the application are summarised below;
- The aspirations of BVAG that have been published do not conform with the statutory development plan.
 - The St Thomas Street Area proposed by BVAG is too tightly drawn to represent the Bermondsey neighbourhood or to be able to spread the benefits of investment in the London Bridge area to the rest of Bermondsey.
 - The BVAG, is a single-issue campaign concerned with height restrictions to possible future developments around London Bridge Station and the extension of the Bermondsey Street Conservation Area to include the car-park site on St. Thomas Street.
 - the BVAG appears from its website to be more of an action group defending the character and heritage of the area.
 - it is not easy to see how representative the BVAG is of local people, communities, businesses and others in the area.
 - the BVAG application is too narrow, their focus seems to be to prevent the construction of tall buildings along St. Thomas's Street.

KEY ISSUES FOR CONSIDERATION

Decision making

42. The Neighbourhood Planning Decision Making Report of 13 September 2013 sets out the Council's agreed criteria for decision making. The proposal for BNA and BNF by BVAG needs to be considered against this criteria. An extract of the report is set out in Table A below.
41. There are competing proposals at present for the boundary of the BNA. As discussed in the consultation responses, a rival proposal has been submitted to the Council for part of the boundary, which overlaps with the BNDA proposed by BVAG from the Bermondsey Neighbourhood Area. This rival application is currently pending determination by the Council. The Community Council's are being asked to comment on the appropriateness of the proposed boundary of the BNA by the BVAG.
42. The Community Council's are being asked to comment on the appropriateness of the NA and the boundary.

TABLE A

<p>Decision 1 Forum application Application for designation of a Neighbourhood Area</p>
<p>Process</p> <p>Where a neighbourhood forum submits an application to the local Planning authority. It must include:</p> <ul style="list-style-type: none"> • A map identifying the area See appendix A • A statement explaining why this area is considered appropriate to be designated See appendix B • A statement that the organisation or qualifying body is relevant for the purposes of the 1990 Act (as applied by section 38A of the 2004 Act) See appendix C
<p>Criteria for decision making</p> <ul style="list-style-type: none"> • Has the map been submitted identifying the area? Yes • Has the statement explaining why this area is considered appropriate to be designated been submitted? Yes • Has the statement that the organisation or body is relevant for the purposes of the 1990 Act been submitted? Yes • Is there already a neighbourhood plan covering this area? No

- How do the boundaries relate to current and proposed planning designations?
The boundary is along the borough boundary to the north and west. The western boundary is along a main road Borough High street and the southern boundary has been determined by the level of development likely to take place. This area is within the Bankside, Borough and London Bridge Opportunity Area and the Central Activities Zone. It also covers part of the Thames Policy Area.
- Is the proposed area appropriate?
This is being determined by this consultation.
- Should the area be a business area?
Yes
- Would a business referendum be required?
Yes

Financial implications

43. There may be financial implications however these are uncertain at present. Each neighbourhood plan may require a Referendum which would spend considerable funds. A ward election would cost around £25,000 per Referendum. These costs could be similar to a ward election. They are unavoidable and there is no budget for them. Furthermore, at this stage it is not possible to predict if, when or how this/this Referendum/s could take place.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Legal Services

44. It is recommended that the Bankside, Borough and Walworth Community Council note and comment upon the applications from the Bermondsey Village Action Group ('BVAG') for the Bermondsey Neighbourhood Development Area ("BNDA") and Bermondsey Neighbourhood Forum (BVAGNF) in accordance with the criteria set out in Council's Neighbourhood Planning Decision Making Report of 13 September 2012, following the closure of the 6 week consultation period, prescribed under Regulations (6 and 9) of the Neighbourhood Planning Regulations 2012.
45. In accordance with the report presented to the Leader of the Council, Councillor Peter John, on 24 September 2012, Community Council's must be consulted upon applications to designate a NA and for qualifying body status as a Neighbourhood Forum. The recommendation is also consistent with the usual consultative functions of Community Council's in respect of policy /plan related documents.
46. In September 2012 the applicant 'Bermondsey Village Action Group' submitted an application to the Council for the designation of the land identified on the plan titled 'Bermondsey Neighbourhood Plan Area Boundary' (Appendix A) as an NA and for the designation of NF status (Appendix B and C). This was accepted by the Council as valid and consulted upon between the 30 January to the 5 March 2013 as advised in paragraph 34 of the report.
47. As stated in the Report, Neighbourhood Planning is intended to empower local communities and local groups to draw up Neighbourhood Development Plans NDP's and Neighbourhood Development Orders NDO's. The function of a NF is

to act as the vehicle for progressing NDP's in respect of a particular, geographically defined, NA.

48. The legislative provisions concerning Neighbourhood Planning are set out in the Neighbourhood Planning (General) Regulations 2012 No.537 ("the Regulations"), Neighbourhood Planning (Referendum) Regulations 2012 No.2031, the Localism Act 2011 and the Town and Country Planning Act 1990 (TCPA).
49. Regulations 5-12 (Part 3) set out the requirements that must be satisfied by the applicant body/organisation in making an application for the designation of a NA or NF. The documents submitted to the Council in support of the application satisfied the initial qualifying criteria for acceptance of the application for consultation. Following this stage, there is a statutory requirement for applications for NA's and NF's to be publicised for a period of at least 6 weeks (Regulations 6 and 9). It is only after the publicity period that the Local Planning Authority will be in a position to consider the representations received and determine the applications.
50. In order to progress the Neighbourhood Planning process the comments of the respective Community Council's are sought in respect of the applications. These comments, alongside those received from the public, will then be fully considered by Cabinet or the relevant Cabinet Member to assist in making a final determination upon the applications.
51. Members' will note from the report that a rival proposal has been submitted to the Council for part of the boundary of the Bermondsey Neighbourhood Plan Area from the Bermondsey Neighbourhood Forum. This rival application is currently pending determination by the Council. This report requests Community Council's to comment on the appropriateness of the proposed boundary of the BNA by the Bermondsey Village Action Group.
52. Section 61G(7) of the TCPA provides that areas designated as NA's must not overlap with each other. Further, Section 61(G)(4) provides that the Council must have regard to the desirability of maintaining the existing boundaries of areas already designated as NAs. It has power under s61G(6) of the Act to modify designations already made and to this extent it could modify the boundary of the BNDA, in the event that such an amendment is considered necessary and appropriate.
53. Paragraph 4 (*Part 3H:Community Councils*) of the Southwark Constitution 2012/13 provides that it is the role and function of Community Councils '*to be a focal point for discussion and consultation on matters that affects the area*'.
54. Neighborhood planning is a new legal process, which the Council has a statutory duty to facilitate and administer. The Constitution is therefore silent as to the express reservation of consultative decisions in respect of decisions concerning this area. Consideration has been given to the appropriate level at which comments upon any proposals to designate a NA and/or NF may be made and it is considered that is this function is analogous with Community Council's usual consultative functions in respect of policy /plan related documents and therefore falls within the role and functions delegated to it.
55. The recommendation sought in this report therefore falls within the Bankside, Borough and Walworth Community Council's decision-making remit.

Strategic Director of Finance and Corporate Services (SDFCS) (NR/FCS/22/8/12)

56. The SDFCS notes the financial implications contained within the report. Officer time to effect the recommendation will be contained within the existing budgeted revenue resources.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
The Localism Act	http://www.legislation.gov.uk/ukpga/2011/20/contents/enacted	planpolall@southwark.gov.uk
The Neighbourhood Planning Regulations	http://www.legislation.gov.uk/uksi/2012/637/contents/made	planpolall@southwark.gov.uk

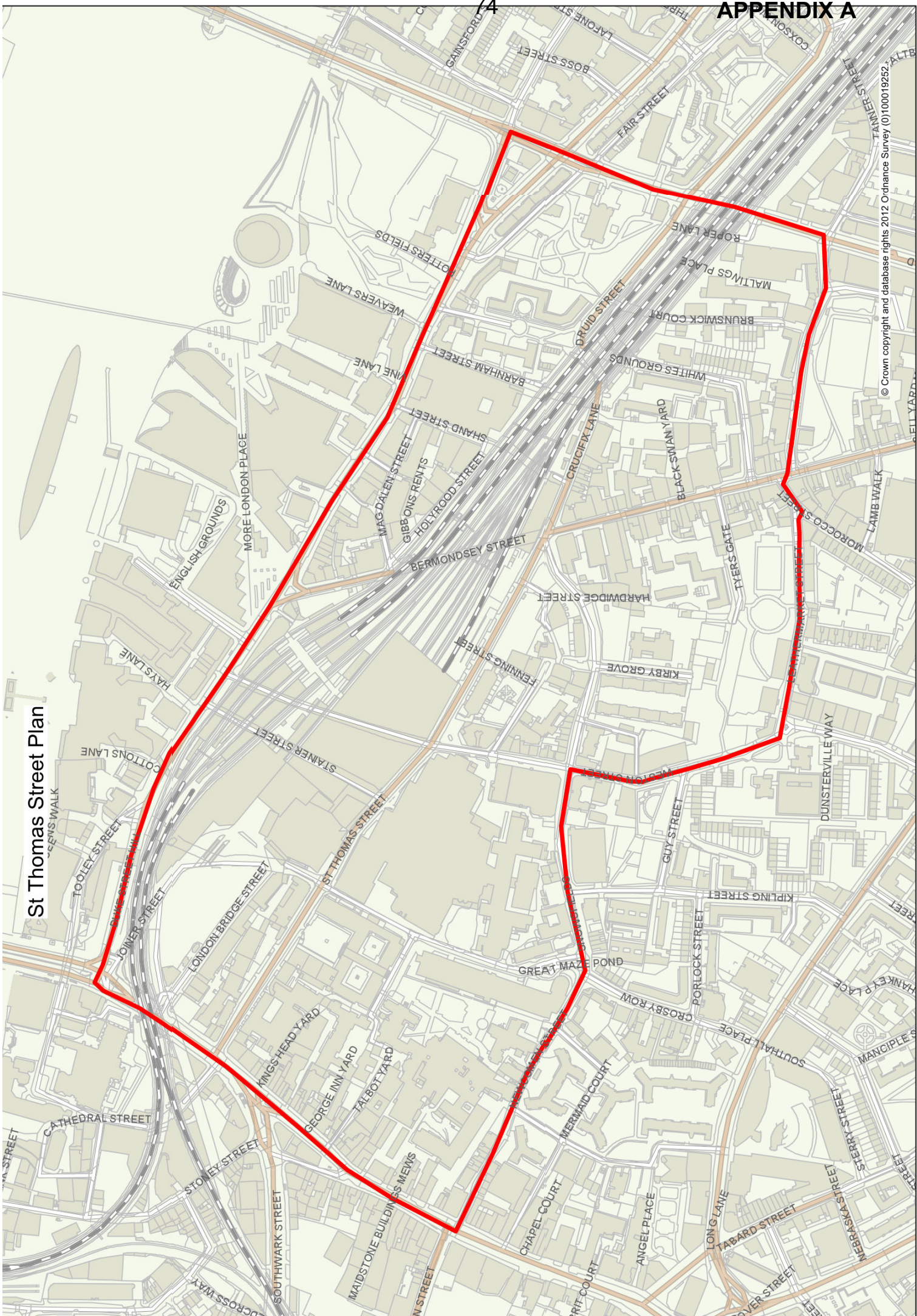
APPENDICES

No.	Title
Appendix A	Map of the proposed area
Appendix B	Forum Application
Appendix C	BVAG Constitution

AUDIT TRAIL

Lead Officer	Eleanor Kelly, Chief Executive	
Report Author	Juliet Seymour, Planning Policy Manager	
Version	Final	
Dated	23 September 2013	
Key Decision?	Yes	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Director of Legal Services	Yes	Yes
Strategic Director of Finance and Corporate Services	Yes	Yes
Cabinet Member	Yes	No
Date final report sent to Constitutional Team	23 September 2013	

St Thomas Street Plan



BERMONDSEY VILLAGE ACTION GROUP

BVAG

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 Southwark Council
 PO Box 64529
 London SE1P 5LX

5 Sept 2012

Application for designation of a Neighbourhood Forum

As per your email dated 29 Aug, BVAG would like to submit application for designation of a Neighbourhood forum.

1. Name of the neighbourhood forum is the St Thomas St Plan (STP) coordinated by Bermondsey Village Action Group (BVAG).
2. Written Constitution of BVAG is attached. The constitution was formally approved at BVAG's meeting held on 28 March 2012.
3. Area map for the STP is attached. Members adopted this area at a general meeting of BVAG & BNF at 28 March 2012.
4. Contact details:

5. Statement

BVAG - INTRODUCTION

BVAG was formed by local residents and businesses in March 2010 to preserve and enhance the character of the area designated Bermondsey Village by Southwark Council. Since its establishment BVAG has contributed to opening up the planning process, improving local awareness and developing consultation channels between the Council and local people over planning issues. It has played a major role in advancing understanding of significant development proposals, including Sellar's Shard satellites, The Quill' and London Bridge Station. It has successfully lobbied English Heritage for

Listing of the St Thomas Viaduct. It is currently working to produce a scheme to conserve and restore the Vinegar Yard Warehouse.

BVAG now has 45 registered members who either live or work in the area and has over 600 subscribers to our mailing list. Subscribers are informed of BVAG's meetings, current news and activities through our mailing list and website. Open meetings are held at least once a month for consultation and discussion. Important decisions are made during these meetings that are held either in BVAG's 'Consultation Cafe' on Bermondsey St or in our Information Office on Crucifix Lane. We also run exhibitions at both of these premises to inform local understanding and opinion of local planning issues and architectural history. A fundamental objective of BVAG is to facilitate the engagement of local people in the planning process. We therefore operate a minimal organizational structure to promote maximum openness to participation.

ST THOMAS STREET PLAN (STP)

BVAG is now coordinating a neighbourhood plan initiative focused on St Thomas Street and its immediate surroundings – representing essentially the northern part of 'Bermondsey Village'. The BVAG/STP initiative was formalised in a joint meeting of BVAG and Bermondsey Neighbourhood Forum on 9 May where members unanimously voted to proceed with an independent plan (STP) for the area we have designated and an area to the South to be coordinated by BNF that is yet to be formalised.

The St Thomas St Plan aims to produce consensus on suitable building heights in its area, balancing the interests of growth and development with preservation of the area's historic and economic character. To this end it aims to produce a specific height envelope for developers to work to which will be presented in the form of a contour map for definitiveness and clarity. A second important objective will be the updating of the Bermondsey St conservation area northern boundary. A third will be to produce site briefs for the key St Thomas St sites. Further scope of the STP will be introduced according to the results of consultation in the area. Consultation plans include an exhibition, an open information office, distribution of invitation leaflets to all businesses and residences in the area and our routine meetings and emailings. All meetings are entirely open.

BERMONDSEY VILLAGE ACTION GROUP

BVAG

March '12

Constitution

Preamble

For many years planning decisions in Southwark have been made with scant regard for the interests and opinions of local people. In particular, in the North-west Bermondsey/London Bridge area political and economic objectives of the Local Authority have come into conflict with the present character of the area.

Objectives

BVAG was established to defend the character of the area that it has adopted* and to secure for local residents and businesses control, or at least genuine influence, over planning policy in this adopted area. To achieve this objective the Group will use any means available to it, including promoting local planning policy through statutory provisions for local involvement, political lobbying at local and national levels and legal challenge to planning decisions.

Structure and Governance

Preliminary

The objectives of the group are to engage local people as fully as possible in the evolution of the character of the area in so far as this can be controlled through planning policy. Accordingly, it is an overriding principle to make the group and its activity open to everyone and to minimise any organisational obstruction to free participation for all. A minimal organisational structure is therefore always to be preferred.

Membership

The Group will comprise:

(a) Subscribers to the Group mailing list.

Subscription is free to all who register.

(b) Members.

Membership is open to anyone over 16 with an interest in the activities of the Group. Life membership is available to any such person who gives a postal address and pays a discretionary subscription.

(c) Officers.

The group will adopt officers only as necessary for particular activities that might require such from time to time. Adoption will be by a vote of members in the event of a selection being required from multiple candidates. Such officers might include coordinators, legal representatives, advisers, a treasurer or other categories as necessary.

Decisions and Policy

Key decisions and policy of the Group will be determined by a show of hands in open meetings unless and until any more formal decision making process becomes necessary. In that event decisions will be made by majority vote of members.

In any event, constitutional amendments will be made by members through majority vote.

* The Group's adopted area is shown on the attached appendix. It will be subject to alteration in the interests of greater effectiveness or representativeness of the Group as may become necessary from time to time.

**BOROUGH, BANKSIDE AND WALWORTH COMMUNITY COUNCIL AGENDA DISTRIBUTION
LIST (OPEN)
MUNICIPAL YEAR 2013-14**

NOTE: Original held by Constitutional Team (Community Councils) all amendments/queries to Gerald Gohler Tel: 020 7525 7420

Name	No of copies	Name	No of copies
To all Members of the Community Council			
Councillor Martin Seaton (Chair)	1	Others	
Councillor Poddy Clark (Vice-Chair)	1		
Councillor Catherine Bowman	1	Elizabeth Olive, Audit Commission	1
Councillor Neil Coyle	1		
Councillor Patrick Diamond	1		
Councillor Dan Garfield	1	Total:	99
Councillor Claire Hickson	1	Dated: 5 June 2013	
Councillor Lorraine Lauder MBE	1		
Councillor Rebecca Lury	1		
Councillor Tim McNally	1		
Councillor Darren Merrill	1		
Councillor Abdul Mohamed	1		
Councillor Adele Morris	1		
Councillor David Noakes	1		
Councillor Geoffrey Thornton	1		
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Southwark News	1		
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Members of Parliament			
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