

Borough, Bankside and Walworth Community Council

Theme: Healthy Winter and Ebola Update

Saturday 29 November 2014

1.00 pm

Pembroke House (Lower Hall), 80 Tatum Street, London,
SE17 1QR

Membership

Councillor Martin Seaton (Chair)
Councillor Claire Maugham (Vice-Chair)
Councillor Maisie Anderson
Councillor Neil Coyle
Councillor Karl Eastham
Councillor Paul Fleming
Councillor Dan Garfield
Councillor Eleanor Kerslake

Councillor Lorraine Lauder MBE
Councillor Maria Linforth-Hall
Councillor Rebecca Lury
Councillor Vijay Luthra
Councillor Darren Merrill
Councillor Adele Morris
Councillor David Noakes

Members of the committee are summoned to attend this meeting

Eleanor Kelly

Chief Executive

Date: Friday 21 November 2014



Order of Business

- | Item
No. | Title |
|-------------|--------------------------|
| 1. | INTRODUCTION AND WELCOME |
| 2. | APOLOGIES |

Item No.	Title	Time
3.	NOTIFICATION OF ITEMS THE CHAIR DEEMS URGENT	
	The chair to advise whether they have agreed to any item of urgent business being admitted to the agenda.	
4.	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.	
5.	MINUTES (Pages 1 - 13)	
	The minutes of the meeting held on 29 September 2014 to be agreed as a correct record and signed by the chair.	
6.	THEME: HEALTHY WINTER AND EBOLA UPDATE	
	6.1. HEALTH SERVICES	
	<ul style="list-style-type: none"> • Local response to EBOLA, Dr Emma Robinson, Southwark Public Health • EBOLA – information item, Southwark communications officer • Warmer Winter team, Fraser Serle, LB Lambeth - FSerle1@lambeth.gov.uk • Southwark Public Health: HIV + TB + flu contact: Jin Lim 	
	6.2. SOUTHWARK CARERS	
	Mrs Verinder Mander, CEO of Southwark Carers, and carers to give testimonials table at the back	
	Contact: caroline.ferguson@southwarkcarers.org.uk	
7.	OLDER PEOPLE'S SLOT	1.05pm
	Speakers to be confirmed.	
8.	YOUTH COMMUNITY COUNCIL	

Item No.	Title	Time
9.	BUDGET CHALLENGE	
	An introduction from Councillor Fiona Colley the cabinet member for Finance, Strategy and Performance, and officer presentation from Kevin Dykes in Housing and Community Services.	
	BREAK / BUDGET EXERCISE	
10.	COMMUNITY ANNOUNCEMENTS	
	Presentations and announcements from:	
	<ul style="list-style-type: none"> • Lendlease – Iain Smith • Delancey – Kim Humphreys • Police updates • The Local Flood Risk Strategy – Joseph Okai 	
11.	REFRESH AND UPDATE OF THE COMMUNITY INFRASTRUCTURE PROJECT LIST (CIPL) (Pages 14 - 22)	
	Note: This is an executive function.	
	Members to consider the recommendations contained in the report.	
12.	PUBLIC QUESTION TIME (Pages 23 - 25)	
	This is an opportunity for public questions to be addressed to the chair.	
	Residents or persons working in the borough may ask questions on any matter in relation to which the council has powers or duties.	
	Responses to questions raised at previous meetings: please see page 24.	
13.	PETITIONS AND DEPUTATIONS	
	The chair to advise on any deputations or petitions received.	
14.	COMMUNITY COUNCIL HIGHWAYS CAPITAL INVESTMENT 2014 - 2015 (Pages 26 - 29)	
	Note: This is an executive function.	
	Members to consider the recommendations contained within the report.	

Item No.	Title	Time
15.	ONE HOUR FREE PARKING AT SHOPPING PARADES (Pages 30 - 37)	
	Note: This is an executive function.	
	Members to consider the locations that have been scoped for the one hour free parking in the shopping parades.	
16.	LOCAL PARKING AMENDMENTS	
16.1.	ESTATE PARKING SCHEME - TABARD GARDENS (Pages 38 - 42)	
	Note: This is an executive function.	
	Members to consider the recommendations contained within the report.	
16.2.	GLENGALL ROAD - INTRODUCTION OF 'NO WAITING AT ANYTIME' (Pages 43 - 46)	
	Note: This is an executive function.	
	Members to consider the recommendations contained within the report.	
17.	UPPER GROUND – INTRODUCING TIME LIMIT TO PARKING IN TWO EXISTING DISABLED BAYS (Pages 47 - 50)	3.50pm
	Note: This is an executive function.	
	Members to consider the recommendations in the report.	
18.	COMMUNITY COUNCIL QUESTION TO COUNCIL ASSEMBLY	
	Each community council may submit one question to a council assembly meeting that has previously been considered and noted by the community council.	
	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.	
	The community council is invited to consider if it wishes to submit a question to the ordinary meeting of council assembly on 21 January 2015.	

INFORMATION FOR MEMBERS OF THE PUBLIC

CONTACT: Tim Murtagh, Constitutional Officer, Tel: 020 7525 7187 or email: tim.murtagh@southwark.gov.uk
Website: www.southwark.gov.uk

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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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Borough, Bankside and Walworth Community Council

MINUTES of the Borough, Bankside and Walworth Community Council held on Monday 29 September 2014 at 7.00 pm at Amigo Hall, St George's Cathedral, Lambeth Road (junction with St. George's Road), London SE1 6HR

PRESENT:

- Councillor Martin Seaton (Chair)
- Councillor Claire Maugham (Vice-Chair)
- Councillor Maisie Anderson
- Councillor Neil Coyle
- Councillor Karl Eastham
- Councillor Paul Fleming
- Councillor Eleanor Kerlake
- Councillor Lorraine Lauder MBE
- Councillor Maria Linforth-Hall
- Councillor Vijay Luthra
- Councillor Darren Merrill
- Councillor Adele Morris
- Councillor David Noakes

OTHER MEMBERS PRESENT:

- Councillor Stephanie Cryan
- Councillor Chris Gonde

OFFICER SUPPORT:

- Matthew Hill (Public Realm Programme Manager)
- Jay Daisi (Service Development Officer)
- Andrea Allen (Senior Project Manager)
- Pauline Bonner (Community Council Development Officer)
- Gerald Gohler (Constitutional Officer)

1. WELCOME AND INTRODUCTIONS

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

2. APOLOGIES

There were apologies for absence from Councillors Dan Garfield and Rebecca Lury; and for lateness from Councillors Adele Morris and Karl Eastham.

3. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

There were none.

4. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

The chair announced that there were the following stalls at the back of the hall, which people might be interested in:

- Private sector landlord licensing scheme
- London Mutual Credit Union
- Southwark finance and corporate services
- Southwark housing renewal
- Southwark carers
- Southwark volunteer centre
- Money management

The chair informed the meeting that there had been a supplemental agenda pack distributed to members regarding the appendices to the reports for items 15 and 17. He also drew people's attention to the responses to public questions, which could be found on page 11 of the agenda pack.

A resident said that the answer to the public question about rubbish bins on Walworth Road, that had been provided, was too general. The chair endorsed a suggestion that officers should follow up with the questioner if the answer received was too general, provided their contact details were known. Councillor Darren Merrill said as the cabinet member responsible he would follow up on this issue.

5. MINUTES

Councillors considered the draft minutes of the Borough, Bankside and Walworth Community Council meeting held on 23 July 2014.

RESOLVED:

That the minutes of the meeting held on 23 July 2014 be agreed as a correct record, and signed by the chair.

6. YOUTH COMMUNITY COUNCIL

Representatives from the Borough, Bankside and Walworth Youth Community Council reported back on the youth hub on the Walworth Road. Various, free activities had taken place there over the summer and had been a great success. Activities had included jewellery workshops, t-shirt design and spoken word workshops, as well as discussions on mental health and sexual harassment. Over 100 young people had regularly taken part and learned skills like time management. A poem written at one of the workshop was also read out to the meeting, and received applause and praise from the meeting.

In response to questions from councillors, the representative of the youth community council explained that during the sexual harassment workshop, young people had discussed how to define it in a school context and among young people, and how it could be tackled. Members of the youth community council said they would be happy to circulate the evaluation of the project to councillors.

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

7. FOCUS ON OLDER PEOPLE

St George the Martyr Charity

Councillor Claire Maugham informed the meeting about the St George the Martyr Charity, which provided eligible pensioners (over the age of 62) with the following benefits: a pension of £225 a year, paid three times a year; outings; the chance to go on an annual holiday; a Christmas hamper and party; and an opportunity to apply for grants. There were also small grants made to non-pensioners. For further information, contact the charity by letter at Marshall House, 66 Newcomen Street SE1 1YT, or phone Paul Leverton or Rosemary Nolan on 020 7407 2994.

Southwark Carers

Caroline Fergusson from Southwark Carers informed the meeting that the organisation supported carers, whose role could be very stressful and draining. This support took the form of advice, respite of up to 30hrs a year, counselling services, and help with accessing benefits and services. For more information, contact Southwark Carers on 020 7708 4497, or visit <http://www.southwarkcarers.org.uk>.

In response to questions, Caroline said that since the changes to council tax and other benefits, the number of carers who were struggling had gone up. These carers also accessed the council's hardship fund. Caroline explained that there was also a carer budget of up to £100 - £300 per year designed to help carers take a break, available subject to assessments and to the level of care provided.

The meeting also heard that the council's centre of excellence for people with dementia in Cator Street would not open before 2015/2016, and would not be providing respite care. Rather, it was going to be a day centre.

At this point Councillor Adele Morris joined the meeting.

8. THEME: YOUR FINANCIAL HEALTH

Councillor Neil Coyle introduced this item saying that there was currently a national campaign against irresponsible lending led by members of the community. Payday lenders, especially on the Walworth Road, and irresponsible lending were a big problem in the borough, with the council and voluntary groups often having to help residents through financial difficulties. 7,000 people in the borough had become reliant on food banks, ten percent of whom were in work. There was cross-party agreement on this issue, but one of the problems was the presumption in favour of planning consent in planning law. This had led to extra problems in Southwark, e.g. the council had lost in court in a recent case,

where it had refused a change of use applied for by a payday lender. The council was working closely with the credit union and other organisations on the issue.

Councillor Stephanie Cryan, deputy cabinet member for financial inclusion, explained that the council plan, which ran until 2018, had four core priorities: supporting people into work, helping businesses to grow and prosper, creating vibrant town centres and promoting financial well-being. To achieve this last goal, the council and its partners were giving support to people with the most complex needs and families in difficult circumstances. These were designed to get them to the point where they could access employment support, were able to manage their finances independently and not be reliant on payday lenders. Further aims were a higher uptake of financial and debt advice services, and higher levels of credit union membership.

The council would be looking to ensure education, employment or training for every school leaver; support 5,000 local people into jobs; create 2,000 new apprenticeships and scholarships; and had created a childcare commission. Further aims included a £10 credit union account for every 11-year-old in the borough; improving the teaching of financial literacy and budgeting abilities in secondary schools; 10,000 more people signing on to a credit union; stopping the spread of pawnbrokers, payday lenders, betting shops and online betting; and encouraging business start ups. The council had recently introduced the living wage for all its workers and subcontractors and encouraged all local businesses to do the same. A "Universal support" pilot, which was run together with Lewisham and Lambeth was currently testing debt advice, and levels of employment and digital support. The work was being undertaken with Peckham job centre and the aim was to see 100 people a month. Furthermore, the council's rightfully yours team had supported 3,639 residents and raised over £6m for them last year.

There was also a Southwark emergency support and hardship fund, for example for emergency utility bill payments. The council had also implemented an article 4 direction, which meant any new payday lending shops now had to come through the planning committee.

Rightfully yours

Jay Daisy, from the council's revenue and benefits department, presented facts and figures regarding the financial health of the community council area. He explained that there had been five major changes to benefits which were affecting residents: changes to council tax benefit, housing benefit, the benefit cap, and the changes to the Social Fund and Disability Living Allowance. The council had been monitoring the impact of these: one in ten residents was affected by one or more of the changes; more than 6,500 in the Borough, Bankside and Walworth Community Council area. The council had put in place the hardship fund for the most vulnerable.

Jay explained that from April to August 2014, 317 of the most vulnerable people had been helped by the council's hardship fund. While these numbers were small, about three times as many people were eligible for this fund. Second group of people helped by the council were those who were out of work, with a special emphasis on younger and older unemployed residents. For those who did not fall in those categories, there was the discretionary housing fund from central government, which Southwark had dispersed. The issue was how to get in touch with these residents in order to help them access the fund. Officers were therefore working with organisations like job centres. He urged anyone who was struggling financially and thought they might be entitled to benefits they were not

receiving, or anyone who knew someone in that situation, to contact the rightfully yours team, on Tel: 020 7525 7434, email: rightfullyyours@southwark.gov.uk .

In answer to a question from the floor, Jay said that according to the council's calculations, in Cathedrals ward 146 people would be affected by the changes to housing benefit, and 1,018 by changes to council tax benefit; in Chaucer these figures were 174 and 1,084; East Walworth 160 and 1,087; Faraday 176 and 1,231; and for Newington ward the figures were 255 and 1,358. The figures were also available on the council's website.

At this point, Councillor Karl Eastham joined the meeting.

London Mutual Credit Union

Lucky Chandrasekera, Chief Executive of the London Mutual Credit Union (LMCU), introduced this item by saying that there had been a credit union in Southwark since 1982. While it was initially mainly for council employees, the organisation had since expanded into Lambeth, Camden and Westminster. Today the LMCU had 20,000 members, 10,000 of them in Southwark. Credit unions allowed people to borrow money, but also offered savings products. Only 3% of the UK population were members of a credit union compared with 75% in Ireland and 45% in the USA. In the last year, £12m in loans had been given to members. LMCU were looking to open a branch on the Walworth Road and were working with the council to try to find a site. The organisation was also working on creating junior savings accounts for every secondary school child in the borough. They were keen to promote these services and to expand the membership, and had delivered 200,000 flyers in the borough, for example via council rent statements. Lucky explained that central government looking at capping interest rates, and that the number of payday lenders had gone down, as the market seems to have shrunk. Part of the problem with payday lenders was the lack of awareness of their practices by their users. He went on to encourage people to join the credit union, which gave any profits made back to its members. Lucky explained that the credit union, too, had a payday loan product, but their lending was based on ethical lending.

Southwark Citizens Advice Bureau

Sally Causer, advice service manager, informed the meeting that there had been citizens' advice bureaux (CAB) in Southwark since 1939. Currently the CAB had 25 staff and 130 volunteers who provided advice in offices in Peckham and Bermondsey, with outreach sessions held on the Kingswood and Aylesbury estates. Southwark CAB was the busiest in London advising 13,000 people a year; 1,000 of which were seen at welfare reform events around the borough. Legal aid cuts, as well as the changes to the employment support allowance and personal independence payments had also had a big impact on people in the borough, and on how many people were attending CABs. The CAB also provided advice on discretionary housing payments and as part of the "Money Savvy Southwark" programme, which was funded by the Big Lottery Fund and provided advice around credit and store cards, but also around fuel bills, council tax and rent arrears, and around managing money and budgets. Part of this programme was training community champions, who went out into the community to sign-post people to the advice services offered by the CAB. Other support that was available related to homesearch and leaseholder advice.

In response to a question from the floor, Sally Causer said that the "Money Savvy Southwark" programme was aimed at educating people about their personal finances. It offered 1-2-1 support, debt advice, group workshops and advice for new tenants. There

was also a target of 2,000 residents a year (10,000 in 5 years) receiving advice sessions. More information was available at www.moneysavvysouthwark.org.uk.

Councillor Eleanor Kerlake reported back on the efforts to open a credit union on Walworth Road, which was very much needed as the area had the highest concentration of payday lenders in the country. This had been raised by residents and by the youth community council. Officers and councillors were working with churches and the Walworth Society on this project. An option of having a pop-up branch (for example in a church) was being explored. Councillors would bring the issue to council assembly. Residents could sign a petition against payday loans, join a credit union, and participate in a day of action to spread the word about credit unions.

The meeting heard that this was an incredibly important issue; everyone should join the credit union. Apart from loans, the credit unit offered favourable rates to savers.

The meeting heard that zero-hour contracts, cuts in legal aid and other employment law issues exacerbated the problem. The chair explained that he had been approached by representatives of payday lenders, but had decided the community council was not the appropriate forum for them to attend. This meeting was about discussing the possible credit union location, the advantages of saving and raising awareness of the problem of debt.

The meeting heard that the Mayor's "common good" fund was also available. Thanks to the council's actions no council tenants had been evicted, despite the borough being the 12th most affected by the benefits changes. There was a suggestion to launch a petition about payday loans.

The chair thanked all participants for their contributions.

9. COMMUNITY ANNOUNCEMENTS

Cleaner Greener Safer (CGS) capital fund 2015/2016

Andrea Allen, senior project manager, informed the meeting that the CGS capital fund 2015/2016 was now officially open. Since its inception in 2003, the CGS capital fund had distributed £30m across 2,000 projects around the borough, which translated into £7.6m and 453 projects in the Borough, Bankside and Walworth area. The funds allocated in the coming financial year would be a borough-wide total of £1.8m, which translated into roughly £90,000 per ward, and into £450,000 for the Borough, Bankside and Walworth Community Council area. There was also the possibility of groups managing the projects themselves. The chair invited people who had questions about how to submit their projects to speak to Andrea or himself after the meeting.

Applications were invited until Friday 7 November 2014, with schemes scheduled to be agreed at the community council meeting on Saturday 7 February 2015.

Southwark Volunteer Centre

Shaun O'Regan, from Southwark Volunteer Centre, told the meeting that the centre was located in the Elephant and Castle Shopping Centre on the first floor. There was a wide range of volunteering roles available with hundreds of charities, and the centre was open for drop-ins from 10am to 4pm on Tuesdays, Wednesday and Thursdays. He went on to

say that there were two projects (“Into work”, “Future me”) looking to place volunteers aged 18 to 24, which could be a great way to gain work experience through volunteering and so be a route into paid employment. Another project was aimed at over-25s who were unemployed and resident in the SE1, SE17 and SE16 areas. This project was trying to encourage people to get into volunteering as a way to get training. Shaun invited all to pop into the centre. For more information visit: www.volunteercentres.org.uk

Wheels for wellbeing

Valerie Oldfield, the organisation’s community engagement officer, explained that it was a charity working with disabled people providing cycling sessions, specialist instructors and peer support at the velodrome in Herne Hill. The velodrome sessions took place every Monday from 11am to 1.30pm, were free and open to all ages and abilities. In 2014-2015, so far more than 1,000 disabled people across all impairment groups had taken part in the sessions.

Walworth’s got talent

Father Andrew Moughtin-Mumby informed the meeting that this event would take place at St Peter’s Walworth Church on 11 October 2014 from the afternoon. It was open to anyone living or working in SE17.

Employ me

Winsome Duncan informed the meeting that her organisation was running employability workshops for young people which have recently been opened up to adults as well, due to high demand. The training was based on her personal experience. She had also written a book, and was running training on how to start one’s own business, including specialised advice for ex-offenders.

Local sporting success

Michelle, a resident, informed the meeting that her young son had just signed a contract with Queens Park Rangers. The meeting applauded this success. She went on to say that this underlined the importance of having play areas, and that she wanted to thank officers and councillors for providing the play area and playing fields at Comus House.

Green flag success for local parks

The chair informed the meeting that two local parks had won a green flag award: Surrey Square and Nursery Road Park.

Leader’s question time

Councillor Claire Maugham informed the meeting that Southwark Council was holding a Leader’s Public Question Time for the first time. This would allow the Southwark residents or workers to hold the Leader and the council’s cabinet directly to account. The council was asking anyone who lived or worked, or was interested in Southwark to suggest a question about the council for the Leader, Councillor Peter John, to respond to. This free event would be taking place on the evening of 22 October at City Hall.

Council’s budget for the year ahead

Councillor Maugham informed the meeting that over the past four years the council had had the equivalent of around £90m in funding cuts – which was about a quarter of its total budget. It was also likely that the council would lose a further £70m of funding over the next three years as the cuts continued. With all this in mind, the council needed residents’

help to decide how best to spend what is in the budget. Every year, since 2011, the council had asked for residents' views on the council's budget. So, in the coming months, the council would be consulting with residents across Southwark to hear their views. As part of this the council would once again be carrying out a consultation exercise at each of the community councils, at the November/December round of meetings, to hear what residents thought about the tough choices the council will have to make.

Police officers in the borough

The meeting heard that Councillor Michael Situ, cabinet member for environment, recycling, community safety and volunteering, had started an online petition to urge the Mayor of London to increase the number of police officers in the borough. Councillors were encouraging everyone to sign the online petition, which was on the Southwark council website.

Health of the borough

Councillors Rebecca Lury and David Noakes would be discussing outreach consultations about the health of the borough at a future meeting.

Charter of Principles – new homes consultation

Councillor Claire Maugham informed the meeting that the council was currently consulting residents on a charter of principles which would set the framework for how it would consult with residents on the delivery of 11,000 new council homes. This consultation was the beginning of the council's conversation with residents about housing in Southwark. The council wanted this framework to be in place before the next conversation began in spring 2015, and the decision on the charter would be made by cabinet in November. The charter had been drafted drawing on examples of good practice and lessons learnt across the council, and built on the work during the housing commission. The closing date was 13 October 2014.

10. PETITIONS AND DEPUTATIONS

There were none.

11. COMMUNITY CONVERSATION ON DOMESTIC ABUSE AND COMMUNITY CONVERSATION ON WOMEN'S SAFETY CHARTER

Eva Gomez, Safer Communities Team Manager, informed the meeting about two projects which her team was leading on: the domestic abuse strategy and the women's safety charter.

The domestic abuse strategy was currently being consulted on. Domestic abuse was defined as an incident or pattern of incidents of violent, abusive, controlling or coercive behaviour. These could happen between family members, intimate partners or ex-partners irrespective of gender or sexual orientation. It could take different forms: emotional, physical, psychological, financial or sexual. While men were also affected, the vast majority of people suffering domestic abuse were women. One in four women experienced domestic abuse in their lifetimes, which is why Southwark prioritised its resources and support on women. Nationally one incident of domestic abuse is reported every minute and 750,000 children witnessed or experienced domestic abuse every year. There was a

paper and an online questionnaire; face-to-face consultation with practitioners, stakeholders and people who had experienced abuse would also be taking place.

The women's safety charter was about combating sexual harassment in bars and clubs which went unchallenged a lot of the time and was sometimes trivialised. The council was committed to taking this seriously, and was currently consulting on this. The first step in this would be a voluntary code of conduct under which restaurants, bars and clubs would challenge unacceptable behaviour by some men. More information was available at www.southwark.gov.uk/womenssafety.

Responding to questions from the floor, Eva said in terms of domestic abuse, the council had commissioned a voluntary 26-week programme for perpetrators. There would also be consultation with the perpetrators, including adolescent perpetrators who abused their parents or grand-parents. As part of the charter, the council would work alongside the venues, to raise awareness and to train bar staff to intervene and log incidents. Eva went on to say that she would be happy to come back to a future meeting to give an update on both topics. Information on the subject had been published into Southwark Life, but people could also contact her on 020 7525 7246 or at eva.gomez@southwark.gov.uk.

Councillor Maria Linforth-Hall thanked Eva's team for the training courses and information provided to councillors and residents.

12. PUBLIC QUESTION TIME

The following public questions were raised.

1. Why were there no representatives of the council present at the annual general meeting of the Clinical Commissioning Group (CCG)?

Councillor Neil Coyle responded that the CCG was independent of the council and that councillors did not have representation on the body. Councillor David Noakes explained that there were links between the council and the CCG, through the Health and Wellbeing Board. The CCGs were also invited to the health scrutiny meeting, so there was dialogue between them and the council.

2. What is being done about the construction site at Stead Street? The pavement has all but disappeared and the street has become narrow, so cars, vans and especially fire engines cannot get through.

Councillor Darren Merrill said that he would speak to the resident and pursue the matter, as it fell into his cabinet brief.

The following questions were submitted in writing:

3. When it rains the water runs down Madron Street SE17 into the Old Kent Road. When it is not raining the water still flows into the Old Kent Road. Who is responsible for this flow of water and what is being done to stem the flow?
4. If a Southwark resident has no income or a very low income private work pension, would they qualify for any council tax benefit?

5. Why is parking allowed in East Street, particularly on Mondays without permit? Wardens are not giving out tickets to people without them.
6. What section 106 money has been granted to or drawn down by Peabody Trust over the last 5 years?

The meeting also heard a view that the metropolitan police should reimburse the South London and Maudsley NHS Foundation Trust (SLAM) for the time of the nurses who were working on the street triage project, which had been discussed at the previous community council meeting.

13. COMMUNITY COUNCIL QUESTION TO COUNCIL ASSEMBLY

The chair explained that because of the Leader's Question Time meeting on 22 October 2014, the next regular Council Assembly meeting would be on 26 November 2014. He therefore proposed to hold the question agreed at the previous community council meeting on 23 July 2014 in abeyance.

RESOLVED:

That the following question be submitted to the next council assembly meeting on 26 November 2014:

“Are the changes to local NHS services, increased waiting times and access to treatment impacting on the council services, and what is that impact?”

14. LOCAL PARKING AMENDMENTS

14. ESTATE PARKING SCHEME - TABARD GARDENS

Note: This is an executive function.

Councillors considered the information in the report.

The meeting heard that Tabard Gardens tenants and residents association (TRA) had raised important questions with ward councillors about the measures proposed in the report only that afternoon, which officers had been unable to address due to the short time since they had been raised.

A motion to defer this item to a future meeting was moved, seconded and agreed.

RESOLVED:

That this item be deferred to a future meeting, in order for the concerns recently raised by residents to be responded to by officers.

14. GLENGALL TERRACE

Note: This is an executive function.

Councillors considered the information in the report.

A motion to approve this item was moved, seconded and agreed.

RESOLVED:

That the following local traffic and parking amendment, detailed in the appendices to the report, be approved for implementation subject to the outcome of any necessary statutory procedures:

- Glengall Terrace – remove two parking bays that are partially on the footway, relocate the bay on the south side so that it is entirely on the carriageway and install double yellow lines in the remaining length of the street.

15. TRAFFIC MANAGEMENT REPORT: NEWCOMEN STREET

Note: This is an executive function.

Councillors considered the information in the report.

A motion to approve this item was moved, seconded and agreed.

RESOLVED:

That the following non-strategic traffic and parking arrangements, detailed in the drawings attached to the report, be approved for implementation subject to any necessary statutory procedures:

- Newcomen Street - Retain 'temporary' zebra crossing as permanent facility

16. LYTHAM STREET PERMANENT CLOSURE

Councillors considered the information set out in the report. The chair pointed out that the site of the scheme was in Faraday ward.

RESOLVED:

That the community council is supportive of the proposal to make permanent the closure of Lytham Street to motor vehicles, following a one year experimental closure.

17. QUIETWAY CYCLING PROPOSALS

Councillors considered the information set out in the report.

The chair allowed some contributions from the floor. The meeting heard that there were concerns about the scope of the consultation for site J. There had been no survey of the usage of the gate. Opening the gates to motorbikes and mopeds would have a negative impact on safety. If an alternative through Swann Street was considered, there should be consultation on this.

Matt Hill, public realm programme manager, explained that in terms of site H (Rothsay Street) the projections were that only 15 vehicles an hour would be displaced from Tower Bridge Road during peak hours. In terms of Site J, Matt explained that in officers' opinion the consultation process had not been flawed. The consultation boundaries had been agreed with councillors, and there had only been a 10% response rate. The changes to the gates were a difficult "on-balance" decision, but potential motorbike activity would be monitored. He also explained that the Mayor of London's cycling commissioner had given a commitment that TfL (Transport for London) would fund enforcement action and remedial action, if a large number of motorbikes did use the altered gate.

The chair encouraged residents attending to submit their comments about the schemes to their ward councillors or to write directly to the cabinet member. The meeting also heard that the local member of the London Assembly had also been involved in looking at the sites.

RESOLVED:

That the community council feed back the following comments regarding the individual sites:

- Site H: There had been a considerable number of comments from residents about this site, and concerns had been expressed about the proposed changes. In particular, it was feared that these would push traffic into Alice Street from Tower Bridge Road. Residents of the Jam Factory had expressed concerns about possible rat-running and restricted access for emergency vehicles, as the road was very narrow already. Decima and Meakin estates residents had raised concerns about creating a bottleneck in Alice Street, which would impact on wheelchair and pushchair users especially. This would need looking at closely.
- Site I: there was general agreement with the plans set out for site I.
- Site J: over the last month, there had been concerns raised by residents of Trinity Square about the changes to the gates at Trinity Street. These were supported by ward councillors. Changes to / widening of the gates would increase motorcycle traffic through the square, and no evidence to the contrary had been presented in the report. Furthermore, the recommendation in the report was not consistent with the proposal that had been consulted on. There was a possible alternative via Swann Street, which the cycle path could take. Ward councillors had given residents their full support in opposing any measures which would undermine the purpose of the gates.
- Site K: councillors were satisfied with the measures, and had not received

any negative representations regarding the plans for this site.

- Site L: ward councillors said that they had not been approached about this item with negative comments. In addition to the proposals, residents should be consulted about moving the zebra crossing on the corner of Great Suffolk Street and Toulmin Street. Another issue which needed to be addressed in the area was people cutting across pavements.
- Site M: councillors were supportive of the plans set out for site M.

Meeting ended at 9.40 pm

CHAIR:

DATED:

Item No. 11.	Classification: Open	Date: 29 November 2014	Meeting Name: Borough, Bankside and Walworth Community Council
Report title:		Refresh and update of the Community Infrastructure Project List (CIPL) to guide S106 and CIL expenditure in each Community Council	
Ward(s) or groups affected:		Borough, Bankside and Walworth Community Council	
From:		Chief Executive	

RECOMMENDATIONS

1. That the community council notes the funded schemes and agrees to update the community infrastructure project list (CIPL) for this community council, which replaces the previous CIPL agreed in 2013.

BACKGROUND INFORMATION

2. In 2013 we consulted and adopted the community infrastructure project list (CIPL) which replaced the 2009/10 project banks. The CIPL details possible S106 and local CIL projects for publically accessible improvements for each community council and was adopted by the community councils in the summer of 2013.
3. At the time we committed to annual updates and refreshes of the list through the community council. Ideas for new projects are accepted throughout the year this report presents the new schemes for consideration.
4. As part of revising Southwark's S106 supplementary planning document (SPD) and the introduction of Southwark's CIL the council has committed to spend 25% of Southwark CIL locally.
5. In 2010 Regulations relating to securing S106 obligations were tightened to focus more heavily on direct impacts of a particular development and the mitigation that is required by those impacts. Once Southwark's CIL is introduced in early 2015, S106 contributions will only be used for defined site specific mitigation as CIL will secure contributions towards strategic infrastructure.
6. Of the current 45 projects, 10 projects have been fully funded and a further 3 partially financed, see Appendix 2. 12 new projects are proposed to be added to the list, including community centres severing particular needs, Cooltans and About Stones End Day Centre and 10 projects within Burgess Park

KEY ISSUES FOR CONSIDERATION

7. Once Southwark CIL is adopted, new S106s will focus on immediate mitigation for a development and remove this as a source of project bank funding. The new

community infrastructure project list (CIPL) will therefore focus on Southwark's CIL and existing S106 agreements which are already in the system and which have provisions covering the following publically accessible amenities:

- Community facilities,
 - Education,
 - Public realm,
 - Local transport improvements,
 - Open space and,
 - Sport.
8. Under the S106, save for a few exceptions, contributions are not secured for improvements to residential buildings, or spaces to which potential residents of the funding development cannot access.
 9. Monies secured under Southwark's CIL will have a wider application, breaking the link between funding development and mitigation. Southwark CIL funded projects must be for infrastructure that supports growth
 10. The council has committed to spend 25% of local Southwark CIL in the local planning area, whether that is neighbourhood plan, area action plan, supplementary planning document area of opportunity area. For the few gaps that are not covered by the designations it will be spent within the community council area. See appendix 1
 11. It is currently proposed to keep the CIPL separate from Cleaner Greener Safer (CGS), however individual projects may crossover.

Policy implications

12. The essential features to recognise here are:
 - National Planning Policy Framework
 - Localism 2011 Act
 - Community Infrastructure Regulations 2010, 2011 to 2014 Amendments,
 - Southwark's draft CIL charging schedule and infrastructure plan (examined in Public 29 and 30 July)
13. It is proposed to update the CIPL yearly to ensure that it continues to reflect local people's preferences and priorities for local infrastructure.

Community impact statement

14. The proposed project is based around the desire to improve infrastructure for all and improve the communication between the council and the local community when it comes to planning infrastructure. Existing governance will ensure individual allocations are free from bias and opportunity is available to all.

Resource implications

15. The emergence of the project banks as a CIPL, associated with historical S106 agreement contributions and Southwark's CIL enables the administration of this to benefit from both S106 agreement administration charges and the 5% of CIL the Council can retain for administration purposes.
16. An electronic process of submitting new ideas and updates on our website keeps costs low and yearly consultations and updates are focused in one month.
17. The existing governance for S106 expenditure, as detailed in the S106 Protocol, will be retained, as there are no proposed changes to this and the proposals will have no increase on resources.

Consultation

18. Throughout the year, most recently the July planning committee update report, July community council announcements, S106 2012-2014 Annual report.
19. This report now proposes the new projects that have come in during the last year.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of legal services

20. It is noted that pursuant to the council's constitution community councils, planning committee and local communities have been consulted concerning revisions to community infrastructure project lists (CIPL) which form the subject of this report. The main issues are outlined in the body of the report.
21. Members of the relevant community council's are requested to approve the CIPL which originate in their particular areas. In accordance with function 2 and 22 of Part 3H of the constitution, community councils have the power to approve projects for inclusion within the community project bank or CIPL being a successor to the community project bank system.
22. In making their decision members should note the contents of this report and in particular the restricted application of Section 106 planning obligations. An authority's ability to pool more than five separate planning obligations / contributions entered into on or after 6 April 2010 towards a common piece of infrastructure will be phased out effective from April 2015 (Reg 123). In addition, projects identified as infrastructure projects on a Regulation 123 list will not generally be funded by Section 106 unless such a project amounts to site specific mitigation necessitated by that particular development. Effectively, from the date of adoption of CIL, future Section 106 agreements will not be used to fund infrastructure projects but will continue to fund affordable housing and site specific mitigation. Existing S106 contributions will be rollover to cover expenditure of CIPL project but subject to the constraints placed by regulations and government guidance.
23. Members are advised that subject to the above considerations they may approve the CIPLs applicable to their areas as potential projects which may be funded in the manner set out in this report.

Strategic director of finance and corporate services

24. The strategic director of finance and corporate services notes the resources implications of the projects in this report. Allocations and use of the banked S106 funds will be monitored as part of the council's annual capital programme.
25. Officer time to effect the recommendations will be contained within existing revenue budget.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
None		

APPENDICES

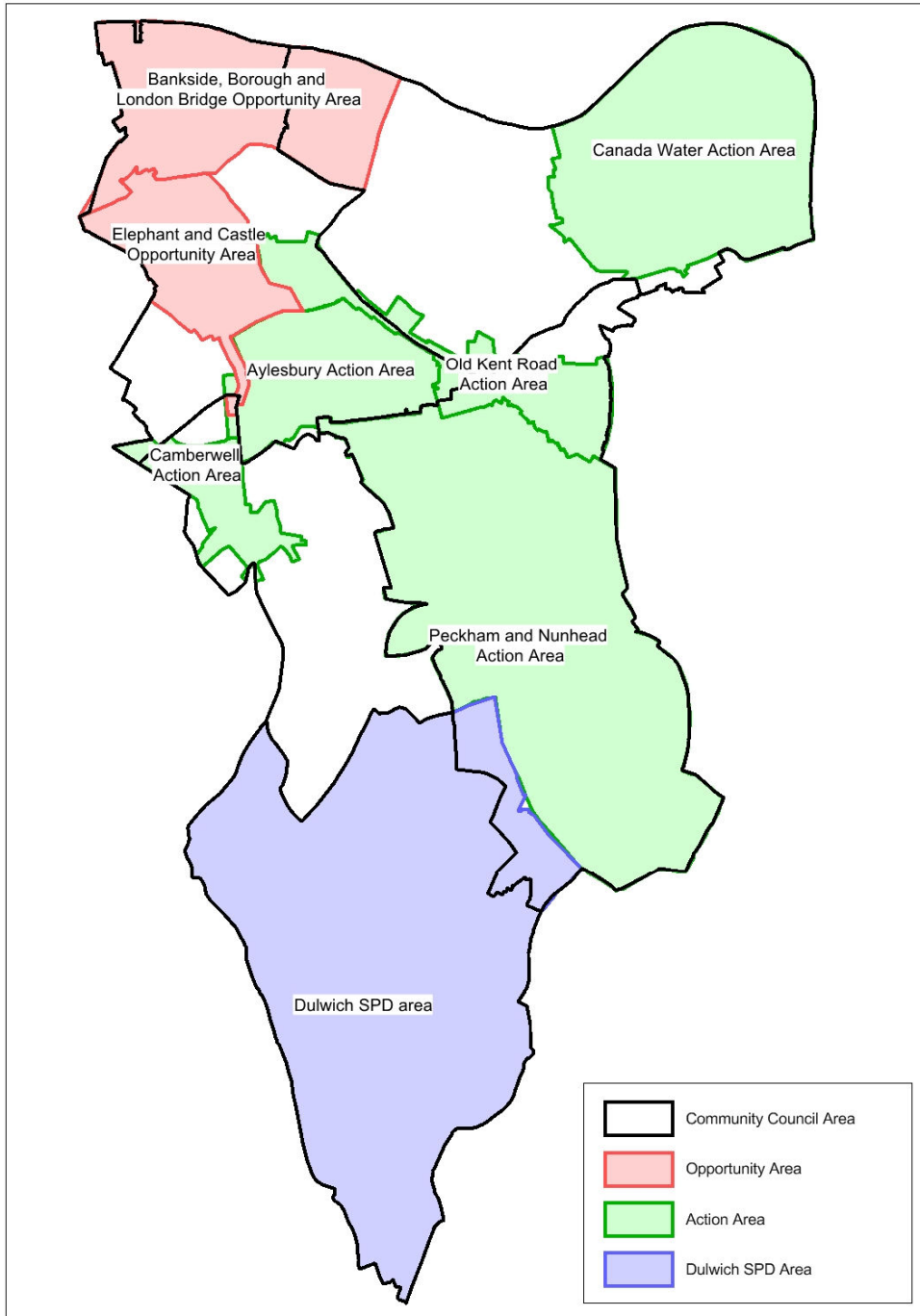
No.	Title
Appendix 1	CIL local funding areas
Appendix 2	Community Infrastructure Project List (CIPL) proposed September 2014

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management		
Report Author	Zayd Al-Jawad, Section 106 & CIL Manager		
Version	Final		
Dated	22 August 2014		
Key Decision?	No		
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	No	No
	Date final report sent to Constitutional Team	28 August 2014	

Appendix 1

CIL Local Funding Areas



Community Infrastructure Project List (CIPL) proposed September 2014	Borough, Bankside & Walworth		Sep-14
Project list	S106	CIL	Update
Mint Street Playground community space	Yes - community facilities	Yes	Unfunded - remain on list
Mint Street Playground	Yes - open space, play	Yes	Part funded 2013
Borough High Street public realm and road safety improvements	Yes - public realm, transport	Yes	Unfunded - remain on list
Borough Road public realm / greening	Yes - public realm, transport		Unfunded - remain on list
Copperfield Garden (All Hallows) improvements	Yes - open space	Yes	Unfunded - remain on list
Cross Bones Meanwhile improvements	Yes - open space	Yes	Unfunded - remain on list
Disney Place public realm improvements	Yes - open space	Yes	Unfunded - remain on list
Farnham Place public realm and urban greening	Yes- public realm	Yes	Unfunded - remain on list
Flat iron square public realm improvements	Yes- public realm	Yes	Unfunded - remain on list
Great Guildford St public realm improvements	Yes- public realm	Yes	Part funded 2013
Grotto Podiums public realm improvements	Yes- public realm	Yes	Expected 2014 S106 funding
Pedestrian routes through landmark Court	Yes - transport	Yes	Unfunded - remain on list
Lant St.Weller St public realm and green links	Yes- public realm	Yes	Unfunded - remain on list
Little Dorrit Court and Park entrance	Yes - open space	Yes	Unfunded - remain on list
Little Dorrit Park improvements	Yes - open space	Yes	Unfunded - remain on list
Canopy to London Bridge Tube station entrance (west)	Yes - transport	Yes	Unfunded - remain on list
Low line Railway viaduct pedestrian and cycle route	Yes - transport	Yes	Unfunded - remain on list
Prices Street public realm improvements	Yes- public realm	Yes	Unfunded - remain on list
Red Cross Garden Improvements	Yes - open space	Yes	Unfunded - remain on list
Redcross Way public realm	Yes- public realm	Yes	Unfunded - remain on list
Pedestrian route behind Hop exchange	Yes- public realm	Yes	Unfunded - remain on list
Southwark Bridge Road road safety improvements	Yes - transport	Yes	Unfunded - remain on list
Southwark Street road safety improvements	Yes - transport	Yes	Unfunded - remain on list
St George's Garden improvements	Yes - open space	Yes	Unfunded - remain on list
Stoney Street public realm and ped safety	Yes- public realm and transport	Yes	Unfunded - remain on list
Sumner St public realm and ped safety	Yes- public realm and transport	Yes	Unfunded - remain on list

Project list	S106	CIL	Update
Toulmin Street public realm and ped safety	Yes- public realm and transport	Yes	Unfunded - remain on list
SPAM Tenants & Residents Association Hall	Yes - community facilities	Yes	Unfunded - remain on list
Park Street open space improvements	Yes - open space	Yes	Unfunded - remain on list
Waterloo Road public realm improvements	Yes- public realm and transport	Yes	Unfunded - remain on list
Tate Community Garden Extension	Yes - Public realm	Yes	Unfunded - remain on list
Glengall Road / Old Kent Road (Burgess Park) open space improvements	Yes - open space	Yes	Expected 2014 S106 funding
Pedestrian crossing in Upper Ground	Yes- transport	Yes	Expected 2014 S106 funding
Walworth Road, footways and greening, Fielding Street	Yes- public realm and transport	Yes	Unfunded - remain on list

New projects to be added to the list	S106	CIL	Notes / contacts
Cooltans Arts Centre - Community Space	Yes - community facilities	Yes	Ms Baharier (Cootans)
Reintroduction of a traditional bandstand (poss using hard-standing stone arc still surviving towards east of tennis courts)	Yes - open space	Yes	Friends of Burgess Park
Public art/sculpture Burgess Park	Yes - open space	Yes	Friends of Burgess Park
Name place making for St George's dry garden, carved stone to suit the location as an old church yard (idea put forward by Oliver Miller)	Yes - open space	Yes	Friends of Burgess Park
Repairs to external of Passmore Edwards library and basement for community use	Yes - community facilities	Yes	Friends of Burgess Park
Proposal for an additional Community Garden in BP - A Materials Garden - within the park (a follow-on of the Basket Garden idea previously discussed). Could be set-up and run in a similar way to Glengall Wharf, except instead of food crops it will be materials crops to supply projects within/across the Park.	Yes - open space	Yes	Friends of Burgess Park
Improve Sumner Road as an alternative cycle route to Surrey Canal Walk which should be the quiet and slow route	Yes - open space	Yes	Friends of Burgess Park
Increase public open space by taking out Waite St	Yes - open space	Yes	Friends of Burgess Park
Repair the pavements around the park to take out now redundant road/entranceways/kerbs and replace with pavement	Yes - open space	Yes	Friends of Burgess Park
Measures to fix worst paved and puddling spots on main paths	Yes - open space	Yes	Friends of Burgess Park
Additional Toilets	Yes - open space	Yes	Friends of Burgess Park
About Stones End Day Centre	Yes - community facilities	Yes	Lewisham & Southwark Age UK

Projects funded - to be removed from list	S106	CIL	Notes / contacts
Winchester palace garden	Yes - public realm	Yes	Funded 2013-2014 from S106
Paisley Park Masterplan	Yes - open space	Yes	Funded 2013-2014 from S106
Tabard St open Space		Yes	S106 and other funding 2014
Nelson Square improvements	Yes - open space	Yes	Funded 2013-2014 from S106
Holland St. Improvements public realm improvements	Yes- public realm	Yes	Funded 2013-2014 from S106
Christchurch Gardens improvements	Yes - open space	Yes	Funded 2013-2014 from S106
Ewer Street public realm improvements	Yes - open space	Yes	Funded 2013-2014 from S106

**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 Borough, Bankside and Walworth Community Council meetings

Question	Response
<p>Why were there no representatives of the council present at the annual general meeting of the Clinical Commissioning Group</p>	<p>Dr Ruth Wallis, Director of Public Health attended the CCG AGM and presented on the health of Southwark's population. The AGM was also advertised widely through the local press and a wide range of partners had been invited.</p>
<p>"If a Southwark resident has no income or a very low income private work pension would they qualify for any council tax benefit?"</p>	<p>Emailed officer – 20/10/2014 / chased 29/10</p>
<p>"Why is parking allowed in East Street, particularly on Mondays without permit. Wardens are not giving out tickets to people without them?"</p>	<p>Emailed officer - 20/10/2014 / chased 29/10</p>
<p>"When it rains the water runs down Madron Street SE17 into the Old Kent Road. When it is not raining the water still flows into the Old Kent Road. Who is responsible for this flow of water and what is being done to stem the flow?"</p>	<p>Emailed officer - 29/10/2014</p>
<p>"What section 106 money has been granted to or drawn down by Peabody Trust over the last 5 years? "</p>	<p>No Section 106 funds have been drawn down or granted to Peabody Trust in the Borough, Bankside and Walworth Community Council over the last 5 years.</p>

Item No. 14.	Classification: Open	Date: 29 November 2014	Meeting Name: Borough, Bankside and Walworth Community Council
Report title:		Community Council Highways Capital Investment 2014/15	
Ward(s) or groups affected:		All in the Community Council areas	
From:		Head of Public Realm	

RECOMMENDATION

1. To agree the funding of the proposed schemes for the Borough, Bankside and Walworth Community Council as set out in Appendix 1. These are proposed by ward members, or to agree alternative schemes subject to officer investigation and feasibility.

BACKGROUND INFORMATION

2. The declining quality of public highway combined with extreme weather events has led to further deterioration in recent years – with some non principal, unclassified roads being particularly affected. Given the nature of these roads and the lower level of traffic flows it is unlikely that such locations will feature in any major resurfacing programme. Without the necessary capital allocation to attend to such locations, complaints of poor road surfaces can only be dealt with through the council's reactive maintenance programme.
3. The council's non-principal road investment programme prioritises works on non-principal roads on a borough-wide basis and this investment forms the largest part of the annual investment programme.
4. In August 2011 and the cabinet member for transport, environment and recycling committed to the provision of an allocation of £100k (£800k total) to each community council for local investment selections in highways surfacing. This is drawn from and not in addition to the £5.05m available for 2014/15.
5. The financial provision for each community councils is pro-rata by ward, as published in Highways Capital Investment Programme 2014/15 dated 12 December 2013 (Appendix 4) and also found online at:
<http://moderngov.southwark.gov.uk/documents/s43081/Report.pdf#search=%22highways%20capital%20investment%20programme%202014%22>
6. Borough, Bankside and Walworth Community Council is allocated £190,475 in 2014/15 to be used for its highways surface improvements (carriageway or footway) of its choice. These can be spent on any non-principal road in the area. Any under/over spends from previous years can also be carry forward.

KEY ISSUES FOR CONSIDERATION

7. The overall budget available to the Borough, Bankside and Walworth Community Council is £216,094 (£190,475 for 2014/15 plus £38,952 carried over from 2013/14 minus implementation fees £13,333). Appendix 1
8. The commencement and completion of the schemes within the current financial year will depend upon the decision by the community council, subject to any adverse weather conditions later in the winter months.

Community Council Selections

9. 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.

10. Project officer did not receive any valid request from those wards not represented in Appendix 1.

Delivery

11. Once the community council has made its selections by the method of its choice they will be designed and delivered as soon as possible in 2014/15. Any under spends or projected overspends will be reported back to community council for resolution or reallocation.

Community Impact Statement

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

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Highways Capital Investment Programme decision 12 December 2013	160 Tooley Street PO Box 64529 Southwark Council London SE1P 5LX Online http://modern.gov.southwark.gov.uk/documents/s43081/Report.pdf#search=%22highways%20capital%20investment%20programme%202014%22	Himanshu Jansari 0207 525 3291 or Matthew Hill 020 7525 3541

APPENDICES

No.	Title
Appendix 1	Ward Members Proposals for 2014-15
Appendix 2	Extract from the Highways Capital Investment programme for 2014/15 - Community Council Investment Allocations (Appendix 4)

AUDIT TRAIL

Lead Officer	Matthew Hill, Public Realm Programme Manager	
Report Author	Himanshu Jansari, Project Engineer	
Version	Final	
Dated	5 November 2014	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES		
Officer Title	Comments Sought	Comments included
Strategic Director of Environment and Leisure	No	No
Strategic Director of Finance and Corporate Services	No	No
Date final report sent to Constitutional Team		5 November 2014

APPENDIX 1

Devolved Community Council Funded Schemes

Community Council : Borough, Bankside and Walworth Cc
Date: 05 November 2014

Funding	
Under spend from previous years	£38,952
Allocation for FY 2014/15	£190,475
Implementation Fees	-£13,333
Total available for 2014/15	£216,094

Ward Member's Proposals

Candidate Road	Ward	Carriageway/Footway	Estimated Cost	Comments
Gladstone Street	Cathedrals	Carriageway	£37,986	
Colnbrook Street	Cathedrals	Carriageway	£38,976	
Bowling Green Place	Chaucer	Carriageway	£30,891	
Bowling Green Place	Chaucer	Footway	£29,452	
Law Street	Chaucer	Carriageway	£36,800	
Law Street	Chaucer	Footway	£51,440	
Meadow Row	Chaucer	Footway	£25,720	Localized Refurbishment East Side only
Rockingham Street	Chaucer	Footway	£21,572	Localized Refurbishment work.
John Ruskin Street	Newington	Footway	£27,876	Localized Refurbishment work.
Faunce Street	Newington	Carriageway	£29,753	
		Overall Total	£330,466	

APPENDIX 2

Extract (Appendix 4 of the Highways Capital Investment Programme for 2014/15 – 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. 15.	Classification: Open	Date: 29 November 2014	Meeting Name: Borough, Bankside and Walworth Community Council
Report title:		One hour free parking for shopping parades – consultation locations	
Ward(s) or groups affected:		All wards within the Community Council area	
From:		Head of Public Realm	

RECOMMENDATION

1. It is recommended that the community council approve or amend the list of locations set out in Appendix 1 that will be consulted on the introduction of one hour free parking.

BACKGROUND INFORMATION

2. In July 2014 the cabinet agreed, the new fairer future promises, the fairer future principles and the commitments of the council for the next four years including a commitment to “deliver an hour’s free parking in our shopping parades”.
3. The Cabinet Member for Regeneration, Planning and Transport is currently considering a report to approve the detail of how to deliver that commitment, including the approach to consultation and the decision making process, this process is summarised in Figure 1.

Figure 1

Stage	Dates	Task
1	Oct '14	Cabinet member to agree scope of project and decision making process
2	Nov / Dec	Community councils to agree exact locations
3	Jan '15	Informal consultation on initial design
4	Feb	Cabinet member to consider results and agree statutory consultation
5	March	Statutory consultation
6	April / May	Implement (or further decision to consider any objections)

4. This report (Stage 2 in Figure 1 above) provides opportunity for the community council to approve or amend the list of locations that will be consulted on regarding the initial design and extent of one hour free parking.

KEY ISSUES FOR CONSIDERATION

5. The council recognises that small shopping parades rely on local and passing trade and that convenient car parking is one factor that can contribute to a stronger local economy.
6. Not all shopping parades have parking facilities near them and so the objective of this project is to secure the availability of short-term on-street parking at small retail parades as a means of supporting local businesses in competing with major retail centres and/or superstores with off-street car parks.

Locations for consultation

7. Shopping parades are not defined in planning terms and not all parades will be suitable for free parking. To provide a basis for discussion with each community council, officers have carried out a scoping exercise to identify parades and to make an initial recommendation of whether or not they should be consulted on provision of one hour free parking.
8. Locations recommended for consultation (Appendix 1) have one or more of the following characteristics:
 - a. paid-for parking outside the shops and no free (time-limited) bays
 - b. time-limited (free) parking of less than one hour
 - c. free, unrestricted (unregulated) parking.
9. Locations not recommended for consultation (Appendix 2) have one or more of the following characteristics:
 - a. located within the designated planning areas of the Central Activity Zone or within a Major Town Centre
 - b. located on the red route (Transport for London Road Network)
 - c. have existing highway constraints that prevent safe parking or would lead to congestion (eg. existing bus stops, bus/cycle lanes or have double yellow lines that are needed for road safety)
 - d. currently have time-limited free parking of more than 1 hour
 - e. not a parade of shops (ie a single retail unit).
10. The locations recommended in and out of scope of consultation are mapped in Appendix 3.
11. A final list of consultation locations will be prepared that takes account of the feedback from this community council.

Policy implications

12. The Transport Plan 2011 provides the policy framework for transport, including parking, in Southwark.
13. The Plan sets out specific targets to reduce the impact of road traffic (emissions, traffic levels, collisions) and to increase the modal share of walking and cycling. Therefore the recommendations made in this report potentially conflict with those existing policies.
14. The Plan provides a parking hierarchy which identifies short-stay shopper/visitor parking as of greater priority than long-stay visitor or commuter parking. In that context, the recommendations made in this report for non-CPZ areas are consistent with policy.

Community impact statement

15. The recommendations are not considered to have any disproportionate affect upon any people identified as possessing protected characteristics.
16. The recommendations are area based and therefore will have greatest effect upon those people living, working or traveling in the vicinity of the areas where

the proposals are made.

17. The provision of short-stay parking bays will be of greatest benefit to motorists who want to stop for short periods of time.
18. There is a risk that new restrictions may cause parking to be displaced and, indirectly, have an adverse impact upon road users and neighbouring properties at that location. However this cannot be predicted until the recommendations have been implemented and observed.
19. 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.

Resource implications

20. The total project cost, for all five community council areas, is approximately £35k. In addition, there will be a potential loss of income of up to £25k per annum. This is based upon the assumption that all paid parking bays are deleted in the locations identified in the initial scoping exercise, however the exact extent is subject to consultation and therefore may be less or more.
21. The estimated total costs of the proposal of can be contained within the overall parking account.
22. The revenue costs associated with the civil enforcement officer patrols will be met from within the existing contractual costs.

Consultation

23. No consultation has yet taken place.
24. Future consultation phases are planned, this will include stakeholder consultation and statutory (traffic order) consultation. Since this is a strategic scheme, no further formal consultation will occur with community councils.
25. Potentially a further two IDM reports, detailing the results of the consultation phases, will be presented to the Cabinet Member for Regeneration, Planning and Transport.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Legal Services

26. The intention is to carry out consultation in relation to the proposed introduction of one hour free parking in shopping parades which is in accordance with the Council Plan adopted in July 2014.
27. The proposal does not relate to the main road arteries as these fall under the control of TfL but only to the roads which fall under the council's control. There are no legal issues arising from the carrying out of the consultation.

Strategic Director of Finance and Corporate Services

28. The strategic director of finance and corporate services notes that the proposed changes to parking arrangements following consultation, as outlined in this

report, will not adversely affect the budgeted surplus from the ring fenced parking account.

29. It is also noted that staffing and other costs of implementing the changes will be contained within existing departmental revenue budgets.

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	Tim Walker 020 7525 2021

APPENDICES

No.	Title
Appendix 1	List of streets recommended for consultation
Appendix 2	List of streets not recommended for consultation
Appendix 3	Map of locations recommended in and out of scope of consultation

AUDIT TRAIL

Lead Officer	Des Waters, Head of Public Realm	
Report Author	Tim Walker, Senior Engineer	
Version	Final	
Dated	19 November 2014	
Key Decision?	No	
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	19 November 2014	

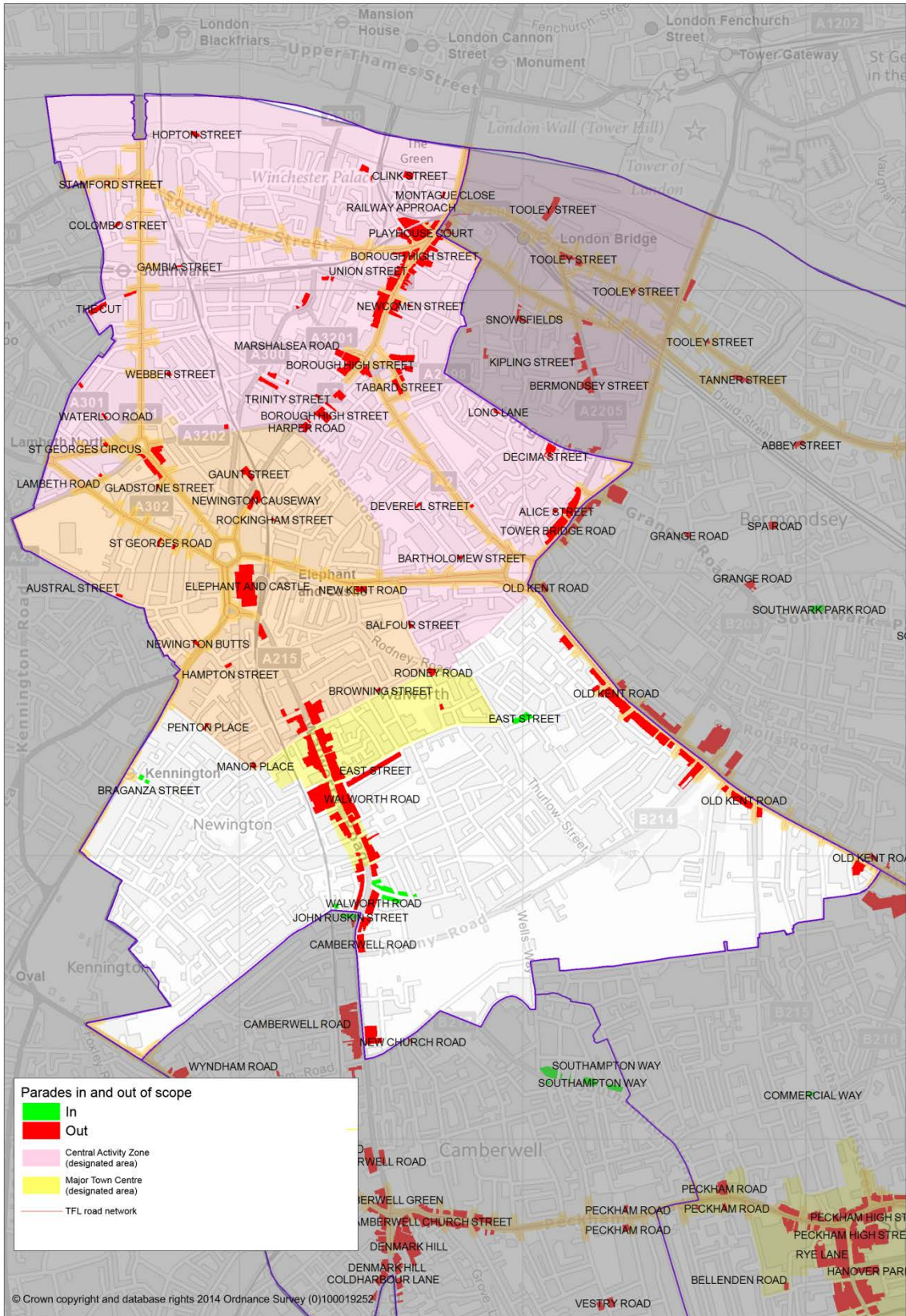
In or out consultation scope	Primary reason for recommendation	Street	Locations
Borough, Bankside and Walworth			3
In			3
	Existing free bays < 1hr	EAST STREET	1
	Paid parking outside parade	BRAGANZA STREET	1
		WESTMORELAND ROAD	1
Grand Total			3

In or out consultation scope	Primary reason for recommendation	Street	Locations
Borough, Bankside and Walworth			68
Out			68
	Designated area		39
		ALICE STREET	1
		AUSTRAL STREET	1
		BALFOUR STREET	1
		BANK END	1
		BANKSIDE	1
		BARTHOLOMEW STREET	1
		BOROUGH HIGH STREET	2
		BOROUGH ROAD	1
		BROWNING STREET	1
		CLINK STREET	1
		COLOMBO STREET	1
		DEANS BUILDINGS	1
		DECIMA STREET	1
		DEVERELL STREET	1
		GAMBIA STREET	1
		GAUNT STREET	1
		GREAT SUFFOLK STREET	1
		HAMPTON STREET	1
		HARPER ROAD	1
		HOPTON STREET	1
		LONG LANE	3
		MANOR PLACE	1
		NEWCOMEN STREET	1
		PENTON PLACE	1
		ROCKINGHAM STREET	1
		RODNEY ROAD	1
		SOUTHWARK BRIDGE ROAD	1
		STONEY STREET	1
		TABARD STREET	1
		THE CUT	1
		TRINITY STREET	1
		UNION STREET	1
		WALWORTH ROAD	1
		WATERLOO ROAD	2
		WEBBER STREET	1
	Market street		1
		EAST STREET	1
	TLRN		26
		BEDALE STREET	1
		BOROUGH HIGH STREET	4

Appendix 2 – Locations not recommended for consultation

	ELEPHANT AND CASTLE	1
	GLADSTONE STREET	1
	GREAT DOVER STREET	1
	GREEN DRAGON COURT	1
	LAMBETH ROAD	1
	LONDON ROAD	1
	MARSHALSEA ROAD	1
	MONTAGUE CLOSE	1
	NEW KENT ROAD	1
	NEWINGTON BUTTS	1
	NEWINGTON CAUSEWAY	1
	OLD KENT ROAD	2
	PLAYHOUSE COURT	1
	SOUTHWARK STREET	1
	ST GEORGES CIRCUS	1
	ST GEORGES ROAD	1
	STAMFORD STREET	1
	TABARD STREET	1
	TOWER BRIDGE ROAD	1
	WESTMINSTER BRIDGE ROAD	1
Traffic management		2
	CAMBERWELL ROAD	1
	WALWORTH ROAD	1
Grand Total		68

Appendix 3 – Map of locations recommended in and out of consultation
Borough Bankside and Walworth Community Council



Item No. 16.1	Classification: Open	Date: 29 November 2014	Meeting Name: Borough, Bankside and Walworth Community Council
Report title:		Estate Parking Scheme – Tabard Gardens	
Ward(s) or groups affected:		All wards within Borough, Bankside and Walworth Community Council	
From:		Head of Operations	

RECOMMENDATION

1. It is recommended that the following local traffic and parking amendments, are approved for implementation subject to the outcome of any necessary statutory procedures:
 - Tabard Gardens Estate Abinger House – to be included in an estate parking scheme
 - Tabard Gardens Estate Shere House – to be included in an estate parking scheme
 - Tabard Estate Selbourne House – to be included in estate parking scheme
 - Tabard Gardens Estate Becket House – to be included in estate parking scheme
 - Tabard Gardens Estate Balin House – to be included in estate parking scheme
 - Tabard Gardens Estate Brenley House – to be included in estate parking scheme
 - Tabard Gardens Estate Betsham House – to be included in estate parking scheme
 - Tabard Gardens Estate Northfleet House – to be included in estate parking scheme
 - Tabard Gardens Estate Boughton House – to be included in estate parking scheme
 - Tabard Gardens Estate Evnsford House – to be included in estate parking scheme
 - Tabard Gardens Estate Kellow House – to be included in estate parking scheme
 - Tabard Gardens Estate Pilgrimage Street – To be included in estate

parking scheme

- Elizabeth Estate – To be included in estate parking scheme

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 road markings
 - the setting of consultation boundaries for consultation on traffic schemes
 - the introduction of disabled parking bays
 - statutory objections to origin disabled parking bays.
4. This report gives recommendations for fourteen local traffic and parking amendments, involving the implementation of estate parking scheme.
5. The origins and reasons for the recommendations are discussed within the key issues section of this report.

KEY ISSUES FOR CONSIDERATION

6. The area housing team was contacted by the T&RA (tenants and residents association). The T&RA represents residents of the estate that meets to discuss issues affecting residents.
7. The group identified a need for controlled parking within the estates.
8. The group explained that it was difficult for residents to park in most of the blocks during the week and weekends.
9. The residents believe the vehicles belong to residents and commuters and are parking all day.
10. The T&RA have undertaken a ballot for this part of the estate and it has been agreed that they would like to be included in the estate parking permit scheme.
11. Permit scheme is for residents only, visitor permits are allowed.
12. Enforcement period is Mon-Fri, 7am-7pm.
13. It is therefore recommended that a parking permit scheme is introduced on the estate to provide parking facility to assist residents of the estate.
14. Having a parking scheme on the estates will ensure only residents and their visitors are entitled to the parking spaces available to park.

Community impact statement

15. The recommendations are area-based and therefore will have greatest affect upon non-residents and non-visitors of those areas where the proposals are made.
16. The introduction of the parking scheme will benefit residents of the estate and their visitors.
17. 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.
18. The recommendations support the council's equalities and human rights policies and promote social inclusion by:
 - 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

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

Legal implications

20. Traffic Management Orders would be made under powers contained within the Road Traffic Regulation Act (RTRA) 1984.
21. 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.
22. 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.
23. 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.
24. 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.
25. 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

26. No informal (public) consultation has been carried out.
27. Where consultation with stakeholders has been completed, this is described within the key issues section of the report.
28. 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.
29. 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.
30. 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 160 Tooley Street office.
31. Any person wishing to comment upon or object to the proposed order will have 21 days in which do so.
32. 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
None		

APPENDICES

No.	Title
None	

AUDIT TRAIL

Lead Officer	Paul Langford, Head of Operations	
Report Author	Robertson Egueye, Area Manager South	
Version	Final	
Dated	2 September 2014	
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	2 September 2014	

Item No. 16.2	Classification: Open	Date: 29 November 2014	Meeting Name: Borough, Bankside and Walworth Community Council
Report title:		Glengall Road – Introduction of ‘No waiting at anytime’ (double yellow lines)	
Ward(s) or groups affected:		East Walworth	
From:		Head of Public Realm	

RECOMMENDATION

1. It is recommended that the following non-strategic traffic and parking arrangements, detailed in the drawings attached to this report, are approved for implementation subject to any necessary statutory procedures:

Glengall Road – introduction of ‘No waiting at anytime’ (double yellow lines)

BACKGROUND INFORMATION

2. Part 3H of the Southwark constitution delegates decision making for non-strategic traffic management matters to the community c/ouncil.
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 amending the existing traffic regulation order for waiting restrictions and parking on Glengall Road
5. The origin and reasons for the recommendations are discussed within the key issues section of this report.

KEY ISSUES FOR CONSIDERATION

6. The developer was granted planning permission (11-AP-0138) on 21 April 2011 which allows a re-development of premises to provide 417 sqm of commercial floorspace (Use classes A1 retail, A2 financial and professional and/or B1 business) and 64 residential units (27 x one bedroom, 22 x two bedroom, 11 x three bedroom and 4 x four bedroom) with balconies, terraces and gardens, communal amenity space, 92 bicycle spaces, 21 car parking spaces, refuse storage, access and associated works. This planning permission includes the provision of one single and two double vehicular crossovers on Glengall Road.

Parking matters

7. Upgrade a length of existing single yellow lines (operational 0830-1830 Mon-Fri) in front of the new vehicular crossovers to double yellow lines (no waiting at any time).
8. Introduce double yellow lines (no waiting at anytime) and removal of associated shared use bays in front of the new vehicular crossovers. A total of five shared use spaces would be lost as a result.

Traffic matters

9. The vehicular crossovers are required for access into the new development.

Policy implications

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

Policy 7.1 – Maintain and improve the existing road network making the best use of it through careful management and considered improvements.

Community impact statement

11. The policies within the Transport Plan upheld within this report have been subject to an Equality Analysis.
12. The recommendations are area based and will therefore have greatest effect upon those people living in the vicinity of the area.
13. The recommendations are not considered to have a disproportionate effect on any community or group.

Resource implications

14. All costs arising from implementing the recommendations will be fully met by the developer.

Legal implications

15. Traffic Management Orders would be made under powers contained within the Road Traffic Regulation Act (RTRA) 1984.
16. 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.
17. 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.
18. 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.
19. 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.

20. 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 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.
21. By virtue of sections 45 - 46, the council may, by order designate parking places on highways in their area for vehicles or vehicles of any class specified in the order; and the authority may make charges (of such amount as may be prescribed under section 46) for vehicles left in a parking place so designated.
22. The exercise by council of functions under this section shall not render council subject to any liability in respect of the loss of or damage to any vehicle in a parking place or the contents or fittings of any such vehicle.

Consultation

23. No informal (public) consultation has been carried out.
24. Should the community council approve the recommendations, statutory consultation will take place as part of the making of the traffic management order. This process is defined by national regulations.
25. 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.
26. Any person wishing to comment upon or object to the proposed order will have 21 days in which to do so.
27. 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 160 Tooley Street, SE1 2QH Online: Southwark transport plan 2011 - Southwark Council	George Hutchful 020 7525 5473

APPENDICES

No.	Title
Appendix 1	Decision Notice
Appendix 2	Existing parking layout
Appendix 3	Proposed layout

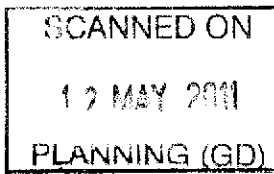
AUDIT TRAIL

Lead Officer	Des Waters, Head of Public Realm	
Report Author	George Hutchful, Highway Development Engineer	
Version	Final	
Dated	17 November 2014	
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	17 November 2014	

TP(Permit)

SOUTHWARK COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)



APPENDIX 1



Council

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PLANNING PERMISSION WITH LEGAL AGREEMENT

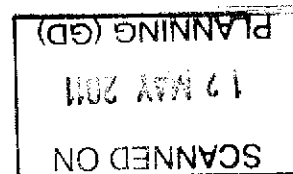
Applicant Family Mosaic
Date of Issue of this decision 21/04/2011

LBS Registered Number 11-AP-0138**Planning Permission was GRANTED for the following development:**

Demolition of existing buildings and erection of a building ranging from four to eight storeys in height (maximum 27.87m AOD) comprising 417 sqm of commercial floorspace (Use Classes A1 retail, A2 financial and professional services and/or B1 business) and 64 residential units (27 x one bedroom, 22 x two bedroom, 11 x three bedroom and 4 x four bedroom) with balconies, terraces and gardens, communal amenity space, 92 bicycle spaces, 21 car parking spaces, refuse storage, access and associated works

At: 430-432 OLD KENT ROAD, LONDON, SE1 5AG

In accordance with application received on 20/01/2011 **Your Ref. No.:**
and revisions/amendments received on 16/02/2011
 09/02/2011
 23/03/2011



and Applicant's Drawing Nos. Transport Statement, Archaeological Desk-Based Assessment, Report on Phase 2 Site Investigation, Code for Sustainable Homes Preliminary Assessment, Revised Noise Assessment, Revised Air Quality Assessment, Flood Risk Assessment, Energy Statement, Planning & Planning Obligation Statement, Affordable Housing Statement, Daylight & Sunlight Report, Design and Access Statement, Drawing Schedule,

Plans:- 2743_D100 REV P2, 2743_D101 REV P4, 2743_D102 REV P4, 2743_D103 REV P4, 2743_D105 REV P6, 2743_D107 REV P2, 2743_D110 REV P12, 2743_D111 REV P12, 2743_D112 REV P12, 2743_D113 REV P11, 2743_D114 REV P11, 2743_D115 REV P10, 2743_D116 REV P8, 2743_D117 REV P8, 2743_D118 REV P6, 2743_D200 REV P10, 2743_201 REV P10, 2743_D210 REV P6, 2743_D211 REV P7, 2743_D220 REV P6, 2743_221 REV P2, 2743_D230 REV P7, L2743_L_900 REV P6, L2743_L_902 REV P6, L2743_L_903 REV P4, L2743_L_904 REV P4, L2743_L_905 REV P7, L2743_L_906 REV P5, L2743_L_911 REV P4, L2743_L_912 REV P4, L2743_L_913 REV P4, L2743_L_914 REV P4

Reasons for granting permission.

This planning application was considered with regard to various policies including, but not exclusively:

a) Southwark Plan 2007(saved policies)

Policy 2.5 Planning obligations where the local planning authority will seek to enter into planning obligations to avoid or mitigate the adverse impacts of development which cannot be addressed through conditions.

Policy 3.2 Protection of amenity where permission will not be granted where it would cause a loss of amenity, including disturbance from noise, to present and future occupiers in the surrounding area or on the application site.

Policy 3.4 Energy efficiency which requires all development to maximise energy efficiency and to minimise and reduce energy consumption and carbon dioxide emissions.

Policy 3.11 Efficient use of land which advises that all developments should ensure that they maximise the efficient use of land subject to satisfying a number of criteria.

Policy 3.12 Quality in design states that developments should achieve a high quality of both architectural and urban design.

Policy 3.13 Urban design advises that the principles of good urban design must be taken into account in all developments.

Policy 4.1 Density of residential development where density will be expected to comply with the specified density ranges, taking into account the quantity and impact of any non-residential uses.

Policy 4.2 Quality of residential accommodation which advises that permission will be granted for residential development provided that they achieve good quality living conditions and include high standards of accessibility, privacy and outlook, daylight and sunlight, ventilation, amenity space, safety and security and protection from pollution.

Policy 4.3 Mix of dwellings seeks to ensure a mix of dwelling sizes and types to cater for a range of housing needs in the area.

Policy 4.4 Affordable housing where the local planning authority will endeavour to secure 50% of all new dwellings as affordable in accordance with the London Plan.

Policy 5.2 Transport impacts where planning permission will be granted for development unless there is an adverse impact on transport networks, adequate provision has not been made for servicing or consideration has not been given to impacts on the Transport for London road network.

b) Emerging Policies of the Southwark Core Strategy 2011

Strategic Policy 1 Sustainable Development which requires developments to improve the places we live in and work in and enable a better quality of life for Southwark's diverse population.

Strategic Policy 2 Sustainable Development which seeks to encourage walking, cycling and the use of public transport rather than travel by car.

Strategic Policy 5 Providing new homes which seeks to ensure that development meets housing needs by providing high quality new homes in attractive environments, particularly in growth areas.

Strategic Policy 6 Homes for people on different incomes seeks to ensure developments provide homes including social rented, intermediate and private for people on a wide range of incomes.

Strategic Policy 7 Family homes advises that developments must provide more family housing with 3 or more bedrooms for people of all incomes.

Strategic Policy 12 Design and Conservation which requires the highest possible standards of design for buildings and public spaces.

Strategic Policy 13 High Environmental Standards which requires developments to meet the highest possible environmental standards.

Strategic Policy 14 Implementation and Delivery which ensure that the strategic vision and objectives for Southwark are implemented to ensure that the borough continues to be successful and vibrant.

c) London Plan 2008 (Consolidated with Alterations since 2004)

3A.1 Increasing London's supply of housing, 3A.2 Borough housing targets, 3A.3 Maximising the potential of sites, 3A.5 Housing choice, 3A.9 Affordable housing targets, 3C.21 Improving conditions for walking, 3C.22 Improving conditions for cycling, 3C.23 Parking strategy, 4A.1 Tackling climate change, 4A.3 Sustainable Design and Construction, 4A.4 Energy Assessment, 4A.7 Renewable Energy, 4A.8 Energy Assessment, 4A.12 Flooding, 4A.13 Flood Risk Management, 4A.14 Sustainable Drainage, 4A.16 Water Supplies, 4A.19 Improving Air Quality, 4A.20 Reducing Noise, 4B.1 Design Principles for a Compact City, 4B.3 Maximising the Potential of Sites, 4B.8 Respect Local Context and Communities, and 6A.5 Planning Obligations.

d) Planning Policy Statements 1 Planning for Sustainable Communities, 5 Planning and the Historic Environment, 22 Renewable Energy 13 Transport, 24 Planning and Noise and 25 Development and FloodRisk.

Particular regard was had to the principle of the development in that it would see the redevelopment of a under-utilised brownfield site that would deliver much needed housing, including affordable accommodation, as well help increase local employment opportunities. The proposal would offer a good standard of residential accommodation and suitable mitigation measures will be in place to ensure that future occupiers of the flats facing Old Kent Road would not suffer unacceptable noise and air quality impacts associated with high volumes of vehicular traffic. The development would not have a harmful impact on the amenities of existing adjoining residents, subject to appropriate conditions. The development would not have a detrimental impact in terms of transport matters and it has been demonstrated that the scheme would meet the required minimum standards in terms of energy efficiency and on-site renewable energy provision.

The scale and design of the development has been assessed carefully, particularly in respect of its impact upon the Glengall Road Conservation Area and Nos. 1-35 and 24-28 Glengall Road which are Grade II listed buildings. However, on the basis of the Inspector's appeal decision to the previous scheme (reference 09-AP-1873), which is a material consideration with significant weight, it is considered that refusal of planning permission on the basis of the

height, quality of design or impact on heritage assets would not be warranted. The concerns raised by the Inspector in relation to the previous scheme have been addressed through this proposed development and taking account of the regeneration benefits of the development, it is considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

Subject to the following conditions:

- 1 The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason

As required by Section 91 of the Town and Country Planning Act 1990 as amended

- 2 Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological evaluation works in accordance with a written scheme of investigation shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that the applicants supply the necessary archaeological information to ensure suitable mitigation measures and/or foundation design proposals be presented in accordance with Strategic Policy 12 - Design and conservation of the (Draft) Core Strategy 2011 and Saved Policy 3.19 Archaeology of the Southwark Plan 2007.

- 3 Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological mitigation works in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Strategic Policy 12 - Design and conservation of the (Draft) Core Strategy 2011 and Saved policy 3.19 Archaeology of the Southwark Plan 2007.

- 4 Within six months of the completion of archaeological site works, an assessment report detailing the proposals for post-excavation works, publication of the site and preparation of the archive shall be submitted to and approved in writing by the Local Planning Authority and that the works detailed in this assessment report shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that the archaeological interests of the site are secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with Strategic Policy 12 - Design and conservation of the (Draft) Core Strategy 2011 and Saved Policy 3.19 Archaeology of the Southwark Plan 2007.

- 5 Before any work hereby authorised begins, a detailed scheme showing the complete scope and arrangement of the foundation design and all ground works shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that details of the foundations, ground works and all below ground impacts of the proposed development are detailed and accord with the programme of archaeological mitigation works to ensure the preservation of archaeological remains by record and in situ in accordance with Strategic Policy 12 - Design and conservation of the (Draft) Core Strategy 2011 and Saved Policy 3.19 Archaeology of the Southwark Plan 2007.

Continued overleaf...

TP(Permit)

SOUTHWARK COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)



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PLANNING PERMISSION WITH LEGAL AGREEMENT**LBS Reg. No. 11-AP-0138****Date of Issue of this decision 21/04/2011**

- 6** Before the development hereby permitted begins, a site investigation and risk assessment which assesses the nature and extent of any contamination on the site (whether or not it originates on the site) shall be submitted to and approved in writing by the Local Planning Authority. The report should include the following information:
- A survey of the extent, scale and nature of contamination (also indicating sources, pathways and receptors)
 - An assessment of the potential risks arising from contamination at the site to:
 - (i) human health
 - (ii) property (existing or proposed) including buildings, woodland, service lines and pipes
 - (iii) adjoining land
 - (iv) ecological systems
 - (v) groundwaters and surface waters
 - (vi) archaeological sites and ancient monuments
 - An appraisal of remedial options and proposal of the preferred option(s).

This shall be conducted in accordance with the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR11, and the Environment Agency's Guidance on Requirements for Land Contamination Reports. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason

To ensure that risks from land contamination to future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Strategic Policy 13 - High environmental standards of the (Draft) Core Strategy 2011 and Saved Policy 3.1 (Environmental effects) of the Southwark Plan and PPS23 Planning and Pollution Control.

- 7** Subject to the findings of Condition 6, if deemed necessary, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme shall ensure that the site would not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason

To ensure that risks from land contamination to future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Strategic Policy 13 - High environmental standards of the (Draft) Core Strategy 2011, Saved Policy 3.1 (Environmental effects) of the Southwark Plan and PPS23 Planning and Pollution Control.

Continued overleaf...

TP(Permit)

SOUTHWARK COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)



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PLANNING PERMISSION WITH LEGAL AGREEMENT**LBS Reg. No. 11-AP-0138****Date of Issue of this decision 21/04/2011**

- 8 (a) The approved remediation scheme (if one is required pursuant to condition 7) shall be carried out in accordance with its terms prior to the commencement of development, other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority who shall be given two weeks written notification of commencement of the remediation scheme works.
- (b) Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out (including identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action) shall be submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure that risks from land contamination to future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Strategic Policy 13 - High environmental standards of the (Draft) Core Strategy 2011 and Saved Policy 3.1 (Environmental effects) of the Southwark Plan and PPS23 Planning and Pollution Control

- 9 (a) In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall thereafter be undertaken in accordance with the requirements of Condition 6 and where remediation is necessary a remediation scheme shall be prepared in accordance with the requirements of Condition 7 and submitted to the Local Planning Authority for approval in writing.

(b) Following completion of measures identified in the approved remediation scheme, a verification report shall be prepared, which is subject to the approval in writing by the Local Planning Authority and carried out in accordance with the criteria set out in Condition 8.

Reason

To ensure that risks from land contamination to future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Strategic Policy 13 - High environmental standards of the (Draft) Core Strategy 2011 and Saved Policy 3.1 (Environmental effects) of the Southwark Plan and PPS23 Planning and Pollution Control.

Continued overleaf...

TP(Permit)

SOUTHWARK COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)



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PLANNING PERMISSION WITH LEGAL AGREEMENT**LBS Reg. No. 11-AP-0138****Date of Issue of this decision 21/04/2011**

10 The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment carried out by Merebrook Consulting Engineers Ltd (Reference FRA-E4190-08-75 Rev A) dated August 2009, and in accordance with the following mitigation measures detailed within the Flood Risk Assessment:

- a) Reduce surface water run-off rate generated by the 1 in 100 year (plus 30% for climate change) critical storm by 50%.
- b) Finished floor levels set no lower than 2.3m above Ordnance Datum (AOD).

Reason

To prevent flooding by ensuring the satisfactory storage of surface water from the site and to reduce the impact of flooding on the proposed development and future occupants in accordance with Strategic Policy 13 - High environmental standards of the (Draft) Core Strategy 2011 and Saved Policy 3.9 (Water) of the Southwark Plan 2007 and PPS25: Development and Flood Risk.

11 Piling or any other foundation design using penetrative methods shall not be permitted other than with the written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason

The made ground at this site is potentially contaminated and therefore a piling risk assessment should be completed to determine the most appropriate type of piling for the site in order to protect groundwater quality in accordance with Strategic Policy 13 - High environmental standards of the (Draft) Core Strategy and Saved Policy 3.9 Water of the Southwark Plan 2007.

12 Before any work hereby authorised begins, details of an Environmental Management Plan and Code of Practice (which shall oblige the applicant/developer and its contractors to use all best endeavours to minimise disturbances including but not limited to noise, vibration, dust, smoke and plant emissions emanating from the site) which shall include the following information:

- A detailed specification of demolition (including method and foundation piling) and construction works for each phase of development including consideration of environmental impacts and the required remedial measures;
- A detailed specification of engineering measures, acoustic screening and sound insulation measures required to mitigate or eliminating specific environmental impacts;
- Details of arrangements for publicity and promotion of the scheme during construction;
- A commitment to adopt and implement of the ICE Demolition Protocol and Southwark's Environmental Code of Construction and GLA Best Practice Guidance.
- A Delivery and Servicing Plan (all construction access routes and access details also need to be approved by TfL).

shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given and the demolition and construction work shall be undertaken in strict accordance with the approved Management Plan and Code of Practice.

Reason

To ensure that and occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance in accordance with Strategic Policy 13 - High Environmental Standards of The (Draft) Core Strategy 2011, Saved Policies 3.1 Environmental Effects, 3.2 Protection of Amenity, 3.6 Air Quality and 3.10 Hazardous Substances of The Southwark Plan 2007 and PPS23 Planning and Pollution Control.

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- 13** Before any development is carried out above grade, sample boards of all external facing materials showing the method of fixing and the layout/joints of cladding materials to be used in carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that these materials will make an acceptable contextual response to the site, and achieve a quality of design and detailing in accordance with Strategic Policy 12 - Design and Conservation of The (Draft) Core Strategy 2011 and Saved Policies: 3.12 Quality in Design, 3.13 Urban Design and 3.18 (Setting of listed buildings, conservation areas and world heritage sites) of The Southwark Plan 2007.

- 14** Section detail-drawings at a scale of 1:5 or 1:10 as appropriate through:

- parapets and roof edges;
- balconies and terraces;
- junctions between facing materials;
- heads, sills and jambs of all openings; and
- shopfronts;

shall be submitted to and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that the quality of the design and details is in accordance with Strategic Policy 12 - Design and Conservation of The (Draft) Core Strategy 2011 and Saved Policies: 3.12 Quality in Design; 3.13 Urban Design and 3.18 (Setting of listed buildings, conservation and world heritage sites) of The Southwark Plan 2007.

- 15** Notwithstanding the details shown on the approved drawings, before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site, including communal areas, not covered by buildings (including surfacing materials of any parking, access, or pathways layouts, materials and edge details and material samples of hard landscaping), shall be submitted to and approved in writing by the Local Planning Authority and the landscaping shall not be carried out otherwise than in accordance with any such approval given. The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of similar size and species in the first suitable planting season. Planting shall comply to BS:4428 Code of practice for general landscaping operations, BS:3996 Nursery stock specification, BS:5837 Trees in relation to construction and BS:7370 Recommendations for establishing and managing grounds maintenance organisations and for design considerations related to maintenance.

Reason

So that the Council may be satisfied with the details of the landscaping scheme in accordance with Strategic Policy 12 - Design and Conservation of The (Draft) Core Strategy 2011 and Saved Policies 3.12 Quality in Design and 3.13 Urban Design in the Southwark Plan 2007.

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- 16** Before the development hereby permitted begins, details of the layout and facilities of the play space(s), which shall be no less than 112 sqm (including equipment, fencing, seating and surfaces) shall be submitted to and approved by the Local Planning Authority, and implemented in accordance with the approved details and retained thereafter for children's play purposes. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason

To ensure the adequate provision of play space and equipment in accordance with Strategic Policy 12 - Design and Conservation of the (Draft) Core Strategy 2011 and Saved Policy 4.2 (Quality of residential accommodation) of the Southwark Plan and Policy 3D.13 (Children and young people's play and informal recreation recreation strategies) of the London Plan 2008.

- 17** Notwithstanding the details shown on drawing 2743_D118 Rev P6, before any above grade work hereby authorised begins, details of the areas of the roof capable of accommodating green roofs (including a specification and maintenance plan) shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff, it in accordance with Strategic Policies 12 - Design and conservation and 13 - High environmental standards of the (Draft) Core Strategy 2011 and Saved Policies 3.12 Quality in Design, 3.13 Urban design and 3.28 Biodiversity of the Southwark Plan 2007.

- 18** Before any above grade work hereby authorised begins, details of the means of enclosure for all site boundaries shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In the interests of visual and residential amenity in accordance with Strategic Policy 12 - Design and conservation of the (Draft) Core Strategy 2011 and Saved Policies 3.2 Protection of amenity, 3.12 Quality in Design, and 3.13 Urban design of the Southwark Plan 2007.

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- 19** Before any work hereby above is carried out above grade, details of the privacy screening to balconies shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details and thereafter retained. The development shall not be carried out otherwise in accordance with any such approval given.

Reason

In order to protect the privacy and amenity of the occupiers of neighbouring properties within the development and occupiers of adjacent existing properties from undue overlooking in accordance with Strategic Policy 12 - Design and conservation of the (Draft) Core Strategy 2011 and Saved Policy 3.2 (Protection of amenity) of the Southwark Plan 2007.

- 20** Details of any external lighting [including design, power and position of luminaries] and security surveillance equipment of external areas surrounding the building shall be submitted to and approved by the Local Planning Authority in writing before any such lighting or security equipment is installed. The development shall not be carried out otherwise in accordance with any such approval given.

Reason

In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the safety and security of persons using the area and the amenity and privacy of adjoining occupiers in accordance with Strategic Policy 12 - Design and Conservation of The (Draft) Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.14 Designing out crime of the Southwark Plan 2007.

- 21** Before the first occupation of the development hereby permitted, details of a communal satellite (or other equivalent) system to be placed on top of each of the buildings to serve all residents in that building shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

To restrict the installation of multiple satellite dishes to the elevations of the buildings to ensure that the elevations remain free from unsightly satellite dishes in accordance with Strategic Policy 12 - Design and conservation of the (Draft) Core Strategy 2011 and Saved Policy 3.12 (Quality in design) of the Southwark Plan 2007.

- 22** (a) All residential premises shall be designed in accordance with BS8233:1999 'Sound insulation and noise reduction for buildings- Code of Practice' to attain the following internal noise levels:

Bedrooms- 30dB LAeq,T* and 45dB LAfmax

Living rooms- 30dB LAeq, D*

*T- Night-time 8 hours between 23:00-07:00

*D- Daytime 16 hours between 07:00-23:00.

(b) After completion of works but prior to occupation or use, a test shall be carried out to show the above criterion has been met and the results shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with Strategic Policy 13 - High environmental standards of the (Draft) Core Strategy 2011 and Saved Policies 3.1 Environmental Effects and 3.2 Protection of Amenity of The Southwark Plan 2007 and PPG 24 Planning and Noise.

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PLANNING PERMISSION WITH LEGAL AGREEMENT**LBS Reg. No. 11-AP-0138****Date of Issue of this decision 21/04/2011**

23 (a) Before any work hereby authorised begins, an acoustic report detailing the rated noise level from any plant, together with any associated ducting (which shall be 10 dB(A) or more below the measured L_{A90} level at the nearest noise sensitive premises) shall be submitted to and approved in writing by the Local Planning Authority and the method of assessment is to be carried in accordance with BS4142:1997 'Rating industrial noise affecting mixed residential and industrial areas'. Prior to occupation or commencement of the use hereby permitted, the plant and equipment shall be installed and constructed in accordance with any such approval given and shall be permanently maintained thereafter and the development shall not be carried out otherwise than in accordance with any such approval given.

(b) Within one month of the installation of the plant and equipment, a further acoustic report to demonstrate compliance with the requirements approved at (a) shall be submitted to and approved in writing by the Local Planning Authority, and the report shall include:

- i) A schedule of all plant and equipment installed;
- ii) Location of the plant, associated ducting, attenuation and damping equipment;
- iii) Manufacturer specifications of sound emissions in octave or third octave detail;
- iv) Location of the most affected noise sensitive receptor locations and most affected windows;
- v) Distance between plant, equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location/s;
- vi) The lowest existing $L_{A90, T}$ measurement as already established;
- vii) Noise monitoring data, measurement evidence, calculations demonstrating compliance with this condition.

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from plant and machinery in accordance with Strategic Policy 13 - High environmental standards of the (Draft) Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007) and PPG24- Planning and Noise.

24 Before any work hereby authorised begins, details of a scheme of sound insulation sufficient to ensure that the $L_{eq, 5min}$ level does not exceed NR20 in any residential room due to sound transmission from a commercial premises sharing a party element shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the commencement of the use of the development hereby permitted, shall be permanently maintained thereafter and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises accordance with Strategic Policy 13 - High environmental standards of the (Draft) Core Strategy and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

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PLANNING PERMISSION WITH LEGAL AGREEMENT**LBS Reg. No. 11-AP-0138****Date of Issue of this decision 21/04/2011**

- 25** Before the first occupation of the building hereby permitted, a Code for Sustainable Homes final certification (or other verification process agreed with the Local Planning Authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the development has achieved a minimum Code for Sustainable Homes Code Level 3 rating.

Reason

To ensure the proposal complies with Strategic Policy 13 - High environmental standards of the (Draft) Core Strategy 2011 and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007.

- 26** Before the development hereby permitted begins, a final detailed report identifying how the development will achieve a reduction in carbon dioxide emissions of 20% from on site renewable energy generation shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be provided in accordance with the approved details prior to the occupation of the development and thereafter retained for so long as the development remains in existence. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason

To ensure the development complies with Strategic Policy 13 - High environmental standards of the (Draft) Core Strategy 2011 and Policy 4A.7 (Renewable Energy) of the London Plan 2008 and the Council's Sustainable Design and Construction SPD 2008.

- 27** Before the first occupation of the development hereby permitted, a Service Management Plan detailing how all elements of the site (to include service arrangements for residential, commercial and refuse collection) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approval given and shall remain for as long as the development is occupied.

Reason

To ensure compliance with Strategic Policy 2 - Sustainable Transport of the (Draft) Core Strategy 2011 and Saved Policy 5.2 (Transport impacts) of the Southwark Plan 2007

- 28** Any deliveries, unloading and loading to the commercial units shall only take place between the hours of 08:00 to 20:00 on Mondays to Saturdays and not at all on Sundays and Bank Holidays.

Reason

To ensure that and occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with Strategic Policy 13 High environmental standards of the (Draft) Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan.

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- 29** Before the first occupation of the building hereby permitted, the refuse storage arrangements shown on the approved drawings shall be provided and made available for use by the occupiers of the development and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose. T

Reason

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Strategic Policy 13- High environmental standards of the (Draft) Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan.

- 30** Before any above grade works are carried out, details (1:50 scale drawings) of the facilities to be provided for the secure storage of cycles shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with Strategic Policy 2 - Strategic Transport of The (Draft) Core Strategy 2011 and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

- 31** Prior to occupation of the development, the car parking facilities shown on the approved plans shall be constructed for the sole use of occupiers of the proposed development and thereafter permanently retained and used for no other purpose for as long as the development is occupied.

Reason

To ensure that adequate facilities are provided in accordance with the standards set out in Strategic Policy 5.2 - Sustainable Transport of the Core Strategy 2011 and Saved Policies 5.6 Car Parking and 5.7 Parking Standards for Disabled People and the Mobility Impaired of the Southwark Plan 2007.

- 32** No roof plant, equipment or other structures, other than as shown on the plans hereby approved or approved pursuant to a condition of this permission, shall be placed on the roof or be permitted to project above the roofline of any part of the building as shown on elevational drawings or shall be permitted to extend outside of the roof plant enclosure of any building hereby permitted.

Reason

In order to ensure that no additional plant is placed on the roof of the building in the interest of the appearance and design of the building and the visual amenity of the area in accordance with Strategic Policy 12 - Design and Conservation of The (Draft) Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.13 Urban Design of the Southwark Plan 2007.

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PLANNING PERMISSION WITH LEGAL AGREEMENT**LBS Reg. No.** 11-AP-0138**Date of issue of this decision** 21/04/2011

- 33** a) Dwelling houses, flats and rooms for residential use hereby approved shall be designed and constructed to improve on Building Regulations (2003) Part E for internal sound transmission standards by 5dB
- (b) After completion of works but prior to occupation or use, a test shall be carried out to show the above criterion has been met and the results shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

To ensure that the occupiers of the residential units do not suffer from a loss of acoustic privacy and noise nuisance in accordance with Strategic Policy 13 – High environmental standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan 2007 and London Plan Sustainable Design and Construction SPG (2006).

- 34** Before the development hereby permitted begins, details of the proposed means of ventilation (including any mechanical ventilation incorporating a scientifically proven medium for filtering NO₂ with maintenance plan) for the residential units shall be submitted to and approved in writing by the local planning authority. The development shall not be carried out otherwise than in accordance with any such approval given and the approved scheme shall be implemented prior to occupation and shall be permanently maintained thereafter.

Reason

To ensure that users of the development do not suffer a loss of amenity by reason of pollution in accordance with Strategic Policy 13 – High environmental standards of the Core Strategy 2011 and Saved Policy 3.2 of the Southwark Plan 2007.

- 35** The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

Plans

2743_D110 Rev P12 Ground Floor
 2743_D111 Rev P12 First Floor
 2743_D112 Rev P12 Second Floor
 2743_D113 Rev P11 Third Floor
 2743_D114 Rev P11 Fourth Floor
 2743_D115 Rev P10 Fifth Floor
 2743_D116 Rev P8 Sixth Floor
 2743_D117 Rev P8 Seventh Floor
 2743_D118 Rev P6 Roof
 L2743_L_900 Rev P6 Landscape Key
 L2743_L_901 Rev P7 Landscape Podium Key
 L2743_L_902 Rev P6 Landscape Terrace Key
 L2743_L_903 Rev P4 Street Tree Planting
 L2743_L_904 Rev P4 Maisonette Planting
 L2743_L_905 Rev P7 Landscape Podium Planting
 L2743_L_906 Rev P5 Landscape Terrace Planting
 2743_D107 Rev P2 Refuse Storage

Elevations / Sections

2743_D200 Rev P10 Old Kent Road
 2743_D201 Rev P10 Glengall Road
 2743_D210 Rev P6 Old Kent Road Rear
 2743_D211 Rev P7 Glengall Road Rear
 2743_220 Rev P6 Glengall Road - End
 2743_221 Rev P2 Old Kent Road - End

2743_D230 Rev P7 Elevations in Context
L2743_L_911 Rev P4 Front Garden Sections
L2743_L_912 Rev P4 Back Garden Sections
L2743_L_913 Rev P4 Podium Sections
L2743_L_914 Rev P4 Terrace Sections

Reason:

For the avoidance of doubt and in the interests of proper planning.

Signed *Gary Rice*

Head of Development Management

Your attention is drawn to the notes accompanying this document

Any enquiries regarding this document should quote the LBS Registered Number and be sent to the Head of Development Management, Southwark Council, Regeneration and neighbourhoods, Planning & transport, Development management, PO Box 64529, London SE1P 5LX, or by email to planning.enquiries@southwark.gov.uk

UPRN: 200003371980

checked by



TP/2168-432

PLANNING PERMISSION WITH LEGAL AGREEMENT

LBS Registered Number: 11-AP-0138

Date of issue of this decision: 21/04/2011

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INFORMATIVE NOTES TO APPLICANT RELATING TO THE PROPOSED DEVELOPMENT

- 1 The Environment Agency recommend that the developer should:
 - 1) Follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination.
 - 2) Refer to the EA Guidance on Requirements for Land Contamination Reports for the type of information that we require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors.
 - 3) Refer to EA website at www.environment-agency.gov.uk for more information.

- 2 Transport for London advise that the Olympic Route Network (ORN) and Paralympic Route Network (PRN) will operate during the Olympic and Paralympic Games period between June and September 2012. During this period, there will be an impact on construction works, utility works and highway licensed activities if they affect the roads designated as part of the ORN/PRN and some of the surrounding streets. Other routes might also be affected and will also be required to be clear of any kinds of obstruction. These are not yet finalised, but will be advised as further information becomes available.

Given the likely highway works and licenses required, works could therefore be affected on occasions during the Games period. Requests to utility providers to provide any additional water, gas, electricity or telecommunications connections should also be made sufficiently well in advance of this period.

PLANNING PERMISSION WITH LEGAL AGREEMENT

LBS Registered Number: 11-AP-0138

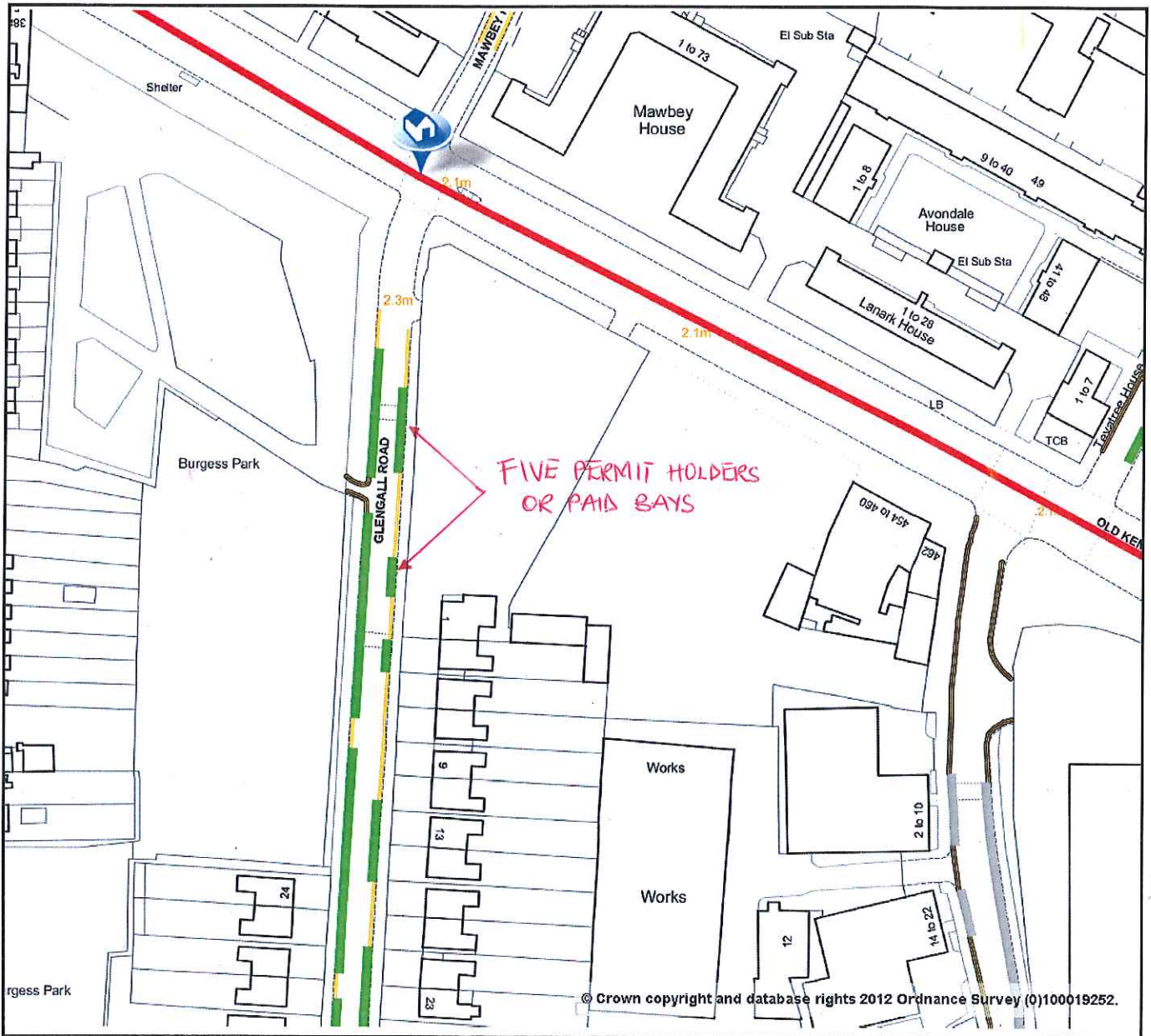
Date of issue of this decision: 21/04/2011



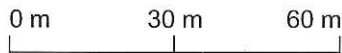
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IMPORTANT NOTES RELATING TO THE COUNCIL'S DECISION

- [1] **APPEAL TO THE SECRETARY OF STATE.** If you are aggrieved by this decision of the council as the local planning authority to grant permission subject to conditions you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990. If you appeal you must do so within six months of the date of this notice. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems that the local planning authority could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. If you do decide to appeal you can do so using The Planning Inspectorate's online appeals service. You can find the service through the appeals area of the Planning Portal at www.planningportal.gov.uk/pccs. You can also appeal by completing the appropriate form which you can get from The Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN [tel. 0117-3726372]. The form can also be downloaded from the Inspectorate's website at www.planning-inspectorate.gov.uk. The Planning Inspectorate will publish details of your appeal on the internet on the appeals area of the Planning Portal. This may include a copy of the original planning application form and relevant supporting documents supplied to the council by you or your agent, together with the completed appeal form and information you submit to The Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you, that you are happy will be made available to others in this way. If you supply information belonging to someone else please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.
- [2] **PURCHASE NOTICE.** If either the local planning authority or the Secretary of State grants permission subject to conditions, the owner may claim that the land can neither be put to a reasonably beneficial use in its existing state nor made capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances the owner may serve a purchase notice on the Council requiring the Council to purchase the owner's interest in the land in accordance with Part VI of the Town and Country Planning Act 1990.
- [3] **PROVISIONS FOR THE BENEFIT OF THE DISABLED.** Applicants are reminded that account needs to be taken of the statutory requirements of the Disability Discrimination Act 1995 to provide access and facilities for disabled people where planning permission is granted for any development which provides:
- (i) Buildings or premises to which the public are to be admitted whether on payment or otherwise. [Part III of the Act].
 - (ii) Premises in which people are employed to work as covered by the Health and Safety etc At Work Act 1974 and the Management of Health and Safety at Work Regulations as amended 1999. [Part II of the Act].
 - (iii) Premises to be used as a university, university college or college, school or hall of a university, or intended as an institution under the terms of the Further and Higher Education Act 1992. [Part IV of the Act].
- Attention is also drawn to British Standard 8300:2001 Disability Access, Access for disabled people to schools buildings – a management and design guide. Building Bulletin 91 (DfEE 99) and Approved Document M (Access to and use of buildings) of the Building Regulations 2000 or any such prescribed replacement.
- [4] **OTHER APPROVALS REQUIRED PRIOR TO THE IMPLEMENTATION OF PLANNING PERMISSION.** The granting of planning permission does not relieve the developer of the necessity for complying with any Local Acts, regulations, building by-laws and general statutory provisions in force in the area, or allow them to modify or affect any personal or restrictive covenants, easements, etc., applying to or affecting either the land to which the permission relates or any other land or the rights of any persons or authorities [including the London Borough of Southwark] entitled to the benefits thereof or holding an interest in the property concerned in the development permitted or in any adjoining property.
- [5] **WORKS AFFECTING THE PUBLIC HIGHWAY.** You are advised to consult the council's Highway Maintenance section [tel. 020-7525-2000] about any proposed works to, above or under any road, footway or forecourt.
- [6] **THE DULWICH ESTATE SCHEME OF MANAGEMENT.** Development of sites within the area covered by the Scheme of Management may also require the permission of the Dulwich Estate. If your property is in the Dulwich area with a post code of SE19, 21, 22, 24 or 26 you are advised to consult the Estates Governors', The Old College, Gallery Road SE21 7AE [tel: 020-8299-1000].
- [7] **BUILDING REGULATIONS.** You are advised to consult Southwark Building Control at the earliest possible moment to ascertain whether your proposal will require consent under the Building Act 1984 [as amended], Building Regulations 2000 [as amended], the London Building Acts or other statutes. A Building Control officer will advise as to the submission of any necessary applications, [tel. call centre number 0845 600 1285].
- [8] **THE PARTY WALL Etc. ACT 1996.** You are advised that you must notify all affected neighbours of work to an existing wall or floor/ceiling shared with another property, a new building on a boundary with neighbouring property or excavation near a



Show more on the map

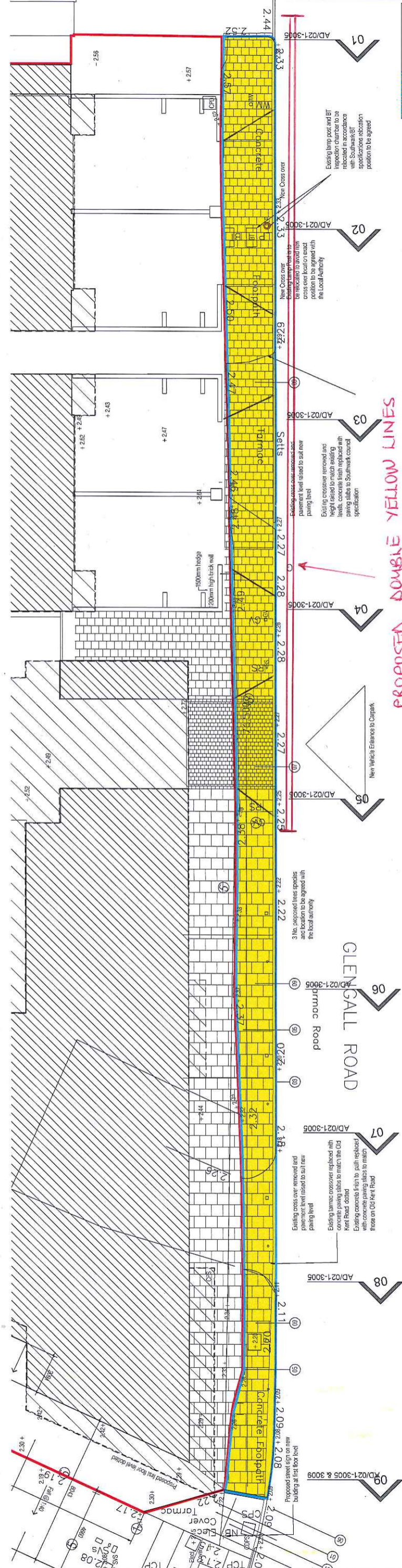


Preliminary list of Works to be carried out as part of the 278 Agreement with London Borough of Southwark

- A. Remove all existing concrete path to the existing public highway and reinstate with new paving to South Council's specification as indicated on the attached plan for 76m (approx) along Glengall Road.
- B. Increase the width of the public highway with paving to match existing and to Southwark Council's specification to a fall of 1:40max.
A demarcation line of owner ship of the land is to be identified with stainless studs at 1m centres (approx), marked in red on the plans.
- C. The existing tarmacadam cross-over and dropped kerbs to the old site entrances is to be removed and the area to be raised to same level as the existing pavement. New kerbs and dropped kerb edging is required to Southwark Council's specification and S/Engineers details.
- D. A new light vehicle entrance and dropped kerb is to be constructed with contrasting paving.
- E. 2 No. new vehicle entrances with dropped kerbs are to be formed to maisonettes with paving to match existing paving further along the Glengall Road.
- F. 1 No. existing lamp post is to be relocated to avoid the new vehicle entrance to the maisonettes as indicated on the drawing
- G. 3 No. new trees (species - TBC) to be planted to agreed locations/depth etc on further site investigations as indicated on the drawing

Landscape Legend

Ref	Item	Description	Notes
01		450 x 450 x 50 Concrete paving slabs to match existing. Existing slabs retained, are to be cleaned and replaced as necessary.	TFL/Southwark Council specification
02		Proposed new trees in 1000 x 1000 x 800mm. deep tree pit to TFL/Southwark specification. TBC following trial pits. 3 No. New trees on Old Kent Road - London Plane (<i>Platanus x hispanica</i>) 3 No. - <i>40cm girth</i> - New trees on Glengall Road - Lime (<i>Tilia Cordata - Greenspire form</i>) 2 No. New trees to private gardens on Glengall Road - London Plane (<i>Platanus x hispanica</i>) Existing kerb edging retained where possible, new kerbs to be to local authority specification and S/E details. Existing block pavers to existing crossover retained and area reduced to adjoining owners site	Location of Trees and Specimens to be confirmed
03		Proposed stainless steel studs set in the paving to form demarcation line between site area and Southwark / TFL area	
04		Existing tactile slabs to existing controlled pedestrian crossing retained	
05		Proposed 200 x 100 granite setts to form new cross over to site	
06		Proposed 600 x 450 conservation textured paving to form new paving and cross-overs to private entrance on Glengall Road	
07		Existing block pavers to pedestrian crossing retained	
08		Block pavers surround to tree pits/specification to be confirmed	
09		Ownership Boundary Line	
10		S278 Works Boundary	
		Footways and Footpaths	
		Open or Grassed areas	
		Lamp Column Positions	
		Street nameplate position	



PROPOSED DOUBLE YELLOW LINES

MULALLEY
PRELIMINARY

Date: Jan 2012
Client: Family Mosaic
Drawn: msm
Project: Glengall Road, London SE1 5AG
Check: RP
Title: Proposed External Works to Highway - Southwark Council
Scale: 1:100 @ A1 Dwg No. AD-021-3002
Revision: C

MULALLEY
Mulalley and Company Ltd
Teresa Gavin House, Woodford Avenue, Essex, IG8 8FA
Tel: 020 8551 9559 Fax: 020 8551 7575

Item No. 17.	Classification: Open	Date: 29 November 2014	Meeting Name: Borough, Bankside and Walworth Community Council
Report title:		Upper Ground – introducing a time limit to parking in the existing two disabled bays.	
Ward(s) or groups affected:		Cathedrals	
From:		Head of Public Realm	

RECOMMENDATION

1. It is recommended that the following non-strategic parking arrangement, detailed in the drawings attached to this report, is approved for implementation subject to any necessary statutory procedures:

Upper Ground – between Hatfields and Rennie Street:

- Introduce a parking limit of a maximum of 4 hours per day in the existing two disabled bays.

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 setting of consultation boundaries for consultation on traffic schemes
 - the introduction of destination disabled parking bays
 - statutory objections to origin disabled parking bays
4. This report gives a recommendation to limit parking in the existing two disabled parking bays in Upper Ground to a maximum of 4 hours per day.
5. The origin and reasons for the recommendation are discussed within the key issues section of this report.

KEY ISSUES FOR CONSIDERATION

6. The proposal made is related to the development of Sea Containers House which was given planning permission (11-AP-1955) on 24 November 2011 and allows for the re-development of premises to include hotel and office accommodation through the construction of a new 9 storey building and includes

new access arrangements, car and cycle parking, ground floor retail units and public realm improvements.

Parking matters

7. The development is located within Bankside C1 parking zone.
8. The planning permission has a condition (no.14) that requires provision of measures to assist all disabled people to access and use the hotel and its facilities.
9. The two disabled parking bays were created through a traffic management order in June 2014 in line with the planning permission requirement. However, there is currently no time limit on them. In discussions with the hotel operators, officers consider that it is preferable for a time-limit to be put on the bays to encourage turnover – this is in line with other ‘destination’ disabled bays in the borough. The bays are designed to provide space for occasional disabled visitors to the hotel and other destinations on the south bank, not disabled overnight visitors, for whom separate parking is provided on site.

Policy implications

10. The recommendation contained within this report is consistent with the policies of the Transport Plan 2011, particularly:

Policy 6.5 - Provide essential parking for residents with mobility difficulties.

Community impact statement

11. The policies within the Transport Plan upheld within this report have been subject to an Equality Analysis.
12. The recommendation is area based and will therefore have greatest effect upon those people living in the vicinity of the area.
13. The limiting of parking stay will give disabled visitors direct benefit as it would encourage turnover of space and discourage all day disabled parking that may prevent other visitors using the bays.
14. The recommendation is not considered to have a disproportionate effect on any community or group.
15. The recommendation supports the council’s equalities and human rights policies and promote social inclusion by:
 - Providing disabled parking for those who are in need of it.
 - Improving road safety by reducing the need for disabled visitors to park anywhere along Upper Ground other than the designated bays.

Resource implications

16. All costs arising from implementing the recommendations will be fully met by the developer.

Legal implications

17. Traffic Management Orders would be made under powers contained within the Road Traffic Regulation Act (RTRA) 1984.
18. Should the recommendation 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.
19. 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.
20. 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.
21. 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.
22. 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 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.
23. By virtue of sections 45 - 46, the council may, by order designate parking places on highways in their area for vehicles or vehicles of any class specified in the order; and the authority may make charges (of such amount as may be prescribed under section 46) for vehicles left in a parking place so designated.
24. The exercise by council of functions under this section shall not render council subject to any liability in respect of the loss of or damage to any vehicle in a parking place or the contents or fittings of any such vehicle.

Consultation

25. No informal (public) consultation has been carried out.
26. Should the community council approve the recommendation, statutory consultation will take place as part of the making of the traffic management order. This process is defined by national regulations.
27. 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.

28. Any person wishing to comment upon or object to the proposed order will have 21 days in which to do so.
29. 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 160 Tooley Street, London SE1 2QH Online: Southwark transport plan 2011 - Southwark Council	Robson Mupani 020 7525 4741

APPENDICES

No.	Title
Appendix 1	Copy of existing TMO public notice
Appendix 2	Existing sign
Appendix 3	Proposed sign

AUDIT TRAIL

Lead Officer	Des Waters, Head of Public Realm	
Report Author	Robson Mupani, Development Management Engineer	
Version	Final	
Dated	19 November 2014	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES		
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	19 November 2014	

Public notice

Upper Ground - introduction of restricted zone and disabled persons parking place

The London Borough of Southwark (Parking places) (CPZ 'C1') (No. 6) Order 2014

The London Borough of Southwark (Free parking places) (Disabled persons) (No. 12) Order 2014

The London Borough of Southwark (Waiting and loading restrictions) (Amendment No. 34) Order 2014

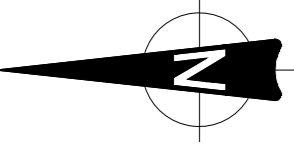
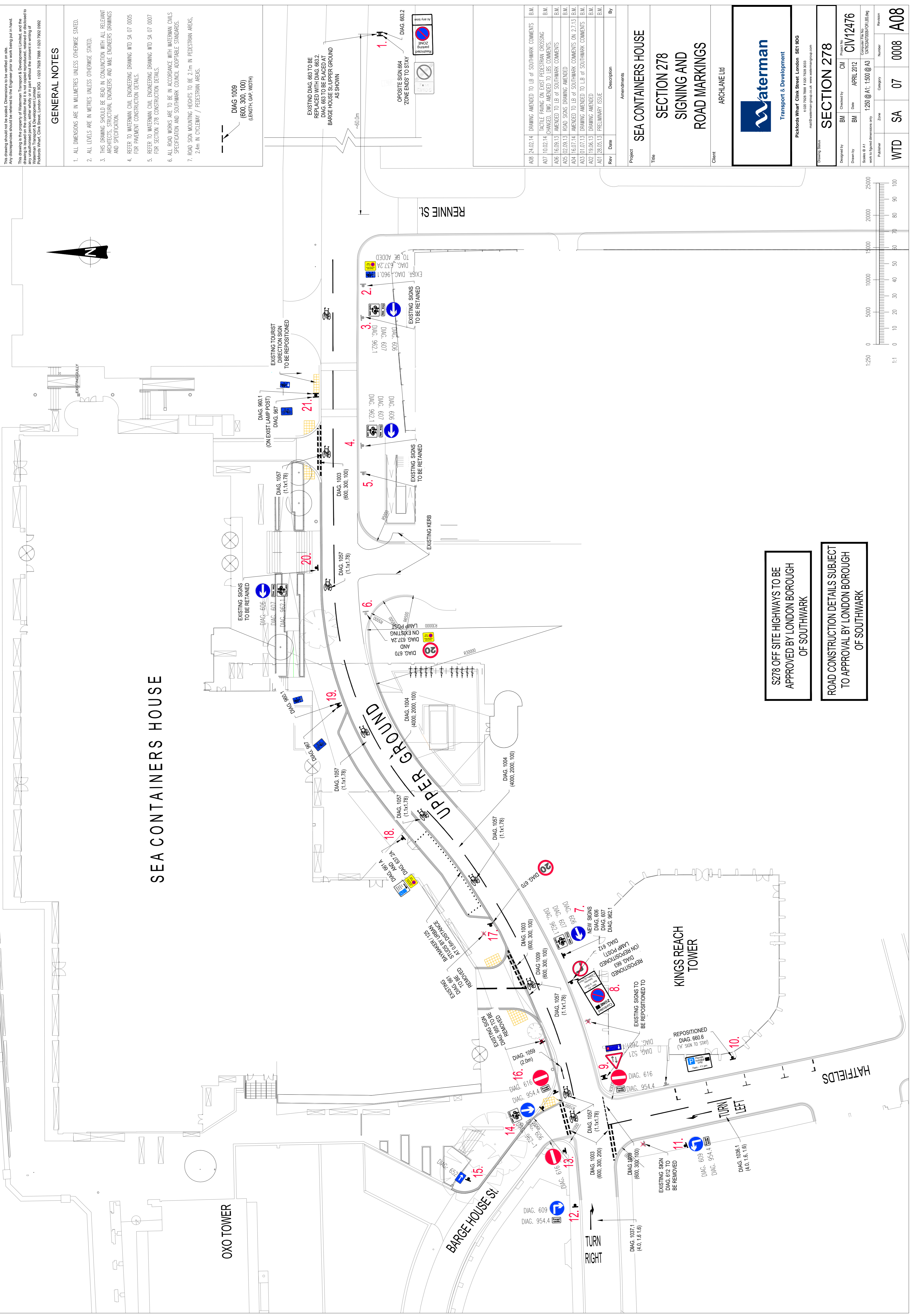
1. NOTICE IS HEREBY GIVEN that the council of the London Borough of Southwark on 19 June 2014 made the above-mentioned order sunder sections 6, 45, 46, 49 and 124 of and Part IV of Schedule 9 to the Road Traffic Regulation Act 1984¹, as amended.
2. The general effect of the orders will be:-
 - (a) to extend 'at any time' waiting restrictions throughout that part of UPPER GROUND between its junctions with Blackfriars Road and Hatfields, to be signed on-street as a restricted zone;
 - (b) to provide a new 'at any time' unlimited stay disabled persons' parking place with space for 2 vehicles to be located in a lay-by on the north-west side of UPPER GROUND; and
 - (c) to revoke the designation of a permit holders' parking place formerly sited at the location referred to in (b) above.
3. Copies of the orders, which will come into force on 23 June 2014, and of all other relevant documents are available for inspection until the end of a period of six weeks from the date the orders were made at the upon request at Public realm projects - network development, Southwark council, Environment and leisure, 3rd floor hub 1, 160 Tooley Street, London SE1 2QH. Please telephone 020 7525 2005 or e-mail:- traffic.orders@southwark.gov.uk to arrange an appointment.
4. Any persons desiring to question the validity of the orders or of any provision contained therein on the grounds that it is not within the relevant powers of the Road Traffic Regulation Act 1984 or that any of the relevant requirements thereof or of any relevant regulations made thereunder has not been complied with in relation to the orders may, within six weeks of the date on which the orders were made, make application for the purpose to the High Court.

Dated 19 June 2014

Nicky Costin

Road network and parking business unit manager
Public realm

¹ [1984 c.27](#)



GENERAL NOTES

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE IN METRES UNLESS OTHERWISE STATED.
3. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, STRUCTURAL ENGINEERS AND M&E ENGINEERS DRAWINGS AND SPECIFICATION.
4. REFER TO WATERMAN CIVIL ENGINEERING DRAWING WTD SA 07 0005 FOR PAVEMENT CONSTRUCTION DETAILS.
5. REFER TO WATERMAN CIVIL ENGINEERING DRAWING WTD SA 07 0007 FOR SECTION 278 CONSTRUCTION DETAILS.
6. ALL ROAD WORKS ARE TO BE IN ACCORDANCE WITH WATERMAN CIVILS SPECIFICATION AND SOUTHAMPTON COUNCIL ADOPTABLE STANDARDS.
7. ROAD SIGN MOUNTING HEIGHTS TO BE 2.1m IN PEDESTRIAN AREAS, 2.4m IN CYCLEWAY / PEDESTRIAN AREAS.

DIAG 1009
(600, 300, 100)
(LENGTH, GAP, WIDTH)

EXISTING DIAG 663 TO BE REPLACED WITH DIAG 663.2
DIAG 663 TO BE PLACED AT BARGE HOUSE SLIPPER GROUND AS SHOWN



OPPOSITE SIGN 664
'ZONE ENDS TO STAY'

Rev	Date	Description	By
A08	24.02.14	DRAWING AMENDED TO LB OF SOUTHAMPTON COMMENTS	B.M.
A07	10.02.14	TACTILE PAVING ON EXIST PEDESTRIAN CROSSING CHANGED. DMC AMENDED TO LBS COMMENTS.	B.M.
A06	16.09.13	AMENDED TO LB OF SOUTHAMPTON COMMENTS	B.M.
A05	02.09.13	ROAD SIGNS DRAWING AMENDED	B.M.
A04	16.07.14	AMENDED TO LB OF SOUTHAMPTON COMMENTS ON 2.7.13	B.M.
A03	01.07.13	DRAWING AMENDED TO LB OF SOUTHAMPTON COMMENTS	B.M.
A02	19.06.13	DRAWING AMENDED	B.M.
A01	28.05.13	PRELIMINARY ISSUE	B.M.

SEA CONTAINERS HOUSE

SECTION 278
SIGNING AND
ROAD MARKINGS

Client: ARCHLANE Ltd



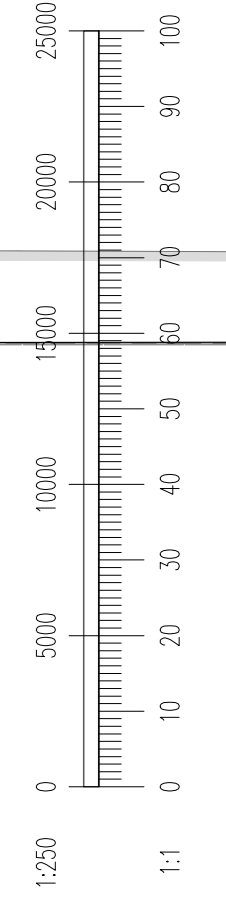
Pickfords Wharf, Clitham Street, London SE1 8QG
Tel: 020 7333 3333
www.waterman-signage.co.uk
mail@waterman-signage.co.uk

SECTION 278

Designed by	Checked by	CM	Project No.
BM	BM	CIV12476	
Drawn by	Date	Scale	Author
BM	APRIL 2012	1:250 @ A1; 1:500 @ A3	CIV12476
Scale	Sheet	Zone	Category
@ A1	WTD SA 07 0008	SA	07
Number	Revision	Number	Revision
0008	A08		

S278 OFF SITE HIGHWAYS TO BE APPROVED BY LONDON BOROUGH OF SOUTHAMPTON

ROAD CONSTRUCTION DETAILS SUBJECT TO APPROVAL BY LONDON BOROUGH OF SOUTHAMPTON



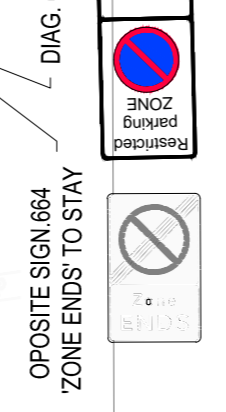
This drawing should not be scaled. Dimensions to be verified on site. Any discrepancies should be referred to the Engineer prior to work being put in hand. This drawing is the property of Waterman Transport & Development Limited, and the user agrees to indemnify and hold Waterman Transport & Development Limited harmless from and against any unauthorized person, either wholly or in part without the consent in writing of Waterman Transport & Development Limited. Waterman Transport & Development Limited, Pickfords Wharf, Clink Street, London SE1 9QG. 1 020 7928 7988 1 020 7928 0992

GENERAL NOTES

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
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4. REFER TO WATERMAN CIVIL ENGINEERING DRAWING WTD SA 07 0005 FOR PAVEMENT CONSTRUCTION DETAILS.
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6. ALL ROAD WORKS ARE TO BE IN ACCORDANCE WITH WATERMAN CIVLS SPECIFICATION AND SOUTHWARK COUNCIL ADOPTABLE STANDARDS.
7. ROAD SIGN MOUNTING HEIGHTS TO BE 2.1m IN PEDESTRIAN AREAS, 2.4m IN CYCLEWAY / PEDESTRIAN AREAS.

DIAG 1009
(600, 300, 100)
(LENGTH, GAP, WIDTH)

EXISTING DIAG. 683 TO BE REPLACED WITH DIAG. 683Z. BARGE HOUSE SIGN UPPER GROUND AS SHOWN



Rev	Date	Description	By
A09	24.10.14	DISABLED PARKING SIGN AMENDED TO LBS COMMENTS	B.M.
A08	24.02.14	DRAWING AMENDED TO LB OF SOUTHWARK COMMENTS	B.M.
A07	10.02.14	TACTILE PAVING ON EXIST PEDESTRIAN CROSSING	B.M.
A06	16.09.13	CHANGED DIRC AMENDED TO LBS COMMENTS	B.M.
A05	02.09.13	AMENDED TO LB OF SOUTHWARK COMMENTS	B.M.
A04	16.07.14	AMENDED TO LB OF SOUTHWARK COMMENTS ON 2.7.13	B.M.
A03	01.07.13	DRAWING AMENDED TO LB OF SOUTHWARK COMMENTS	B.M.
A02	19.06.13	DRAWING AMENDED	B.M.
A01	28.05.13	PRELIMINARY ISSUE	B.M.

Project
SEA CONTAINERS HOUSE

Title
**SECTION 278
SIGNING AND
ROAD MARKINGS**

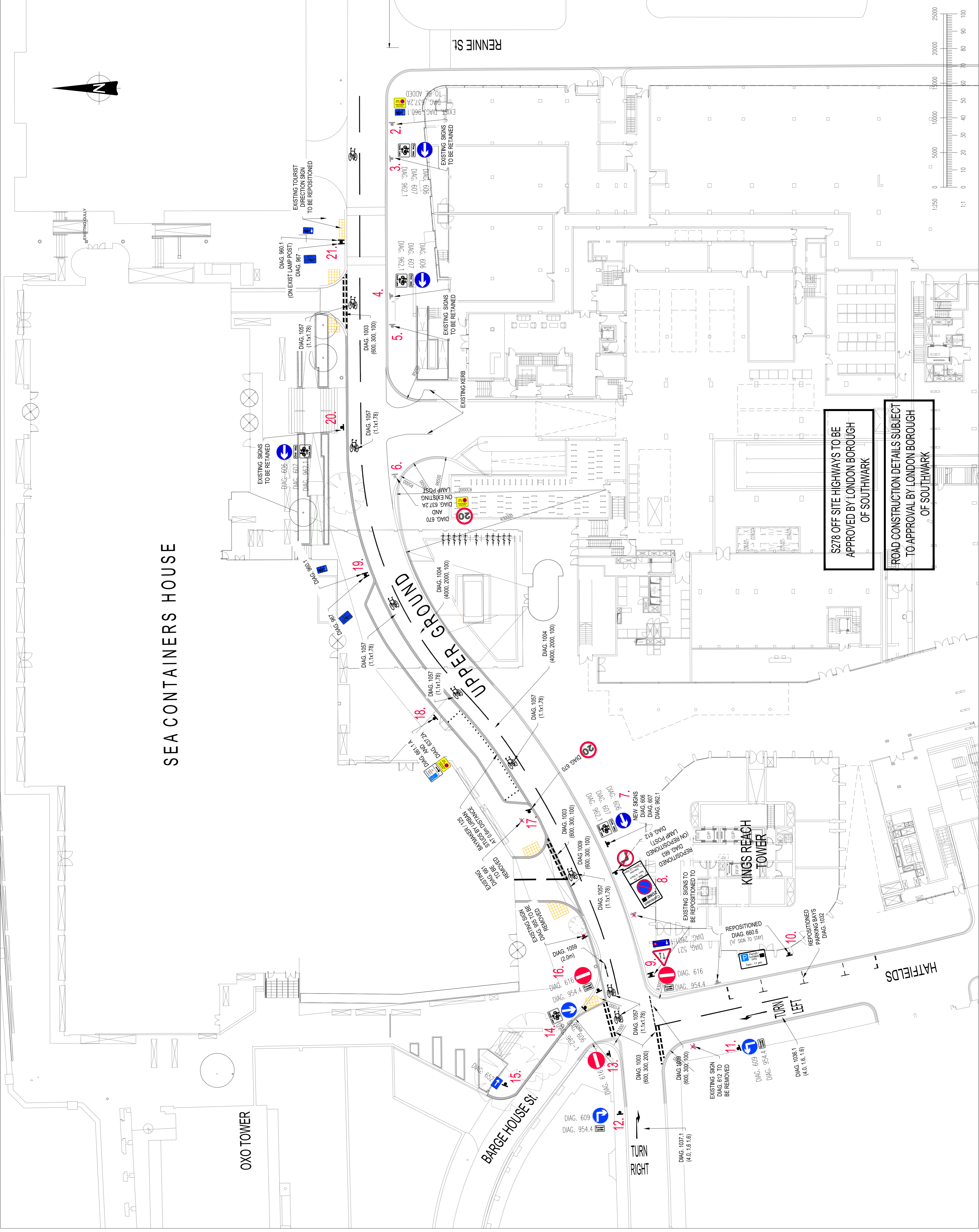
Client
ARCHLANE LTD



Pickfords Wharf Clink Street London SE1 9QG
1 020 7928 7988 1 020 7928 0992
mail@waterman-group.co.uk www.waterman-group.co.uk

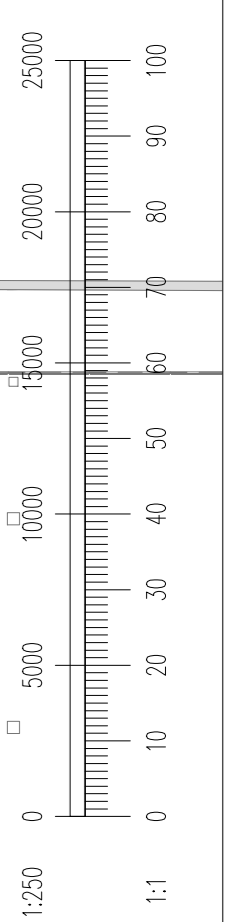
Drawing Status
SECTION 278

Designed by	Checked by	CM	Project No
BIM	BIM	CM	CIV12476
Drawn by	Date	Revision	
BIM	APRIL 2012	Number	Revision
Scale & At work to figured dimensions only		1:250 @ A1; 1:500 @ A3	
Zone	Category	Number	Revision
WTD SA	07	0008	A09



S278 OFF SITE HIGHWAYS TO BE APPROVED BY LONDON BOROUGH OF SOUTHWARK

ROAD CONSTRUCTION DETAILS SUBJECT TO APPROVAL BY LONDON BOROUGH OF SOUTHWARK



**BOROUGH, BANKSIDE AND WALWORTH COMMUNITY COUNCIL AGENDA DISTRIBUTION
LIST (OPEN)
MUNICIPAL YEAR 2014-2015**

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 Claire Maugham (Vice-Chair)	1		
Councillor Maisie Anderson	1	Elizabeth Olive, Audit Commission	1
Councillor Neil Coyle	1		
Councillor Karl Eastham	1		
Councillor Paul Fleming	1	Total:	99
Councillor Dan Garfield	1	Dated: 5 June 2014	
Councillor Eleanor Kerslake	1		
Councillor Lorraine Lauder MBE	1		
Councillor Maria Linforth-Hall	1		
Councillor Rebecca Lury	1		
Councillor Vijay Luthra	1		
Councillor Darren Merrill	1		
Councillor Adele Morris	1		
Councillor David Noakes	1		
Press			
Southwark News	1		
South London Press	1		
Members of Parliament			
Simon Hughes, MP	1		
Officers			
Constitutional Officer (Community Councils) 2 nd Floor Hub 4, 160 Tooley St.	78		
Pauline Bonner, CCDO, 2 nd Floor Hub 4, 160 Tooley St	1		
Trevor Swaby, Youth Development worker, Brandon Youth & Community Centre, 19 Maddock Way, SE17	1		