



**COMMUNITY COUNCILS**  
A voice for your community



## Dulwich Community Council Agenda

**Date:** Monday 29 January 2007

**Time:** 7.00 PM

**Place:** Christ Church, 263 Barry Road, London SE22

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1. Introduction and welcome [*Chair*]
2. Apologies
3. Disclosure of Members' interests and dispensations
4. Items of business that the Chair deems urgent
5. Chairs Announcements:

### **Matters from previous meeting**

6. Minutes to be agreed from the meeting on 11 December 2006  
(see pages 7 – 12)
7. Matters arising from the previous meeting

### **Main Business**

8. **Deputations and Petitions**
  - Traffic Calton Avenue, Dulwich Village (7.15pm)
9. **To receive a presentation from Consultants on Youth Provision in Dulwich** (7.25pm)
  
- Break** (8.00pm)

Opportunity for members of the public to speak with Councillors and officers. (Refreshments will be available)

**10. Soap Box Session /Public Question and Answer time (8.10pm)**

Opportunity for members of the public to raise issues and ask questions on matters not covered on the agenda.

**11. Report on proposed Lordship Lane improvement works (8.20pm)**

**12. Report on TfL funding (8.30pm)**

**13. Presentation from Southwark Refugee community forum (SFCF) (8.40pm)**

**14. Model Byelaws Briefing for Community Councils (8.50pm)**

**15. Members Decisions (9.00pm)**

Members to consider any follow up actions or decisions, which have arisen from the previous meeting or items, discussed during the meeting.

- Report on Local parking issues (see pages 13 – 18)
- Approval of Local Priorities (Dulwich) for Section 106 Planning Obligations (see pages 19 –22)

**Any other decisions not covered in the meeting.**

**16. Closing Comments by the Chair (9.10pm)**

**Forthcoming meetings** (on page 3)

<b>Date</b>	<b>Venue</b>
<b>Main meetings:</b> Tuesday 13 March 2007 at 7pm Monday 4 June 2007 at 7pm	Christ Church, Barry Road, SE22
<b>Planning meetings:</b> Thursday 15 February 2007 Tuesday 22 March 2007 Wednesday 18 April 2007	Christ Church, Barry Road SE22

## **ADDITIONAL INFORMATION**

### **Dulwich Community Council Membership**

Cllr Nick Vineall *Chair*  
Cllr Lewis Robinson *Vice Chair*  
Cllr James Barber  
Cllr Toby Eckersley  
Cllr Michelle Holford  
Cllr Robin Crookshank Hilton  
Cllr Kim Humphreys  
Cllr Jonathan Mitchell  
Cllr Richard Thomas

#### **Carers' Allowances**

If you are a Southwark resident and have paid someone to look after your children, or an elderly dependant or a dependant with disabilities, so that you can attend this meeting, you may claim an allowance from the Council. Please collect a claim form from the clerk at the meeting.

#### **Deputations**

For information on deputations please ask the clerk for the relevant hand-out.

#### **Exclusion of Press and Public**

The following motion should be moved, seconded and approved if the Community Council wishes to exclude the press and public to deal with reports revealing exempt information.

“That the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of information as defined in paragraphs 1-15, Access to Information Procedure Rules of the Constitution.”

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Wheelchair access is available.

For further information, please contact the Dulwich Community Council clerk:

Beverley Olamijulo  
Phone: 020 7525 7234

E-mail: Beverley.Olamijulo@southwark.gov.uk  
Council Website: www.southwark.gov.uk

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**Spanish**

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**Yoruba**

# TAKEnote

Dulwich Community Council



Minutes Agreements Form

[southwark.gov.uk/communitycouncil](http://southwark.gov.uk/communitycouncil)

<b>Date</b>	Monday, 11 December 2006
<b>Venue</b>	Christ Church, 263 Barry Road, SE22
<b>Start time</b>	7.00pm
<b>Finish time</b>	9.15pm
<b>In attendance</b>	Cllr Nick Vineall (Chair), Cllr Lewis Robinson (Vice Chair) Cllrs, James Barber, Toby Eckersley, Robin Crookshank Hilton, Michelle Holford, Cllr Kim Humphreys, Jonathan Mitchell and Richard Thomas.
<b>Absent</b>	None
<b>Apologies received</b>	Apologies for lateness were received from Cllrs Kim Humphreys, Michelle Holford and Richard Thomas
<b>Urgent items</b>	None were received.
<b>Members' interests and dispensations</b>	None were declared.

<b>Public questions raised</b>	
<b>Q1</b>	Mike Colvin spoke about the designated public spaces order and said he was concerned that Dulwich have been excluded from this and most of the street drinkers in Camberwell will flock to the Dulwich area, which could become a drinking hot spot.
<b>A1</b>	Cllr Robinson explained the reasoning behind the decision to exclude Dulwich but noted that if drinking in public spaces became a problem the zone could in principal be extended.
<b>Q2</b>	John Payne from the CPCA spoke about a press release issued by the Association concerning a decision that was considered at Bromley Council meeting which was challenged by a local resident concerning the proposal to build a huge multiplex on Crystal Palace park. The Appeal Lords endorsed the European Court of Justice Directive, which stated that the Council was wrong in failing to require a Environmental Impact Assessment.
<b>A2</b>	The Chair thanked Mr Payne for his comments.
<b>Q3</b>	John Payne also mentioned that Upper Norwood Library, which is an independent funded library, has been subject to, cuts and possibly closure. He asked if anyone wanted to join the campaign to keep it open, they should leave their contact details with him.
<b>A3</b>	DCC Cllrs noted the above.
	Robert Johnson spoke about the community facility in Dulwich park, which is now in operation, and available to hire let to community groups.  Noted. Those wishing to use the room should contact Robert Johnson, email: <a href="mailto:chair@dulwichpark.org.uk">chair@dulwichpark.org.uk</a>



<b>Q4</b>	<p>The following soap box question was submitted by Suzanne Elkin from CPCA:</p> <p>Residents of Bell Meadow, off Dulwich Wood Avenue have complained of being woken by the noise of cars in the middle of the night, when drivers try to turn in the small amount of space at the end of their road having realised they cannot make a short cut through to Dulwich Wood Park from Dulwich Wood avenue.</p> <p>The suggestion is to have a 'no Through Road' sign.</p>
<b>A4</b>	<p>Residents from Bell Meadow were requested to write in to Cllrs about their concerns.</p>

### Summary of the decision or action

The following is a summary of the decisions and actions taken at this meeting.

The item number relates to the agenda item number where possible.

Clarification or queries on any points should be raised in the first instance with Beverley Olamijulo on **020 7525 7234**

Item number	Summary of the decision or action
<b>6.</b>	<p><b>Minutes of the meetings held on November 6, and November 16, 2006</b></p> <p>That the Minutes of the Dulwich Community Council meetings held on the 6 November and 16 November 2006 were agreed as true and accurate records of the meeting.</p>
<b>7.</b>	<p><b>Matters arising from the previous meeting</b></p> <p><b>No. 42 Bus</b></p> <p>It was reported that a meeting was held on 15 Nov 2006, which was attended by Cllrs Vineall and Crookshank Hilton Also in attendance were Sainsbury's architects &amp; planners, and representatives from the bus operators, the PCT, and TfL.</p> <p><b>DECISION:</b></p> <p>DCC notes that TfL propose to extend the 42 bus route. The Chair stated that anyone wishing to raise any comments with TfL should contact the Chair.</p>

	<p><b>Green Chain extension</b> DCC notes the Philip Kolvin's presentation on the above at the special meeting on 16 Nov, which did not receive CGS funding. The reported that he had a meeting with Cllr Rajan, exe. member for environment and it is hoped that monies would be used from the main environment budget.</p> <p><b>Report on Neighbourhood renewal fund &amp; Community Council area deprivation data</b> It was reported that the first visual audit would be at Herne Hill on 10 January 2007. The purpose is to organise a walkabout with Cllrs and community groups.</p> <p><b>ACTION:</b> It was agreed that a map of visual audits should be attached to the Minutes agreement form.</p> <p><b>Cleaner Greener Safer awards</b></p> <ul style="list-style-type: none"> <li>• East Dulwich estate bollards and trees</li> <li>• East Dulwich alley ways – gates and environmental improvements</li> </ul> <p>Cllr Crookshank Hilton advised the meeting the bollards on the East Dulwich estate would be installed from underspend received elsewhere. DCC agreed to re-allocate CGS underspend under item 12, Members' decision.</p>
8.	<p><b>Petition on parking in Holmdene Avenue</b></p> <p>Alan Bright on behalf of residents of Holmdene Avenue gave a deputation and presented a signed petition to ask the Council to review the existing CPZ and consider extending it to include Holmdene Avenue.</p> <p><b>DECISION:</b> DCC agreed to consider under item 12, Members' decision.</p>
9.	<p><b>Model Byelaws briefing for CCs</b></p> <p><b>DECISION:</b> Deferred item until the next meeting in January 2006.</p>
10.	<p><b>Presentation on the Section 106 Supplementary Planning document and update on the UDP</b></p>

	<p>DCC notes Sarah Beuden’s presentation on Section 106 and SPD and update on UDP.</p> <p><b>DECISION:</b> DCC Cllrs submitted the following motion:</p> <p>That planning officers are requested to produce a report prior to the next DCC meeting on the extent to which traffic implications of major developments elsewhere in the Borough, impacting adversely upon Dulwich can be mitigated through Section 106 arrangements.</p>
<p><b>15. E</b></p>	<p><b>Members’ Decision</b></p> <p><b>Local Parking Schemes – Gallery Road proposals</b> The Chair agreed to accept the report as late and urgent.</p> <p><b>DECISION:</b> That the double yellow lines (at any time) waiting restrictions on the eastern side of Gallery Road adjacent to Dulwich Common be approved for progression to statutory consultation as outlined in Appendix A of the report.</p> <p><b>Re-allocation of CGS funds</b> <b>DECISION:</b> DCC members agreed to re-allocate CGS funding of £8k to replace gates at East Dulwich alleyways.</p> <p><b>Deputation/petition – Holmdene Avenue</b> <b>DECISION:</b> DCC Cllrs submitted the following motion:</p> <p>That with regard to the deputation and petition from Holmdene Avenue residents, DCC request officers to bring forward to the earliest practicable date the parking review of the North Dulwich area and to consult during 2007 with DCC as to the extent of the area to be covered by the review.</p>

The information included in this form, together with the attached notes, form the minutes from the above meeting and have been agreed as a true and accurate recording of that meeting. Any necessary amendments shall be detailed in the **Summary of Actions** held at the Town Hall by the relevant Community Councils Development Officer.

**Chair**.....

**Date**.....

<b>Item No.</b>	<b>Classification:</b> Open	<b>Date:</b> January / February 2007	<b>MEETING NAME:</b> All Community Councils
<b>Report title:</b>		<b>Consultation Local Priorities for <i>Section 106 Planning Obligations</i></b>	
<b>Ward(s) or groups affected:</b>		<b>All wards</b>	
<b>From:</b>		<b>Planning Policy Manager</b>	

## RECOMMENDATION

### Recommendations for Community Councils

1. That Community Council comment on the draft supplementary planning document *Section 106 Planning Obligations* and confirm in the minutes of their meetings the list of local priorities listed on page 42.

## BACKGROUND INFORMATION

### Summary

2. This paper is presented in addition to Planning Committee report of 5<sup>th</sup> December 2006, which approved the draft Supplementary Planning Document (SPD) *Section 106 Planning Obligations* for consultation. The draft issued for consultation is attached at Appendix A. The formal consultation of the draft SPD will take place between 9 January and 20 February 2007.
3. The draft SPD outlines Southwark Council's intention, in line with central government guidance, to move to a clearer and more transparent system of "standard charges" for section 106 planning obligations. As part of the process for considering how planning obligations will be spent in the vicinity of a development site, local priorities for section 106 planning obligations will also be considered, as outlined in paragraph 39 of the draft SPD (page 41).
4. During the preparation of the draft SPD, a draft list of local priorities was put together in consultation with officers responsible for the 8 community council areas, and with reference to the local priorities outlined in the community strategy.
5. The 5 local priorities for each area are copied below. Community councils are asked to either amend or agree to the list of priorities. This paper seeks confirmation of the final 5 local priorities for each area via the minutes of each community council meeting during the consultation period that each council. It should be noted that the final agreed list for each area is not an exclusive list and other priorities may be appropriate for certain applications.

COMMUNITY COUNCIL	PRIORITIES
DULWICH	<ol style="list-style-type: none"> <li>1. Traffic/transport improvements</li> <li>2. Reducing crime and improving community safety;</li> <li>3. Increased availability of primary school places</li> <li>4. Public transport improvements in the south of the community council area</li> <li>5. Increased provision/facilities for young people.</li> </ol>

BANKSIDE AND THE BOROUGH	<ol style="list-style-type: none"> <li>1. Increasing the quality and quantity of open spaces;</li> <li>2. Improving public transport, cycling and walking facilities;</li> <li>3. Increasing access to employment through training and other schemes;</li> <li>4. Reducing crime and improving community safety;</li> <li>5. Encouraging provision of waste reduction and recycling facilities.</li> </ol>
WALWORTH	<ol style="list-style-type: none"> <li>1. Increasing the quality and quantity of open spaces;</li> <li>2. Improving community safety.</li> <li>3. Increasing access to employment through training and other schemes;</li> <li>4. Improving access to high quality education in schools;</li> <li>5. Increasing the quality and quantity of community facilities.</li> </ol>
BERMONDSEY	<ol style="list-style-type: none"> <li>1. Increasing the quality and quantity of open spaces;</li> <li>2. Increasing the quality and quantity of community facilities.</li> <li>3. High quality of learning (schools and other channels)</li> <li>4. Traffic/transport improvements</li> <li>5. Improve town centre environment and retail offer</li> </ol>
ROTHERHITHE	<ol style="list-style-type: none"> <li>1. Increasing the quality and quantity of open spaces;</li> <li>2. Increasing the quality and quantity of community facilities.</li> <li>3. High quality of learning (schools and other channels)</li> <li>4. Traffic/transport improvements</li> <li>5. Improve town centre environment and retail offer</li> </ol>
PECKHAM	<ol style="list-style-type: none"> <li>1. Traffic/transport improvements</li> <li>2. Improve housing repairs and estate safety and lighting</li> <li>3. Measures to decrease youth anti-social behaviour.</li> <li>4. Increasing the quality and quantity of open spaces;</li> <li>5. Increasing the quality and quantity of leisure facilities.</li> </ol>
PECKHAM RYE AND NUNHEAD	<ol style="list-style-type: none"> <li>1. Reduce traffic and congestion on Rye Lane</li> <li>2. Improve retail frontages</li> <li>3. Improve the environs of the station</li> <li>4. Reduce opportunities for fly-tipping</li> <li>5. Increase recycling</li> </ol>
CAMBERWELL	<ol style="list-style-type: none"> <li>1. Increased provision/facilities for young people</li> <li>2. Increasing the quality and quantity of leisure facilities.</li> <li>3. Traffic/transport improvements</li> <li>4. Support for BAME businesses</li> <li>5. Reducing crime and improving community safety;</li> </ol>

### Southwark Development Plan

6. The national, regional and local planning frameworks have been rapidly changing.
7. Since the adoption of the Southwark Unitary Development Plan in 1995, the Mayor has produced the Spatial Development Strategy, known as the London Plan adopted in 2004. These two documents now form the development plan for Southwark. To be consistent with this new strategic planning context for London, Southwark Council, as the Local Planning Authority, is currently producing a revised Unitary Development Plan. Modifications have recently been subject to consultation and adoption is scheduled for early in 2007.
8. The SPD provides further detail to expand upon Policy R 2.2 Planning Agreements of the adopted UDP (1995), Policy 2.5 Planning Obligations and Appendix 7 of the emerging Southwark Plan (2006) and Policies 6A.4 and 6A.5 Planning Contributions of the London Plan.

## **National Guidance and Policy**

9. The use of standard charges and pooled contributions is in line with emerging Government guidance and provides a more transparent approach to planning contributions. This improves clarity for developers, residents, decision makers and others regarding the Council's requirements for planning contributions.
10. The Planning and Compulsory Purchase Act 2004 (the 2004 Act) has brought in the new planning system. This draft Supplementary Planning Document *Section 106 Planning Contributions* has been prepared in accordance with this new system.

## **KEY ISSUES FOR CONSIDERATION**

### **Southwark's Approach to Requiring and Spending Planning Contributions**

11. A three-pronged approach is being taken to requiring and spending planning contributions.
  - A clear strategy for requiring planning contributions as set out in the SPD attached as Appendix A;
  - Improved processes for tracking and spending the contributions. This includes the use of an up to date database and the production of an internal procedure note to promote better information exchange on project status between the section 106 monitoring officer and the responsible project officers;
  - Using community project banks to widen the approach to identifying potential projects for planning contributions, linked to other initiatives such as Cleaner Greener Safer.

### **Key Features Of The Draft SPD Section 106 Planning Contributions for Public Consultation.**

12. The draft SPD, attached as Appendix A, sets out the Council's approach to section 106 planning contributions. It includes the use of standard charges to calculate the planning contributions required from certain types of development. This increases transparency and certainty. It also ensures that the impacts of all developments are properly assessed along with any required planning contributions. This will result in a more consistent approach and a resulting increase in the level of planning contributions to mitigate the impacts of development.
13. At present, the impacts of many developments on the borough are addressed and paid for by the Council. For example, a new residential development bringing more children into an area will create a need for more school places that are then secured by the Local Education Authority. Where it is anticipated that there will be insufficient capacity in local schools to cater for the additional children, the use of a standard charge will require a planning contribution from the developer to pay for these new school places.
14. The SPD also includes the use of pooled developer contributions. This would see developers making payments into a planning contributions account for particular facilities. These would be in proportion to the nature and scale of their developments. When the account contained enough funding to bring forward the required resource this could then be paid for. This would ensure that the cumulative impacts of small and medium sized developments are taken into account and would result in increased planning contributions to deal with the impacts on the borough.

15. The draft SPD for consultation is used to explain to developers, residents, community groups and others what is required in order to mitigate the impacts of a development when applications for planning permission are made. The procedures to be carried out by the council to ensure that policies are followed, that contributions are collected and distributed fully in accordance with the agreements and that contributions are monitored will be set out in a procedure note which is in preparation and will be available for members to refer to in early 2007.

### Next Steps

16. Following consultation, which finishes on 20 February 2007, officers will amend the list of local priorities as required. This draft SPD will be brought back to Members in March 2007 with the results of the consultation and any recommended changes.

17. Following the anticipated adoption of the emerging Southwark Plan in 2007, the SPD Section 106 Planning Contributions can then be adopted to the Southwark Plan.

### Audit Trail

<b>Lead Officer</b>	Julie Seymour, Planning Policy Manager	
<b>Report Author</b>	Dan Taylor, Project Officer	
<b>Version</b>	Final	
<b>Dated</b>	5 January 2007	
<b>Key Decision?</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Borough Solicitor & Secretary	No	No
Departmental Finance Manager	No	No
<b>Executive Member</b>	No	No



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**COUNCIL: DULWICH COMMUNITY COUNCIL**

NOTE: Original held by Constitutional Support Unit; amendments to Beverley Olamijulo (Tel: 020 7525 7234)

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