

COMMUNITY COUNCILS
A voice for your community



Nunhead and Peckham Rye Community Council Agenda

Date: Tuesday 23rd November 2004
Time: 7.00 PM
Place: Cossall TRA Hall, Cossall Walk, SE15

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

Matters from the previous meeting (7.05pm)

5. Minutes to be agreed from the 21st September (Planning and General) and 7th October (Planning) Community Council meetings
6. Rye Lane Update – Pauline Nee
7. Radio Project Update – Adrian Newman

Main Business (7.25pm)

8. Planning Policy Items: Lisa O'Donnell
 - a) Second Deposit UDP
 - b) Local Development Scheme and the Statement of Community Involvement
9. Cleaner Greener Safer Update – Dave Ware
10. Initial Consultation on Copeland Road Car Park – Phil Davies
11. Youth Strategy Consultation – Karl Murray

Public Question Time and Deputations (8.15pm to 8.30 pm)

- Members of the public are invited to raise issues not already covered on the agenda

Announcements (8.35pm)

Break (8.40pm to 8.50pm)

- Opportunity for members of the public to speak to Officers and Councillors.

(Tea and coffee available.)

- Please note that Chris Hunter will be available during the break to provide information about the Draft Housing Strategy and how you can be involved in consultation on this.
- There is also information in this agenda about the Improvements to Playgrounds Programme and Proposed Terms of Reference for the Peckham Rye Working Group. A report on mud problems on Peckham Rye will be available at the meeting as a separate handout.
- Members to break off into a closed session to discuss school governor appointments.

Members Decisions (8.55pm)

Closing Comments by the Chair (9.00pm)

Upcoming meetings

Date, Meeting Type & Time	Venue
Tuesday 23rd November 2004 Planning 9.05pm or at the end of the general meeting, whichever is earlier.	Cossall TRA Hall Cossall Walk SE15
Tuesday 11th January 2005 General	Thomas Calton Centre Alpha Street SE15
Tuesday 1st March 2005 General	To be confirmed
Tuesday 12th April 2005 General	To be confirmed
Tuesday 10th May 2005 General	To be confirmed

ADDITIONAL INFORMATION

Nunhead and Peckham Rye Community Council Membership

Councillor Robert Smeath *Chair*
Councillor Fiona Colley *Vice Chair*
Councillor Alfred Banya
Councillor Mick Barnard
Councillor Mark Glover
Councillor Aubyn Graham
Councillor Alun Hayes
Councillor Andy Simmons
Councillor Dominic Thorncroft

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 handout.

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.”

Transport Assistance for Disabled Members of the Public

Members of the public with a disability who wish to attend Community Council meetings and who require transport assistance in order to access the meeting, are requested to call the meeting clerk at the number below to give his/her contact and address details. The clerk will arrange for a driver to collect the person and provide return transport after the meeting. There will be no charge to the person collected. Please note that it is necessary to call the clerk as far in advance as possible, at least three working days before the meeting.

Wheelchair access

Wheelchair access to the venue is via the main entrance of the Cossall TRA Hall.

For further information, please contact the Nunhead and Peckham Rye Community Council clerk:

Louise Shah
Phone: 0207 525 0640
E-mail: louise.shah@southwark.gov.uk

Council Website: www.southwark.gov.uk

Language Needs

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Item No	Classification	Committee	Date
	Open	NUNHEAD AND PECKHAM RYE COMMUNITY COUNCIL	23/11/200 4
From XXXXXXXXXX		Title of Report IMPROVEMENT TO PLAYGROUND BIDS	
Proposal Approve the bids submitted for the Improvement to playground Programme		Wards	

PURPOSE

1. To advise community council members on the bids received from schools and the Neighbourhood Housing offices in the Nunhead and Peckham Rye Community Council area on schemes they would like funded from the Improvement to Playgrounds programme.

RECOMMENDATION

2. That the Nunhead and Peckham Rye Community Council meeting considers the bids below and select a maximum of three bids in priority order for submission to Executive Committee for approval.

BACKGROUND

3. As part of the 2004/05 Community Council Capital Programme, Executive Committee agreed an allocation of £1 million to improve playgrounds in schools and housing estates. The allocation was made on the basis that community councils would bid for funding from Executive Committee to fund schemes identified under this programme.
4. To progress this, the Education department wrote to all Primary schools, Secondary Schools, Special Schools and Pupil Referral Units on 13th July 2004 asking them to submit bids they would like to be considered for funding under this programme with a deadline of 30th September 2004 for response.
5. 10 expression of interest were received by the deadline with nearly all community councils being represented by bids by at least one school. Two other expression of

interest arrived late but this was due to postal delays so they have been included for consideration. All bids received from the schools were considered worthy of consideration for this programme and for the Nunhead and Peckham Rye Community Council area, bids were received from Highshore Special School, Ivydale Primary School, St Francis Cabrini Primary School and Bellenden Primary School, the details of which are summarised in sections 7 to 27 below.

6. The Neighbourhood Offices were also asked to submit bids for possible funding and for the Nunhead and Peckham Rye area, a bid from Parkside NHO has been included, the details of which are summarised in sections 28 to 31 below.

SCHEMES FOR CONSIDERATION

Highshore Special School

7. The project submitted by Highshore Special School plans to meet a diverse range of needs among pupils aged 11 to 16, as well as making the existing play space more secure and more accessible to pupils. It involves splitting a football pitch into two smaller pitches and diversifying their use as games areas. A performance area will also be created and more fixed play equipment installed. Some areas of the playground will be redesigned and developed with the horticultural and environmental studies curricula in mind.
8. The play areas will thus be more secure for pupils to use and generally more pleasant and welcoming. They will have an overall beneficial effect on the school's curriculum, increasing the range of formal and informal learning opportunities available to pupils.
9. All the new facilities have potential for creative and imaginative use outside the school day and will make a particularly useful contribution to play schemes in the Summer holidays.
10. There has been consultation within the school, with pupils and with staff. Governors and parents have also been consulted in the context of a special meeting.
11. It is planned to put these works out to tender and to seek at least three quotations from approved contractors. The total cost is currently estimated at £20,000 and the school already has an Extended Schools Grant of £10,000. No spend profile is currently available, but once the works have started, they are likely to be completed within a year.
12. In the event that the actual cost of the works exceeds the funds allocated, the school will consider other means of raising the necessary funds.

Ivydale Primary School

13. The play area, which is currently used by Key Stage 2 pupils, is in need of redevelopment, with a particular view to its use by the After-School Club. It also has

potential for use by the older children – many of them ex-pupils – who are in the habit of congregating in an adjoining road. The proposed facilities include a multi-sports arena, with space for football and other ball games, and with a range of sports and exercise equipment.

14. Consultation has been carried out within the school, also with the older children referred to above. Evidence has emerged of a clear need for these facilities.
15. It is planned to put these works out to tender and to seek at least three quotations from approved contractors. The total cost is currently estimated at £40,000. No spend profile is yet available, but once the works have started, they are likely to be completed within a year.
16. In the event that the actual cost of the works exceeds the funds allocated, the school has the capacity to raise its own funds.

St Francesca Cabrini Primary School

17. The school has four playground areas. This project involves “zoning” the four areas in order to increase the range of formal and informal learning opportunities available to pupils. Two of the play areas will be resurfaced, and two will be marked out - one for play activities for the very young children and one for use as a football pitch. Seating and tables will be installed, which the children will be encouraged to use as quiet areas and for table games. New fencing will be erected.
18. The school is working to commend to pupils the benefits of a healthier lifestyle and plans to use these new facilities within that context. The upgraded outdoor areas could also be used in conjunction with classroom-based activities as an “outdoor classroom”, thus further extending pupil’s learning opportunities.
19. This project will be of direct benefit to the school’s after-school, homework and sports clubs. It will also provide facilities that can be used for a range of activities during Summer Holiday playschemes, which are open to the local community.
20. There has been internal consultation with pupils through the school’s houses; also with parents and with the school’s governors.
21. It is planned to put these works out to tender and to seek at least three quotations from approved contractors. The total cost is currently estimated at £30,000. No spend profile is yet available, but once the works have started, they are likely to be completed within a year.
22. In the event that the actual cost of the works exceeds the funds allocated, the school has the capacity to raise its own funds.

Bellenden Primary School

23. The project involves the overall development of the school’s existing play areas. It is planned to resurface at least part of these areas with a trellis-type covering which would allow continued growth of grass. There would also be activity trails, a sturdy climbing frame and a performance area.

24. These new facilities would encourage the pupils to engage in more physical activities, to socialise and to co-operate with each other in the constructive and imaginative use of their leisure time. They would also be available for use by the after-school club, the breakfast club and the holiday playschemes.
25. Consultation has been carried out with pupils through the School Council; also with parents at a special meeting.
26. Two quotations for these works have already been received and the total cost is currently estimated at £50,000. A third quotation is now being sought. No spend profile is yet available, but once the works have started, they are likely to be completed within a year.
27. In the event that the actual cost of the works exceeds the funds allocated, the school has the capacity to raise at least some of the additional funds needed.

Parkside Neighbourhood Office

28. This project involves the upgrading and/or development of play facilities on the Atwell, Rye Hill, Cossall and Daniels Road estates.
29. On the Atwell Estate, the specific need is for facilities for younger children. On the Cossall Estate, some development work has already been undertaken, involving the moving of existing playground facilities.
30. Staff at Parkside NHO perceive a clear need for the development of such facilities on these estates.
31. The cost of these works has been estimated as follows:
 - Atwell Estate - £40k
 - Rye Hill Estate - £10k
 - Cossall Estate - £20k
 - Daniels Road Estate - £10k

Conclusion

32. All the projects noted above are all worthy of consideration, however a criteria for the Improvement to Playground Programme limits the number of projects that each community council can seek funding for to a maximum of three.
33. Delegates are advised that although there are no maximum financial limits stipulated, not all bids nominated will be approved by Executive Committee because the £1million is being made available to all 8 community councils. Careful consideration should therefore be given when selecting the bids in the priority order.
34. For ease of reference the projects being considered are as follows:

- Highshore Special School - overall development of the school's existing play areas, £20k
- Ivydale Primary School - redevelopment of play area, including multi-sports arena, £40k
- St Francesca Cabrini Primary School - "zoning" of four playground areas, £30k
- Bellenden Primary School - overall development of the school's existing play areas, £50k
- Parkside Neighbourhood Office - upgrading and/or development of play facilities on the Atwell, Rye Hill, Cossall and Daniels Road estates, total £80k

35. A report will be presented to Executive Committee in January 2005 with details of the bids received from the 8 community councils so a decision is required at this meeting to ensure inclusion of the Bermondsey Community Council's bid to Executive Committee.

Equal Opportunities Implications

36. The project involves providing improved play facilities in schools and on housing estates that will benefit all users with input from the local community to reflect local needs.

BACKGROUND DOCUMENTS

<i>Background Papers</i>	<i>Held At</i>	<i>Contact</i>
Improvement to Playgrounds	Pelican Office Neighbourhood	Robin Vickery

APPENDIX 1

Audit Trail

<i>Lead Officer</i>	Dan Hollas – Area Manager	
<i>Report Author</i>	Robin Vickery – Project development Officer (0207 525 4809)	
<i>Version</i>	Draft	
<i>Dated</i>	15/11/04	
<i>Key Decision</i>	No	
CONSULTATION WITH OTHER OFFICERS/DIRECTORATES/ EXECUTIVE MEMBER		
Officer Title	Comments Sought	<i>Comments included</i>
Lyn Meadows, Asst Borough Solicitor & Secretary	No	No
Paul Evans Strategic Director of Regeneration	No	No
John East, Head of Planning	No	No
Jim Sherry Interim Development and Building control Manager	No	No

PROPOSED PECKHAM RYE WORKING GROUP TERMS OF REFERENCE

"To consider issues relating to the part of Peckham Rye between Heaton Road and East Dulwich Road, and in particular:

1. to identify what plans there are from different Council Departments for any part of that area, bring them all together, identify gaps and scope for improvements;
 2. to identify possible names for the area;
 3. to clarify the constraints on uses of Rye Common North, and to consider the impact of any proposed uses and if they could be accommodated within those constraints;
 4. to establish what would be appropriate uses of Rye Common North;
 5. to consider the appropriate forms of public consultation and involvement for any of these issues;
- and to report to the Community Council and make recommendations."

APPOINTMENT OF LEA REPRESENTATIVE GOVERNORS

1. Purpose

- 1.1 To consider the appointment of representatives to serve as LEA governors.

2. Recommendations

- 2.1 That the Community Council appoints individuals to serve as School Governors.

The attached appendix lists:-

(i) Any governors wishing to be appointed for a further term of office at their current school and who have sustained their membership through appropriate attendance at governing body meetings during their previous term.

(ii) Current vacancies in primary schools within the Community Council's area. Any specific requirements by the schools concerned are listed.

(iii) Applications from new candidates for governorship, selected from the applications received by the Governor Development Service (GDS) in accordance with any expressed preference by the candidate, stated skills requirement or recommendation by a specific governing body and/or proximity to the school in question.

There are two types of application form:- (i) issued by GDS to local residents, and (ii) issued by the School Governors' One Stop Shop which specifically recruits candidates with management experience from large organisations who are interested in serving in Southwark. Both forms are of equal status and GDS contacts all applicants before submitting them to the Community Council.

3. GDS will provide at least two candidates for each vacancy where sufficient applicants are available. Members who wish to view the entire list of applicants currently held in advance of the meeting are invited to contact Kathy Brabston or Nicole Galea in GDS on 020 7525 5109 / 5252.

4. Factors for consideration

- 4.1 The Council previously made governors' appointments using the following working principles:-
- i. Nominees should be sought from as wide a field as possible. All potential nominees will be asked to complete a self nomination form. Those seeking re-nomination are also asked to complete the form.

ii Where a self-nominee is not already known to the appointing panel or to officers of the LEA, the Governor Development Service will establish personal contact with the individual before the nomination is submitted to the panel.

-2-

iii Appointments should be made according to at least one of the following criteria:

- The applicant has given evidence of interest and involvement in the social and/or educational community in Southwark.
- The applicant's skills and experience would benefit the school [particularly where a school is in special measures etc].
- The applicant is specifically requested by a governing body, particularly where there are no other suitable nominees.
- Any preferences expressed by the applicant to serve as a governor of a particular school or in a specific geographical area.

Report author: David Lister
Head of Governor Development
John Smith House
144-152 Walworth Road
London
SE17 1JL

Contact
020 7525 5109

Dated: 8.11.04

APPENDIX 1

LEA GOVERNOR APPOINTMENTS - NUNHEAD AND PECKHAM RYE COMMUNITY COUNCIL

For consideration on 23rd November 2004

1. Candidates for REAPPOINTMENT

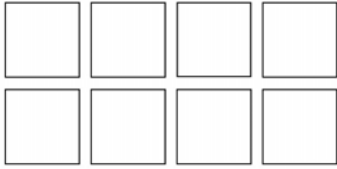
<u>Name</u>	<u>Primary School</u>
Mrs H Morrin	John Donne Primary

2. Governor Vacancies [1 per school unless otherwise stated]

<u>School</u>	<u>School's requirements</u>
None	

3. Applicants

Application forms attached.



COMMUNITY COUNCILS
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DRAFT

Nunhead and Peckham Rye Community Council

Minutes of the Nunhead and Peckham Rye Community Council meeting held on Tuesday 21st September 2004 at 7pm at St Mary Magdalene Primary School, 48 Brayards Road, SE15.

Present:

Councillors: Robert Smeath (Chair), Mick Barnard, Alfred Banya, Andy Simmons, Alun Hayes, Mark Glover and Aubyn Graham.

Officers: Louise Shah (CCO), Pauline Nee (Environment & Leisure), Adrian Newman and Dave Ware (Peckham Programme), Rachel Prosser (Legal), Tim King (Planning), Elsbeth Turnbull (Tourism), Trevor Wilding and Roger Stocker (Transport Group), Stephen Bishop (FMS), Steven Dixon and Russell Denton (Wardens).

The meeting started at 7.02pm

1. Introduction and Welcome:

Cllr Smeath welcomed everyone to the meeting of the Nunhead and Peckham Rye Community Council. He also made announcements about the Council's Bikes for Businesses scheme (which Roger Stocker, Transport Group, elaborated on), how to register to vote in any elections that take place in 2005, and how to input into the scrutiny of the Bellenden Renewal Scheme.

2. Apologies:

Non-attendance: Cllr Fiona Colley
Lateness: Cllr Dominic Thorncroft

3. Disclosure of Members' Interests:

There were none.

4. Urgent Items of Business:

There were none.

Matters from the Previous Meeting:

5. Minutes:

The minutes of the Community Council meetings (General and Planning) held on 26th July 2004 were **AGREED** as true and accurate recordings of those meetings.

6. Traffic and Transport update:

Trevor Wilding made the following points:

- Consultation regarding the Basset and Waverley 20mph zones received a good response and the Transport Group is currently moving into the detailed planning stage with work due to start in November. Police and the Council are working closely to prevent recent tragedies like the recent death in the Waverley zone from happening in the future. The police have been asked to use speed enforcement cameras there.
- Housing have given money to enhance the traffic scheme in the Bellenden area. Consultation will take place in October and if the proposals are received well then implementation should be in December/ January. The idea of this project is to place traffic calming measure on roads that did not receive any the last time money was available.
- Tony Smedley is taking over from Trevor Wilding, who is taking early retirement.

Q&A on Traffic:

Q1: The raised pavement at the junction of Ivydale, Inverton and Merttins Roads is dangerous for the blind and partially sighted.

A1: Others have raised this point and as such an inspection is due to take place shortly with a view to putting tactile paving down.

Q2: There is not traffic calming outside Ivydale School. Why is this not a priority?

A2: This is a priority and will be addressed soon with TfL money.

Q3: What other features are planned for that area?

A3: Many, including the flashing signs.

Q4: Why were the humps in Ivydale Road replaced? The school is on a blind bend and it seems strange that that section was not prioritised earlier.

A4: They were re-sited to enhance and move the bus stop positions.

Q5: Speed cushions are dangerous: motorcyclists ride in between them and cars move into the middle of the road to avoid them. Why aren't humps used instead? Is it too expensive?

A5: Humps were introduced about 10 or 11 years ago, and Southwark was one of the first boroughs to do that. However, upon receiving complaints from the ambulance service and fire brigade, the cushions are now used. Obviously it is important to slow drivers down but it is equally important to allow the emergency services to work efficiently. Other methods are now being used and explored to slow people down.

At this point Cllr Smeath wished Trevor Wilding a happy retirement and thanked him for all his work.

7. Rye Lane update:

Pauline Nee said that research on trade waste and eurobins was conducted over the summer following a motion that was passed at the July Community Council regarding

zero tolerance. A meeting between officers and Cllr Smeath took place a few weeks prior to this meeting where all options were considered. There is a possibility that a small team could take the rubbish away to a compactor. Obviously the capital costs need to be considered (salaries of staff/ the purchase of a compactor and small truck) and traders have been spoken to about their increasing costs to do this. This is work in progress. (Cllr Smeath added that a representative from enforcement would be coming to the next meeting.)

Q&A on Rye Lane:

Comment: Cllr Simmons said that progress has been very slow on this issue and therefore he proposed a motion that ward councillors meet with all relevant officers and report back at the next meeting.

Q1: There is already a lot of traffic down Rye Lane. This will surely increase the traffic?

A1: There will only be one extra truck.

8. Summer Activities for Young People/ Future Projects:

Adrian Newman, Peckham Programme, presented the following:

- Radio Peckham: 129 people (60% youth/ 40% over 20) signed up for the project and 77 went through the training successfully. Training provided in recording, web design, streaming, basic IT, editing, jingles, presenting and voice overs. Anyone interested in becoming involved with the radio project (there are many opportunities for people from all age groups) should speak to him.
- Westminster House Youth Project is an NRF supported summer programme in Partnership with London Borough of Southwark Grant Aid (youth and Connexions). Projects and schemes included: an exchange to Dublin, mobile play service, face painting, cookery, anti gangs initiative, football training, basket ball, Qwik Cricket, 2x 1 week residential trips (of more than 30 young people), 6x theatre trips and 10x cinema trips, 4X Duke of Edinburgh residentials, anti gun crime work, paint-balling, and trips to Alton Towers/ Chessington World of Adventures (20 children at a time).
- The Youth Service have an NRF detached team who have been doing work at the Clifton estate, satellite play work at 5 venues (one per week), mobile play schemes, a marquee, trips to parks, bowling and ice skating.
- Soul in the City had a summer initiative where young Christians worked to make their environment better (cleaning and helping residents).
- The City Farm is progressing, working with the Willowbrook Centre.

Q&A on Summer Activities:

Q1: What is happening with Peckham Rye?

A1: The playground will be funded by lottery money. Eleanora Olive (Project Manager, Peckham Rye Park) can give further information on this.

Q2: There seems to be a lot for this children to do in the summer, but what about in the winter?

A2: There are many projects planned; Westminster House Youth Centre is running several. This presentation was just to recap on what has been happening over the summer.

Comment: (Cllr Simmons) The Council's general commitment to youth work is doubtful.

Q3: Are there any taster courses available for young people?

A3: Manual trade courses are being looked at (car/ bicycle mechanics). These are valid ideas and they will certainly be relayed to the Neighbourhood Renewal Delivery Planning Group.

Q4: Has a site been found for the City Farm yet?

A4: Not yet but a group has been set up to work for this and any help would be gratefully received. (Contacts available.)

Comment: A member of the City Farm group reiterated this point.

Q5: There are a lot of children at tonight's meeting. Should there not be crèche facilities.

A5: Childcare reimbursement forms are available.

Q6: Could the deputation be brought forward on the agenda as many of the adults with children are at the meeting for the mobile phone mast item?

A6: Cllr Smeath asked for a show of hands then agreed to hear the deputation next.

Q7: Can the possibility of Saturday schools be explored to help children with maths and English?

A7: If the breakfast club goes well then a Saturday Club can definitely be looked at.

Comment: Local libraries have 'homework help clubs'.

Deputation:

As Nigel Webster was not present, another member of the deputation group stood in for him; the main point being that residents are very concerned about the possible health risks and the fact that they felt that they had not been consulted properly.

Cllr Barnard added that only four people contacted him regarding the possibility of holding a meeting at the church to discuss their concerns. He said that the Vicar is trying to arrange a 'drop in' on 21st October for people to learn more about the mast. He said the only way to stop this going up would be to write to the Diocese as any mast under 15 metres high does not need planning permission. (A member of the public said their petition was ignored, to which Cllr Barnard responded that individual letters carry more clout.)

He added that if people would like a meeting then he and his fellow ward councillors will do all that they can, perhaps with the Nunhead councillors, to arrange one.

Q&A on Deputation:

Q1: A member of the public said she only lives 100 metres from the church and also reads the Nunhead Voice, yet never heard anything about a meeting.

A1: (Barnard) There was no meeting as only 4 residents contacted him, then information was provided and no further correspondence ensued.

Q2: Why weren't the residents consulted properly? What good would writing do now?

A2: (Barnard) As permission is not required the only way to influence this is to write to the Diocese.

Comment: Cllr Smeath reaffirmed this point in the context of ecclesiastical law.

Q3: Why was a mail out not conducted? The only reason this is being discussed is because they 'found out' about the mast.

- A3:** (Barnard) Not every point raised by constituents can be addressed with consultation.
- Q4:** It is not necessarily the Council's responsibility but the Church has a moral obligation to its community.
- A4:** (King) T Mobile wrote to the Planning Department in June and the mast proposal satisfied the national criteria so Planning responded saying that no planning permission would be needed. This is in line with national legislation.
- Comment:** The Church has no sense of community. They think that community equals those going to church, but if you don't believe it is not fair.
- Q5:** If the Council knew about this why did they not consult the community?
- A5:** (As A4)
- Comment:** There are schools and nurseries near the proposed site. The community only heard about the issue because a resident distributed leaflets. Congratulations are in order for that person.
- Q6:** How much are the Church receiving for the mast? Can this be found out in time for a meeting with them and could the meeting be held at the Church?
- A6:** (Smeath) The meeting could be held there; not as sure about how much money they will be receiving.
- Q7:** Councillors were told at the last meeting about the mast and yet there has been no action since then.
- A7:** (Smeath) Apologies. If those concerned leave their details a meeting can be arranged.
- Q8:** How can the Council allow a mast to go up in an area with so many children in it?
- A8:** (Prosser) The Council has no say in whether this mast can be built or not.
- Q9:** When first moved to the area there was a beautiful old church, then there was non stop work to build the new one. Since it has been built there has only been one invitation to meet the community and now they are erecting a phone mast. The Church is repelling its own community with their lack of communication.
- A9:** It is important that the community is stern and constructive about making their points. The mast is not 'proven' to lead to health problems, but it might. All those need to combine as an effective group and involve the local press, the Nunhead Community Forum; is Chair of the latter and lives at 191 Ivydale Road so is happy to represent.
- Q10:** What can be done at this stage?
- A10:** (Smeath) The Diocese gives permission so letter writing is the most effective course of action. Also having a meeting sooner rather than later would be a good idea.
- Q11:** Is the Council going to take responsibility for information giving?
- A11:** (Barnard) This was the sentiment behind the proposed meeting but the 'experts' could not attend so perhaps the meeting should just go ahead without them. Perhaps between Monday and Wednesday of next week at around 8pm.
- Comment:** The Diocese still hasn't given permission so it is important that people send their letters as soon as possible.

9. Peckham Rye (Heaton Road to East Dulwich Road):

Eileen Conn gave a presentation on producing an integrated strategy for the area outlined above. She spoke about the 'historic village of Peckham Rye' and the need for certain problems such as the ugly street furniture, poor paving and bus stops to be

addressed, perhaps with Cleaner Greener Safer money from this year's budget, or next year's. The site in question was clarified with the use of maps and the point made that it should be protected with any development being carefully considered (especially as it is metropolitan open land and should only be developed under exceptional circumstances.) A Community Council working group to look at this issue was proposed.

Q&A on Peckham Rye:

Comment: People are keen for the area to remain open, also to come to some agreement about what kind of development would be appropriate, if any.

Q1: There is a proposal to turn the toilets on the Common into a café. Would this contravene its intended use?

A1: This is an important part of the area and calling it the 'gateway' may help with money. The UDP action plan would need to be referred to answer that question fully. Friends of Peckham Rye are broadly supportive of the plan for those toilets though. Planning permission would be needed but as the building is there already there wouldn't be too many problems with that.

Q2: So, Friends of Peckham Rye are supportive of turning the toilets into a café?

A2: Yes (disputed by members of the public and Cllr Simmons).

Q3: People get very anxious about proposals for this site. A constructive plan with clear direction would be helpful.

A3: (Simmons) This could be looked at as part of the Peckham Action Plan, later on in the evening.

(Handouts were available on the Peckham Streets Action Plan but discussion on the Peckham Action Plan (which is different) had not been scheduled into the agenda so the Chair agreed to take it as an extra item.)

EXTRA ITEM - Peckham Action Plan:

Russell Profitt said that officers would be coming back to the next meeting to discuss consultation issues. Cllr Simmons said that consultation for Peckham is not planned until the end of next year, which is unacceptable given that other parts of the Borough have been dealt with quickly. He said that his should be looked at in the next month or two to consider how to move it forward and that the Cleaner Greener Safer money will not cover what is needed so the Council need to invest some capital.

Q&A on the Peckham Action Plan:

Q1: This slightly detracts from Eileen Conn's presentation. A working group would be beneficial.

A1: (Smeath) An initial meeting could help to feed into the next Community Council meeting.

Comment: Cllr Simmons said he would go and would ask officers to attend also.

AGREED: That the Community Council supports the convening of a working group to address issues surrounding the Peckham Rye area between Heaton Road and East Dulwich Road. Also, that the group should report back to Community Council following their first meeting.

Cllr Smeath said that clearly more information is needed on the Action Plan.

10. Cleaner Greener Safer:

Dave Ware gave a brief update on the CGS programme, the main points being that the allocation for 2004/05 was £353,000 but including last year's under-spend the total is £475,000, and so far only £50,000 has been allocated towards a Safer Routes to Peckham Rye Station scheme, £30,000 for this year's grot spots and £10,000 for Gibbon Road paving. Russell Profitt also added that this is a rolling programme and ideas are always welcome as they are keen to identify areas in need of funding.

Main Business:

11. Recycling:

Pauline Nee delivered the recycling presentation, the main points being as follows:

Kerbside collection of paper/glass/cans:

Overwhelming success, 80% rise compared to paper only collection

Problems with collections due to participation outstripping capacity

Apologies for service failures

Reschedule for extra crew

Every eligible street in borough should now have facilities

Next step extending to where more complex collections are required

Thanks for support, contact Environment and Leisure if you're on the list and waiting for new/extra bag/box bins.

Where kerbside collection is not suitable:

Street and council estate sites for paper/glass/cans

Paper/glass/can recycling bins in private housing developments with communal bin stores or suitable external areas

Backlog of site surveys for private estates as each dev different & have to work with residents to get right solution

If you've been promised & seen no progress, apologies, you will be responded to soon

If you want to be considered for private site bins, leave details with officer.

Green Waste Initiatives:

Garden waste & home composting

Collection of garden waste from houses with gardens & kerbside access

Compost bins available at subsidised rate

Look to work with managing agents/residents where access to private developments problematic

What is available at Manor Place?

Metal

Paper/Cans/Glass

Cardboard

Wood and green waste

Car & household batteries

Plastic bottles

Any large item or garden equipment/tools for possible re-use

Other information:

Free Collection service for white goods including fridges & bulk items e.g. furniture

Other: Postal recycling details for plastic bags/mail wrappers; 'tetrapak' drinks cartons; brita water filters

Future: Long term Council wants to collect wider range of materials from doorstep & at supermarket recycling sites, but no more new schemes this year, consolidate what has just been launched & focus on getting more residents to participate

12. Tourism:

It was **AGREED** that the Tourism presentation would be deferred until the next meeting on 23rd November 2004.

13. Road Safety Plan Consultation:

Trevor Wilding delivered the Road Safety Plan presentation (Appendix 1) and urged everyone to read the full document and feed any comments back to the Transport Group so they know if the correct issues are being addressed.

Q&A on Road Safety Plan:

Q1: Cyclists using pavements is still a very big problem.

A1: Use the forms available to submit this complaint.

Q2: A few meetings ago the junction where there is a right turn from East Dulwich Road into Peckham Rye was highlighted as one requiring a right filter traffic light. What is the latest news on this?

A2: The Transport Group is having discussions with TfL about this and Tony Smedley will report back the results of those discussions.

14. Consultation on the Licensing Statement:

Jane Dyer and Kim Harlow delivered the Licensing presentation as per Appendix 2. Questions were as follows:

Q&A on Licensing Statement:

Q1: How are applications for licences going to be publicised?

A1: This is not known, as the Licensing department has not yet received the process guidelines. The draft regulations were only published a week ago.

Q2: It seems absurd to allow more people to fuel themselves with alcohol, especially when the authority's resources are stretched in terms of crime reduction and policing initiatives. Will there be any capacity for residents to ensure they do not suffer as a result of the saturation policy?

A2: Police will work with the community and residents should put forward any input now.

Public Question Time:

Q1: Regarding the Bellenden Renewal Scheme: it is being scrutinised but will that then be the end of the development for the time being?

- A1:** (Profitt) Not completely finished as Housing are still responsible for the investment to see the project through.
- Q2:** Money was supposed to be invested in developing the edge of Choumert Road market. There has been a haphazard approach to the developments and this is concerning residents.
- A2:** (Profitt) Understanding that there is some capital for the area. Mr Young and Mr Riley from Housing ought to come to Community Council to address this (**ACTION**).
- Comment:** (Smeath) Enforcement are coming to the next meeting to talk about Rye Lane waste issues but perhaps Building Control should also attend, perhaps Tim King could do this? (**ACTION**).

Break: 9.24pm – 9.30pm

Members Decisions:

AGREED: That the minutes of the Community Council meetings held on 26th July 2004 (General and Planning) are true and accurate recordings of those meetings.

AGREED: To support a deputation to the Local Strategic Partnership that the Pelican Estate should receive more funding and should not be treated as part of the Bellenden Renewal Area.

AGREED: That the Community Council is concerned at the lack of progress on the Peckham Area Action Plan (PAAP) and calls for an acceleration of work on the PAAP. Also to convene a meeting with officers and some residents groups and consider how to move forward before the final consultation on the PAAP goes forward, and in particular to provide a shortlist of topics that will help inform the PAAP.

AGREED: That the Community Council supports the convening of a working group to address issues surrounding the Peckham Rye area between Heaton Road and East Dulwich Road. Also, that the group should report back to Community Council following their first meeting.

AGREED: To defer the Tourism presentation until the next meeting on 23rd November 2004.

**The meeting was closed at 9.40pm.
There were 82 signed-in attendees (although 105 counted).**

Chair:

Date:

APPENDIX 1

Road Safety Plan Presentation

What is the purpose of the plan?

- To make Southwark safer for all road users
- To identify the threats to road safety
- To set out solutions and treatments
- To encourage more sustainable modes of travel
- To ensure a cohesive approach to road safety

Casualty reduction targets

	1994-98 average	Percent reduction by 2010	Target number 2010	Number in 2002
Total number killed or seriously injured	239.2	40	143.5	222
Total pedestrians killed or seriously injured	79.8	40	47.9	54
Total cyclists killed or seriously injured	24.6	40	14.8	27
Total powered two wheeler riders killed or seriously injured	47.4	40	28.4	59
Total children killed or seriously injured	34	50	17	20
Slight casualties (by distance travelled) ¹	Not available at present	10	Not available at present	Not available at present
Slight casualties overall	1,543	10	1,388.7	1,473

¹ A methodology for calculating this figure is currently being developed by the Department for Transport (DfT)

Sources of threat to road users

- Some of the main threats include:
 - Volume of motor traffic
 - Speed of vehicles
 - Dangerous behaviour

Solutions and treatments

- Some of the treatments include:
 - 20 mph zones and local safety schemes
 - Child safety audits and school travel plans
 - Education and publicity campaigns
 - Improving enforcement

Making safer environments

- Changing perceptions of the physical environment
- Home Zones
- Urban safety management

Safety of children

- The safety of children needs special attention
- Child road casualties are linked to deprivation
- We will expand Safer-Routes-to-School
- We will work more closely with schools

Towards safer and more sustainable transport

- We want to encourage more people to walk and to cycle
- We need to identify threats to walking and cycling
- We will produce a walking plan and a cycling plan

Coordinating road safety with other strategies and initiatives

- We will coordinate the road safety plan with other council strategies
- We will work with our partners to achieve a cohesive approach
- We will work more closely with the general public

The action plan

- The action plan sets out:
 - How we will deal with the sources of threat
 - Who our major partners are
 - How we will fund the actions

Consultation on the draft plan

- We want your views and suggestions
- 9 September 2004 until 29 October 2004
- Copies of the draft plan are available:
 - Online
 - One Stop Shops
 - Council Offices
 - Libraries
- Feedback form / questionnaire

Contact details

Website:

www.southwark.gov.uk - follow the links to 'Our Services', then 'Transport', then 'Road Safety Plan'

One Stop Shops:

Walworth One Stop Shop
151 Walworth Road
SE17 1RY

Peckham One Stop Shop
122 Peckham Hill Street
SE15 5JR

Transport Group

Telephone: 020 7525 5317

Fax: 020 7525 4683

Email: transport@southwark.gov.uk

Address:

Transport Group
Regeneration Department
Southwark Council
Chiltern House, Portland Street
LONDON
SE17 2ES

APPENDIX 2 The New Licensing Statement Presentation

A Single Integrated Licensing System

- Replaces existing alcohol, public entertainment, cinemas, theatres and night café licensing law
- Personal licences - The retail sale of alcohol
- Club Premises Certificate -The supply of alcohol in certified clubs to members
- Premises Licence - The provision of regulated entertainment, plays, films, indoor sports, live music, recorded music and dance
- Occasional Public Entertainment & Temporary Event Notices
- The provision of late night refreshments – Premises Licence

Why has it been introduced?

- Proportionate regulation
- Greater consumer & tourist choice
- Family friendly
- Development of community culture
- Regeneration – investment & employment opportunities
- Protection of residents

The Licensing Objectives

The four main licensing objectives under the Act are:

- The prevention of crime and disorder
 - Public safety
 - The prevention of public nuisance
 - The protection of children from harm
- Each objective has equal importance

The Statement of Licensing Policy

- Each licensing authority must prepare and publish a statement of licensing policy every three years
- The statement forms the basis upon which every licensing decision must be taken
- Must be based upon consultation
- Must be consistent with with local issues & national strategies

Safeguards & Benefits

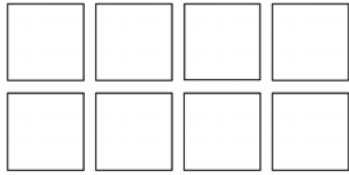
- Benefit of Relaxation in Licensing Hours
- Cumulative Impact Policy
- Licenses can be reviewed at any time
- Gives new appeal rights for residents
- Local Authority & Police main enforcement - Police powers of premises closure
- Problem premises - Council powers to amend, suspend or revoke licenses
- Temporary Event Notices

Timetable for Transition

- Act received Royal Assent in July 2003
- The DCMS Guidance approved
- 6 months to establish policy and process - Consultation on policy ends 15 October 2004
- 1st appointed date – 5 February 2005 transition begins
- 6 months to apply for ‘grandfather’ rights - 9 months for transition
- 2nd date – November 2005 new system in force
- No dates for secondary regulations

Consultation with residents in the area for the statement of licensing policy

- Work Shops – facilitated by the Community Involvement and Development Unit
- Split up into discussion groups
- Survey Form - Feedback on Licensing Policy Statement
- If you wish to give further feed back, contact Licensing Unit or download from the Council’s web site at www.southwark.gov.uk/business/licensing or e-mail on licensing@southwark.gov.uk
- Round Up - General Consultation Event 10am Saturday 9 October 2004 Southwark Town Hall



COMMUNITY COUNCILS
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Nunhead and Peckham Rye Community Council

Planning Meeting

Minutes of the Nunhead and Peckham Rye Community Council Planning Meeting held on Tuesday 21st September 2004 at St Mary Magdalene Primary School, 48 Brayards Road.

The meeting opened at **9.44pm**

PRESENT

Councillors: Robert Smeath (*Chair*), Alfred Banya, Mick Barnard, Aubyn Graham, Alun Hayes, Dominic Thorncroft, Mark Glover and Andy Simmons.

Officers: Louise Shah (CCDO), Rachel Prosser (Legal) and Tim King (Planning)

1. INTRODUCTION

Councillor Smeath welcomed attendees.

2. APOLOGIES

Clrs Colley sent apologies for absence.

3. NOTIFICATION OF ANY OTHER ITEMS THE CHAIR DEEMS URGENT

There were none.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none.

RECORDING OF MEMBERS' VOTES

Council Procedure Rule 1.17 (5) allows a Member to record her/his vote in respect of any Motions and amendments. Such requests are detailed in the following Minutes. Should a Member's vote be recorded in respect to an amendment, a copy of the amendment may be found in the Minute File and is available for public inspection.

The Committee considered the items set out on the agenda, a copy of which has been incorporated in the Minute File. Each of the following paragraphs relates to the item bearing the same number on the agenda. In every case the planning officer introduced the item to Members.

DEVELOPMENT CONTROL (SEE PAGES 19 TO 40)

ITEM 1/1: 45 A & B Linden Grove SE15 – Full Planning Permission.

Proposals: (03-AP-1926)

Demolition of the existing two dwelling houses and erection of a three storey building to provide 6 flats. [Resubmission following previous refusal ref 02-AP-1905 dated 17/12/2002]

Recommendation: Grant

The Planning Officer (Tim King) introduced the item, describing the proposal, site and feedback from consultation.

There were no Objectors present.

The Applicant was not present.

There were no supporters present.

The Ward Councillor did not wish to speak.

Cllr Banya asked the Planning Officer one question: the recommendation states that money will be available to fund the waiting restrictions but section 4.3 of the report also states that funds should be sought to improve pedestrian and cycle routes in the locality. Will this be done? The Planning officer responded that this would be done. Cllr Smeath asked whether this would be in the legal agreement to which the Planning Officer said that the decision notice could only be issued, subject to, and in conjunction with the legal agreement.

Decision: AGREED to grant planning permission subject to legal agreement.

ITEM 1/2: Land to rear of 11A Barry Road, SE22 – Full Planning Permission.

Proposals: (04-AP-0180)

Erection of 5.5m high pitched roof building to provide an MOT testing centre together with provision of 4 car parking spaces.

Recommendation: Grant

The Planning Officer (Tim King) introduced the item, describing the proposal, site and feedback from consultation.

Neither Objectors nor Applicant were present, however Cllr Barnard had been liaising with both parties who waived their right to speak, so he spoke as a representative for both parties. His main points emanating from discussions were as follows:

- All parties were in agreement that the hours be changed from 10am to 4pm to 10am to 1pm.
- Faster growing trees would be better.
- Objectors would like tree maintenance be a condition of the planning permission. (The Planning Officer replied that it could be.)

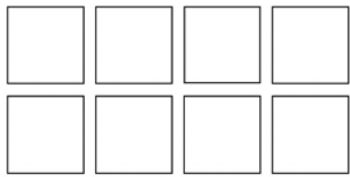
- Objectors do not want power tools to be used inside or outside of the building and would like this to be a condition of any agreement. (Again, the Planning Officer replied that it could be.)
- The Objectors would like an informative added stating that a noise barrier be erected to the west of the building (between the building and Rye Court).

Decision: **AGREED** to grant planning permission subject to the condition changes stated above.

The meeting ended at **9.57pm**

CHAIR:

DATE:



COMMUNITY COUNCILS
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Nunhead and Peckham Rye Community Council

Planning Meeting

Minutes of the Nunhead and Peckham Rye Community Council Planning Meeting held on Thursday 7th October 2004 at Southwark Town Hall (Room A2), Peckham Road, SE5 8UB.

The meeting opened at **6.31pm**

PRESENT

Councillors: Robert Smeath (*Chair*), Fiona Colley (*Vice Chair*), Alfred Banya, Mick Barnard and Dominic Thorncroft.

Officers: Louise Shah (CCDO), Ellen Fitzgerald (Legal), Paul Quayle (Planning) and Mary Toffi (Transport Group).

1. INTRODUCTION

Councillor Smeath welcomed attendees.

2. APOLOGIES

Councillors Simmons, Graham and Hayes sent apologies for absence.

3. NOTIFICATION OF ANY OTHER ITEMS THE CHAIR DEEMS URGENT

The Planning Officer drew Members' attention to the addendum report relating to Item 1/1.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

CIlr Smeath stated that he had met some of the objectors for Items 1/1 and 1/2, and had seen the outside of the site but having discussed this with the Borough Solicitor it was decided that his interest would be personal and non-prejudicial and so could participate in voting on these two items.

RECORDING OF MEMBERS' VOTES

Council Procedure Rule 1.17 (5) allows a Member to record her/his vote in respect of any Motions and amendments. Such requests are detailed in the following Minutes. Should a Member's vote be recorded in respect to an amendment, a copy of the amendment may be found in the Minute File and is available for public inspection.

The Committee considered the items set out on the agenda, a copy of which has been incorporated in the Minute File. Each of the following paragraphs relates to the item bearing the same number on the agenda. In every case the planning officer introduced the item to Members.

DEVELOPMENT CONTROL (SEE PAGES 1 TO 43)

CLLR SMEATH SUGGESTED THAT AS ITEMS 1/1 AND 1/2 WERE RELATED THEY BE TAKEN TOGETHER, APART FROM THE DECISIONS WHICH WOULD BE SEPARATE.

ITEM 1/1: Cabrini House, Honor Oak Rise, Forest Hill Road, SE23 – Full Planning Permission.

Proposal: (03-AP-2209)

Erection of a 3 storey extension to eastern side of the main building, and part-one storey/part-two storey extensions above the existing ground floor at the rear of the building, and conversion of the enlarged building into 19 self-contained flats, with the creation of 18 off-street car parking spaces at the front of the building.

Recommendation: Grant

The Planning Officer introduced the item including the information on the addendum report, describing the proposal, site and feedback from consultation. He said that the two main issues were that in 1990 an application for this site had been refused on over development, design and tree impact grounds. Since then government policy has changed encouraging greater use of land. Secondly the site is in the Honor Oak conservation area, but this does not mean there should be no development, rather conscious development. He said that the Planning Department take the view that there are no grounds for resisting granting planning permission. He also spoke about traffic management in the area. Finally he made a correction to the report: Paragraph 15 should read: “The applicants have confirmed that five of the 1-bedroom units” rather than ‘2-bedroom’.

ITEM 1/2: Land at Honor Oak Rise, SE23 – Full Planning Permission.

Proposal: (03-AP-1517)

Erection of 4 No. 2-storey houses with front and rear dormers at second floor level and 4 car parking spaces including two access-egress openings and railings in the existing boundary wall

Recommendation: Grant

The Planning Officer introduced the item, describing the proposal, site and feedback from consultation, adding that the land is undeveloped and that this is a revised proposal as the more intensive one was withdrawn.

Members had no questions for the Planning Officer.

The Objector – the Chair of the Honor Oak Rise Residents Association - then spoke for three minutes. His main points were as follows:

- i) They do not object to Item 1/1; in fact they feel that that development would be good for the area. They do have traffic concerns however.
- ii) The Land at Honor Oak Rise appears to be somewhat of a fait accompli.

- iii) Regarding open space, the report language seems to have been twisted to reach an already decided conclusion.
- iv) Consultation has been minimal, particularly with Sister Mary of the convent who had promised 8 years previously that she would liaise with residents properly about any developments. (The wall height is a particular area of concern.)
- v) Over-development – it was previously a garden and residents would like it to be kept that way.
- vi) Loss of trees – 2 mature trees would be replaced with saplings, but the mature trees would provide a screen.
- vii) Parking – if there is one space per family then visitors cars will end up on the Rise where there are already too many.
- viii) They are asking for a deferral to discuss the land site but obviously a refusal would be preferred.

The Applicant's architect – Matthew Goodwin – and Mrs Martin, Head Teacher of Francesca Cabrini Primary School, then spoke for a total of three minutes. Their main points were as follows:

- i) It has taken a long time to arrive at the application in Members hands; this was advantageous in that the scheme has been improved.
- ii) There are grave concerns for the children's health and safety as squatters are currently on site, rats due to the squatters rubbish as well as the fact that the squatters were charging people to dump rubbish there, needles in the playground from drug users at the squat.
- iii) Sister Mary has worked tirelessly to remove the squatters; some sisters moved into the house but new squatters broke in and brought their dogs.

Councillors asked questions on to what extent residents had been consulted. The Applicant said they had been consulted all the way through; the Objectors said consultation only occurred after the first application was rejected which made them sceptical of the Applicant's intentions regarding meaningful consultation. Mrs Martin said that she felt Sister Mary had consulted adequately but the Objectors said that she had made no contact at all despite having given her word that she would 8 years previously.

Cllr Thorncroft said that the presence of the squatters should not be a reason to drive the application forward; it should be agreed on its own merits.

Questions were also asked about traffic in the area and proposed or possible traffic measures.

One Supporter of the Applicant for the Cabrini House application spoke for up to three minutes and said that in 42 years of living there, there have only been problems since the car park has been empty. The main issues being squatters and fly tipping. He also added though that traffic is a problem in the area.

The Ward Councillor – Cllr Barnard – chose to make a presentation. He said that he and the residents support the Cabrini House application but have grave concerns about the field site (Item 1/2) His main concerns were about the following areas:

- i) Over development - three major developments in one small area
- ii) Amenity of buildings
- iii) The reduction of the height of the wall
- iv) The gates
- v) Poor consultation
- vi) Depreciation of value of the properties in the area (Paragraph 15 of the report)
- vii) Increased traffic

Members' questions (to all parties) on Item 1/1 were regarding the possibility of a site visit, the application in relation to the new UDP, the amenity of the neighbouring buildings and traffic issues. Members were satisfied with the responses.

Item 1/1 Decision: Agreed to **GRANT** planning permission.

NOTE: The Community Council urges the Transport Group to take up the enforcement issue as discussed at the meeting.

Members' questions (to all parties) on Item 1/2 were regarding the conservation area and the Conservation Area Advisory Group, consultation, impact on neighbouring buildings and the wall (height) and gates (design). Members felt that consultation was inadequate and that conservation issues would need to be addressed by way of a site visit in the presence of a conservation officer. Mary Toffi (Transport) offered to assist if necessary.

Item 1/2 Decision: Agreed to **DEFER** the application pending a site visit.

(Cllr Colley left at 7.20pm)

ITEM 1/3: 41 Athenlay Road, SE15 – Full Planning Permission.

Proposal: (04-AP-0118)

Demolition of existing building and erection of part 2 and part 3 storey building comprising lock-up shop and 2 flats [1 three bedroom and 1 two bedroom] on the ground floor, 3 two bedroom flats on first floor and 2 flats [1 two bedroom and 1 one bedroom] on the second floor.

Recommendation: Grant

The Planning Officer introduced the item, describing the proposal, site and feedback from consultation. He also apologised, as the wrong map had been included in the papers. Cllr Smeath asked the Planning Officer about parking and massing and was satisfied with the responses.

There were no Objectors present.

The Applicant had the following additional points to make:

- i) The building was previously in multiple occupancy and was cleared due to its poor state. It is currently in a derelict state, so this would be a new asset to the area.
- ii) The shop has been made bigger to as to be able to compete better.
- iii) The flats will provide 'policing' of the corner.
- iv) All comments from officers and those consulted have been taken on board and design has been changed accordingly, for instance bicycle and bin storage has been incorporated into the plans to demonstrate that these facilities could be included if required.

Only one councillor had a question about the Applicant's intention to plant trees on site.

There were no supporters present.

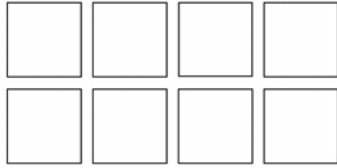
The Ward Councillor did not wish to speak.

Decision: Agreed to GRANT planning permission subject to an additional condition requiring details of landscaping of trees to be submitted.

The meeting ended at **7.40pm**

CHAIR:

DATE:



COMMUNITY COUNCILS
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Nunhead and Peckham Rye Community Council

Planning Agenda

DATE: Tuesday 23rd November 2004	TIME: 9.05pm or at the end of the general meeting, whichever is earlier.
PLACE: Cossall TRA Hall, Cossall Walk, SE15	

- 1. Welcome and introductions**
- 2. Apologies**
- 3. Notification of any items which the Chair deems urgent**
- 4. Disclosure of Members' interests and dispensations**
- 5. Planning Application for Decision:**

- 1/1** Land at Honor Oak Rise, SE23 – Full planning Permission
- 1/2** 50 Copleston Road, SE15 – Full planning Permission
- 1/3** St Silas Church Hall, Merttins Road, SE15 – Full planning Permission

PLEASE NOTE: PAPERS FOR ITEMS 1/2 AND 1/3 WILL BE AVAILABLE SHORTLY AS A SEPARATE ADDENDUM, DUE TO LATENESS.

- 6. Closing comments by Chair**

Item No.	Classification Open	Date: 23 rd Nov 2004	Meeting Name: Nunhead and Peckham Rye Community Council
Report title:			
Ward(s) or groups affected:		All within Nunhead and Peckham Rye Community Council area	
From:		Strategic Director of Regeneration	

RECOMMENDATIONS

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports included in the attached items be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports unless otherwise stated.
3. That where reasons for decisions or conditions are not included or not as included in the reports relating to an individual item, they be clearly specified.

BACKGROUND INFORMATION

4. The Council's powers to consider planning committee business detailed in Article 8 under Role and Functions of the Committee were agreed by the Constitutional Meeting of the Council on 24th February 2003. This function was delegated to the Planning Committee.

KEY ISSUES FOR CONSIDERATION

5. Members are asked to determine the attached applications in respect of site(s) within the Community Council boundaries.
6. Each of the following items are preceded by a map showing the location of the land/property to which the report relates. Following the report, there is a draft decision notice detailing the officer's recommendation indicating approval or refusal. Where a refusal is recommended the draft decision notice will detail the reasons for such refusal.
7. Applicants have the right to appeal to the Secretary of State for the Environment against a refusal of planning permission and against any condition imposed as part of permission. If the appeal is dealt with by public inquiry then fees may be incurred through employing Counsel to present the Council's case. The employment of Counsel is generally limited to complex inquiries or for very major proposals.

8. The sanctioning of enforcement action can also involve costs such as process serving, Court costs and of legal representation.
9. Where either party is felt to have acted unreasonably in an appeal involving a public inquiry or informal hearing the inspector can make an award of costs against the offending party.
10. All legal/Counsel fees and costs as well as awards of costs against the Council are borne by the Regeneration budget.

EFFECT OF PROPOSED CHANGES ON THOSE AFFECTED

11. **Equal opportunities considerations are contained within each item.**

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Borough Solicitor & Secretary

12. A resolution to grant planning permission shall mean that the Development & Building Control Manager is authorised to grant planning permission. The resolution does not itself constitute the permission and only the formal document authorised by the Committee and issued under the signature of the Development & Building Control Manager shall constitute a planning permission.
13. A resolution to grant planning permission subject to legal agreement shall mean that the Development & Building Control Manager is authorised to issue a planning permission subject to the applicant and any other necessary party entering into a written agreement in a form of words prepared by the Borough Solicitor and Secretary, and which is satisfactory to the Development & Building Control Manager. Developers meet the Council's legal costs of such agreements. Such an agreement shall be entered into under section 106 of the Town and Country Planning Act 1990 or under another appropriate enactment as shall be determined by the Borough Solicitor and Secretary. The planning permission will not be issued unless such an agreement is completed.
14. Section 70 of the Town and Country Planning Act 1990 requires the Council to have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations when dealing with applications for planning permission. Section 54A of the Town and Country Planning Act 1990 provides that where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The development plan is currently the Southwark Unitary Development Plan adopted by the Council in July 1995.
15. Section 106 of the Town and Country Planning Act 1990 introduced the concept of planning obligations. Planning obligations may take the form of planning

agreements or unilateral undertakings and may be entered into by any person who has an interest in land in the area of a local planning authority. Planning obligations may only:

1. restrict the development or use of the land;
2. require operations or activities to be carried out in, on, under or over the land;
3. require the land to be used in any specified way; or
4. require payments to be made to the local planning authority on a specified date or dates or periodically.

Planning obligations are enforceable by the planning authority against the person who gives the original obligation and/or their successor/s.

16. Government policy on planning obligations is contained in the Department of the Environment's circular 1/97. Provisions of legal agreements must fairly and reasonably relate to the provisions of the Development Plan and to planning considerations affecting the land. The obligation must also be such as a reasonable planning authority, duly appreciating its statutory duties, can properly impose, i.e. it must not be so unreasonable that no reasonable authority could have imposed it. Before resolving to grant planning permission subject to a legal agreement Members should therefore satisfy themselves that the subject matter of the proposed agreement will meet these tests.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Council Assembly Agenda 29 th May 2002	Constitutional Support Services, Southwark Town Hall, Peckham Road SE5 8UB	Beverley Olamijulo 020 7525 7222
Each application has a separate planning case file	Council Offices Chiltern Portland Street London SE27 3ES	The named case Officer as listed or Jim Sherry 020 7525 5437

APPENDIX 1

Audit Trail

<u>Lead Officer</u>	Deborah Holmes, Borough Solicitor & Secretary	
Report Author	Lyn Meadows, Assistant Borough Solicitor Chris Thompson, Community Councils Officer	
Version	Final	
Dated	11/02/03	
Key Decision	No	
<i>Officer Title</i>	Comments Sought	Comments included
Lyn Meadows Asst Borough Solicitor & Secretary	No	Yes
Paul Evans Strategic Director of Regeneration	No	No
Jim Sherry Interim Development & Building Control Manager	No	Yes

ITEMS ON AGENDA OF THE NUNHEAD AND PECKHAM RYE CC

on Tuesday 23 November 2004

Appl. Type Full Planning Permission
Site Land at Honor Oak Rise SE23

Reg. No. 03-AP-1517
TP No. TP/2341-G
Ward Peckham Rye
Officer Paul Quayle

Recommendation GRANT

Item 1/1

Proposal

Erection of 4 x 3 storey houses (including dormers in front and rear roof slope) and 4 car parking spaces including two access-egress openings and railings in the existing boundary wall.

Appl. Type Full Planning Permission
Site 50 Copleston Road SE15

Reg. No. 04-AP-0077
TP No. TP/2118-50
Ward The Lane
Officer David Williams

Recommendation REFUSE

Item 1/2

Proposal

Erection of a single storey extension (with a height of 5.5m) to existing building in use as a place of worship together with external stair. [Re-submission]

Appl. Type Full Planning Permission
Site St Silas Church Hall, Merttins Road SE15

Reg. No. 04-AP-0600
TP No. TP/2538-B
Ward Nunhead
Officer Jacqui Carter

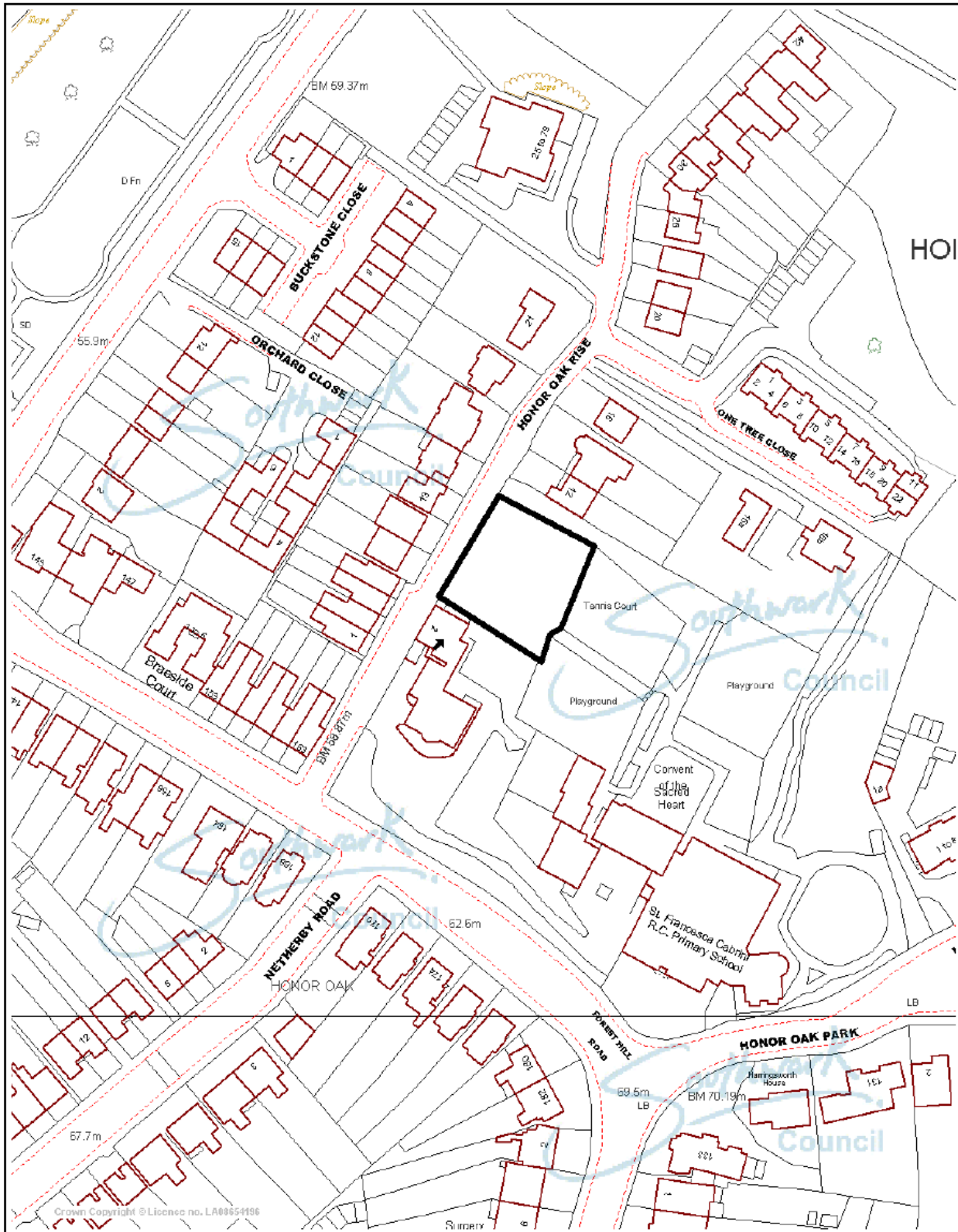
Recommendation REFUSE

Item 1/3

Proposal

Demolition of existing church hall and erection of a 3 storey residential building of 9 flats with amenity space -
RE-SUBMISSION

Land at Honor Oak Rise, SE23



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Scale 1/1250
Date 7/9/2004

Southwark
Council

Item No.	Classification	Decision Level	Date
1	OPEN	Nunhead and Peckham Rye Community Council	23.11.04
From Interim Development and Building Control Manager		Title of Report DEVELOPMENT CONTROL	
Proposal (03-AP-1517) Erection of 4 No. 2-storey houses with front and rear dormers at second floor level and 4 car parking spaces including two access-egress openings and railings in the existing boundary wall (ADDENDUM REPORT)		Address Land at Honor Oak Rise SE23 Ward Peckham Rye	

PURPOSE

1. To consider the above application, which is being reported to Community Council because of the number of objections received.

RECOMMENDATION

2. Grant subject to conditional permission.

BACKGROUND

3. This application was considered by the Community Council on 7th October 2004, when it was deferred for a Members' site visit. This took place on Saturday 6th November. The main purpose of the visit was for Members to view the proposal in relation to the Conservation Area, following a number of objections that it would be detrimental to the open aspect of the area. This issue has been dealt with in detail in the original report (see below). Given the reduction in the height of the proposed houses by one storey, the gap between them and the set back from the road, officers remain of the view that the proposal as a whole will not have a detrimental impact on the character and appearance of the Honor Oak Rise Conservation Area.
4. The dormer windows have been compared to a proposed dormer extension to 11 Honor Oak Rise, opposite the application site. That dormer would be on the side of the roof and would contain an access staircase and en-suite bathroom, as part of the conversion of the roof space into habitable accommodation. The applicants have appealed against non-determination and the outcome of the appeal is still awaited. However, the Council would have refused permission as the dormer was considered inappropriate, reducing the spacing between the application site and the neighbouring property: since part of the character of the Conservation Area is the grouping of individual properties (principally semi- or detached) where the gaps between the buildings are important in

establishing their separate characters, the proposal would have a detrimental impact upon the street scene.

5. Although there was an objection from the occupier of the adjoining property (No. 13) on amenity grounds (the close proximity of the proposed dormer in relation to his roof space and potential noise and security problems and fire hazards), the proposal was considered to be acceptable on amenity grounds: despite the proposed dormer extension's proximity to the common boundary, it would only impact upon the roof space of No. 13 and not upon any outdoor or indoor living space. The dormer extension would not have any windows so there would be no opportunity for overlooking. Its impact on the amenity of No. 13 would be minor, and no other properties would be adversely affected.
6. The dormer extension at 11 Honor Oak Rise is not comparable with the current proposal. The proposed dormers are at the front and rear of the proposed new buildings, not on the sides, and so do not have an impact on the spacing between the new buildings. Given the distance between the new buildings and the existing buildings opposite (approximately 24m) it is not considered that there would be any loss of privacy through overlooking. However, it is acknowledged that dormer extensions are not a feature typical of buildings in the Conservation Area, where the existing roofs tend to be traditional pitched roof slopes clear of any additions. The applicants have therefore agreed to remove the dormer windows from the front of the new buildings (although this effectively loses one room from within the roof space) in order to preserve the character and appearance of the Conservation Area. The dormers on the rear roof are considered to be acceptable as these will be not be visible from any public vantage points and therefore do not have an impact on the Conservation Area.
7. It is not considered that four houses will noticeably increase traffic generation and so no additional traffic calming or restraining proposals are considered necessary. However, the Rise as a whole will benefit from the extended yellow lines and raised entry treatment at the junction of the Rise and Forest Hill Road which are required as part of the approval for the development of Cabrini House, approved on 7th October (subject to the completion of a legal agreement). The Council will also investigate stricter enforcement of existing and any future parking restrictions. There are not considered to be any reasonable grounds for restricting future occupiers from applying for parking permits on any future controlled parking zone that may be implemented in the future, especially as there are currently no proposals for such a scheme.
8. Additional concern was raised about disruption during building works. It is not Council policy to restrict hours of building works as part of a planning decision, as any problems would be dealt with by Environmental Health. However, given the concerns about traffic generation, a condition has been added requesting the submission of a traffic statement demonstrating how the works will be managed and construction traffic coordinated with existing traffic in the Rise, in particular during the 'school run'.
9. Of the other issues raised, an additional condition has been added to the draft

permission requiring the submission of detailed drawings of the new railings in the front boundary wall and a methodology statement demonstrating how the boundary wall is to be repaired. Protection and replacement of the trees to the front of the site is already covered by conditions (4, 5 and 6).

Previous report from 7 October 2004 Community Council

Item No.	Classification	Decision Level	Date
	OPEN	Nunhead and Peckham Rye Community Council	7.10.04
From		Title of Report	
Interim Development and Building Control Manager		DEVELOPMENT CONTROL	
Proposal (03-AP-1517)		Address	
Erection of 4 No. 2-storey houses with front and rear dormers at second floor level and 4 car parking spaces including two access-egress openings and railings in the existing boundary wall		Land at Honor Oak Rise SE23 Ward Peckham Rye	

PURPOSE

1. To consider the above applications, which are being reported to Community Council because of the number of objections received.

RECOMMENDATION

2. Grant subject to conditional permission.

BACKGROUND

3. The site is on Honor Oak Rise and forms part of the grounds of Convent of the Sacred Heart, which is located on the corner of Honor Oak Park and Forest Hill Road, in the south east of the borough. The site comprises vacant land at the rear of the present St. Francesca Cabrini Primary School and adjacent to Cabrini House, the grounds of which it originally appears to have been part. (There is a current application to convert and extend Cabrini House from a hostel to 19 flats with 18 parking spaces, submitted by the same applicants.)
4. An application for the redevelopment of this site by the erection of 5 No. 3-storey houses with integral garages and 5 car parking spaces, including two new access gates in the existing boundary wall, was withdrawn in July last year. This revised proposal is to construct 4 No. 2-storey houses with front and rear dormers. (This application has itself been revised, to reduce the height of the proposed houses by one storey.) The houses would be set back 10m from the front of the site and 2 new shared accesses with steel gates would be formed in the existing front wall (the majority of which would be retained). Whilst two trees at the front of the site would be removed to allow for

the new openings, they would be replaced with new trees. The new dwellings would have staggered heights reducing down in height along the slope in Honor Oak Rise. The houses would follow the existing building line of No. 12 (to the north) and would have average rear garden depths of 9.7 metres. The site would be bounded by timber fencing, which would also separate the new residential housing.

5. The proposed pair of semi-detached properties would each be 12.4m width and 10m depth with a height to the top of the pitched roofs of 11.2m. Each property would be a large 4-bedroom house with an additional room (eg study) in the attic and therefore suitable for families. Dormers are proposed on the front and rear elevation.

FACTORS FOR CONSIDERATION

Main Issues

6. The main issues in this case are the impact of the development on the character of the Conservation Area and the amenity of neighbouring buildings together with the impact on existing traffic movements.

Planning Policy

Southwark Unitary Development Plan 1995 [UDP]:

7. Policy E.2.1 'Layout and Building Line', Policy E.2.2 'Heights of Buildings', Policy E.4.3 Proposals affecting Conservation Areas and Policy E.2.3 'Aesthetic Control' – complies, as the proposed buildings are considered to be in-keeping with the character of the area.
Policy E.3.1 'Protection of Amenity'- Complies, proposal does not cause any adverse effects on the amenity of the neighbouring or adjacent users.
Policy E.6.2 'Trees subject to Tree Preservation Orders and Trees in Conservation Areas' – complies, proposal includes removal and replacement of two trees.
Policy H.1.3 'New Housing' – complies, providing four good sized houses suitable for families.
Policy H.1.6 'Sites Suitable for Houses with Gardens' – complies.
Policy T.6.2 'Off-Street Parking' - complies.
Supplementary Planning Guidance No. 5 Standards, Controls and Guidelines for Residential Development

THE SOUTHWARK PLAN (REVISED DEPOSIT UNITARY DEVELOPMENT PLAN) MARCH 2004:

Suburban North Zone

8. 3.2 'Protection of Amenity' -complies.
3.10 Efficient Use of Land - complies
3.11 Quality in Design - complies
3.16 Development in Conservation Areas - complies.

4.1 Location and density of Residential Development - complies

4.2 Quality of Residential Accommodation - complies

5.6 Car Parking - complies

9. Consultations

Site Notice: 19.8.2003

Press Notice: 8.8.2003

Consultees:

1-19 (odd) Honor Oak Rise

2,12,14,16,16a,16b Honor Oak Rise and previous objectors

Traffic Group; East Dulwich Society; Conservation Area Advisory Group; Arboriculturalist.

Replies from:

10. Traffic Group: originally objected to excessive parking provision but no objections to revised scheme [omitting the integral garages].

East Dulwich Society: draft objection this proposal together with that for Cabrini House increase density which "adversely affects the area which has been conserved by designation".

Conservation Area Advisory Group: (original and revised scheme): principle of two semi-detached properties is acceptable but design needs work.

Arboriculturalist: No objections subject to conditions regarding details of replacement planting required together with method statement for tree protection methods.

Honor Oak Residents Association the changes do not take on board the previous concerns i.e . loss of trees, open space, wildlife and wall; overdevelopment of site, effects on residents and road, traffic flow, parking and pedestrian safety.

A total of 32 individual letters of objection received mainly from the residents in Honor Oak Rise (Nos. 3, 5, 7, 9, 11, 12, 13, 14, 15, 16, 17, 19, 21, 24, 28, 34, 36, 38, 43; comment sheet from No.65 returned without any comments), the Chair, Honor Oak Rise Residents' Association; residents in Oak Tree Close (Nos. 4, 8, 9, 12, 22); Friends of One Tree Hill; and Forest Hill Road (152, 157 and 163).

A summary of the objections raised relate to the following:

- harm to the character and appearance of the conservation area and the loss of an important area of open space, and that the character of the road would be transformed;
- replacement trees would be required and there is an unacceptable impact on wildlife;
- the existing wall is unique and should not be altered;
- It would result in overdevelopment of the site and have an overbearing impact on the view from surrounding houses;
- objects to proposal on grounds of loss of privacy as they are higher than

two storey houses;

- Adverse impact on conservation area contrary to policy E.4.3;
- The traffic flow will be barely sustainable with more double parking and queues of cars which will be intolerable and jeopardise pedestrian safety and parking spaces for the existing residents and access for emergency vehicles; the increase in vehicles would give rise to constant parking and access problems in this narrow road.

The results of a survey conducted by a ward councillor from residents on Honor Oak Rise and One Tree Close has been received indicating 64 residents against the development and 2 in favour. The main concerns again relate to traffic congestion, loss of privacy and the open space in the Conservation area .

PLANNING CONSIDERATIONS

Principle of Residential Use

11. This area of open ground is situated in a residential area and there is no objection in principle to the use of the land for residential purposes. This would be in accordance with both the Council's own policies and Government guidance to provide more housing, with Government advice in the form of revised Planning Policy Guidance 3 '*Housing*' requiring Council's to enable the provision of more housing. The pair of semi-detached properties matches the building line of the properties to the north and the buildings have been setback sufficiently to provide a satisfactory access and egress to the development. Given the large set-back the proposal will not cause any material loss of amenity to occupiers of neighbouring properties.

Density

12. Given the relatively large site area, the density would only be 140 habitable rooms per hectare (hrh). This falls below the current low range of 175-210 hrh and falls below the range stipulated in the Draft Southwark Plan, where a higher density, to make more efficient use of the land, would normally be sought. However, it is considered that further development over and above that currently sought would have a detrimental impact on the conservation area and therefore this relatively low density scheme is considered to be acceptable. Given these circumstances, the objections to overdevelopment are therefore not considered to be sustainable in this case.

Parking

13. As much of the existing wall fronting Honor Oak Rise has been retained as possible and also provides adequate visibility for the vehicles entering and exiting the site. Four offstreet parking spaces are provided and the Traffic Group are of the opinion that these revised proposals are acceptable, having originally objected to over provision. Although there are a number of objections on traffic grounds from residents as the number of houses

proposed is small it is considered that it would not add significantly to the congestion and traffic flows in the area. It is accepted that there are current problems, partly due to the school run, but this is likely to be restricted for relatively short periods at the beginning and end of the day, and only during term time. It is not considered to be reasonable in planning terms to penalise the current application because of this. The Traffic Group are satisfied that the proposal is acceptable and it is not anticipated that there would be a significant increase in terms of vehicular traffic in this section of Honor Oak Rise.

14. The accident data for Honor Oak Rise has been assessed and the results of these indicate that there has been a total of only three accidents in the last five years at or near the junction of Honor Oak Rise /Forest Hill Road. Of these three accidents only one was involving a vehicle turning out of Honor Oak Rise. Whilst any accident is regrettable, this figure falls within current Government policy in terms of accident reduction targets.

Design and Townscape

15. The Honor Oak Rise Conservation Area was designated in 1986. The designation report refers to the unmetalled road with its inter-war metal lamp-standards, steep upward incline and backdrop of dense forest trees at the higher end, together with the diversity of building styles and materials, imparting an attractive informal character to the area. The developed area spreads north and south of the central cul-de-sac, creating a small built enclave within the green spaces of Brenchley Gardens and Honor Oak recreation ground. The area is of a residential nature and includes a mix houses of various styles and design representing a cross section of domestic architecture between 1840 and 1940. The mix of housing styles, diversity of materials used in their construction and the background setting of the mature trees produce an informal townscape of considerable visual interest. The value of this would be depreciated if existing buildings were to be demolished, if the larger plots were too intensively developed or if mature trees were removed.
16. Designation of a conservation area is not meant to prevent any further development. PPG15 '*Planning and the Historic Environment*' is the document which set out the Government's policy on the historic environment. In part 1 it is clear that the Government does not wish to see the planning process used to stop development in conservation areas. Its role is to 'reconcile the need for economic growth with the need to protect the natural and historic environment'. Embodied in the concept of preservation or enhancement is the idea that appropriate development can enhance the character of a conservation area or at least not harm it. In fact this is the point of PPG15 – to provide guidance on the management of change within conservation areas and in listed buildings. In other words it is about control rather than prevention. The area where there is possibly a presumption against change is in the case of demolition of buildings that make a positive contribution to the character and appearance of the conservation area. Even here it may be possible to justify change providing the PPG criteria are met. Where the conditions are met then planning permission should be granted.

17. The new buildings would be two storeys high (plus dormers on front and rear roofslope) with the heights decreasing as its follows the slope down Honor Oak Rise. Following revisions to reduce the buildings by one storey, the height is no longer considered excessive and is similar in height to the surrounding residential properties. As a result it is not considered that the development would harm the character of the area nor impact significantly on the amenity of these properties. It is considered that the site lends itself well to the footprint of two pairs of semi-detached properties; the pattern of development reflects that of the existing residential properties in the area; two replacement trees would be planted at the front of the site, which together with the retained trees will partially obscure the development from the properties opposite. These factors, with the 10m set-back from the road, will preserve the character and appearance of the Conservation Area. Although considerable objections have been received to the development it is not considered that these are sufficient to justify a recommendation for refusal. The arboriculturist has no objections subject to conditions requiring landscaping and tree protection measures . As a result the application is recommended for approval.

6. EQUAL OPPORTUNITY IMPLICATIONS

6.1 None identified

7. LOCAL AGENDA 21 [Sustainable Development] IMPLICATIONS

7.1 None identified

LEAD OFFICER	James F Sherry	Interim Development and Building Control Manager
REPORT AUTHOR	Paul Quayle	[tell. 020 7525 5427]
CASE FILE	TP/2341-G	
Papers held at:	Council Offices, Chiltern, Portland Street SE17 2ES	
	[tel. 020 7525 5402]	

RECOMMENDATION

This document shows the case officer's recommended decision for the application referred to below.
This document is not a decision notice for this application

Applicant	Missionary Sisters of The Sacred Heart	Reg. Number	03-AP-1517
Application Type	Full Planning Permission	Case Number	TP/2341-G
Recommendation	Grant		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Erection of 4 x 3 storey houses (including dormers in front and rear roof slope) and 4 car parking spaces including two access-egress openings and railings in the existing boundary wall.

At: Land at Honor Oak Rise SE23

**In accordance with application received on 01/08/2003
and revisions/amendments received on 15/12/2003**

and Applicant's Drawing Nos. Plan no.03303J; 1029/D/101 rev. A and 102 rev. A received 15.12.03; Tree Survey received 16.2.04

Subject to the following conditions:

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

Reason

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

- 2 The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the local planning authority has been obtained for any proposed change or variation.

Reason

To ensure the use of appropriate materials in the interest of the design and appearance of the building and the visual amenity of the area in accordance with Policy E.2.3 'Aesthetic Control' of the Southwark Unitary Development Plan 1995 and Policies 3.11 'Quality in Design' and 3.13 'Urban Design' of the Southwark Plan Revised Deposit Unitary Development Plan March 2003.

- 3 Notwithstanding the provisions of Schedule 2 Part 1 of the Town and Country Planning General Permitted Development Order (or amendment or re-enactment thereof) no extension, enlargement or other alteration of the premises shall be carried out to the semi-detached properties without the prior written consent of the Council, to whom a planning application must be made.

Reason

To ensure that the Local Planning Authority has control over future development of the site, in order to protect the privacy and amenity of the occupiers of the adjoining premises from undue overlooking in accordance with Policy E.3.1 'Protection of Amenity' of the UDP.

- 4 Details of the means by which the existing trees on the site are to be protected (including a method statement and details of positioning and type of fencing) (2 copies) shall be submitted to and approved by the Local Planning Authority before any work is begun, and such protection shall be installed and retained throughout the period of the works.

Reason

To ensure that the trees on and adjoining the site are adequately protected during building works, in accordance with Policy E.2.5 'External Space', policy E.3.1 'Protection of Amenity' and Objective E.6 'Ecology

and Trees' of the Southwark Unitary Development Plan adopted 1995 and policy 3.2 'Protection of Amenity' and 'Open Spaces' SPG of the Southwark Plan (Revised Deposit Unitary Development Plan) March 2004.

- 5 Detailed drawings of a landscaping scheme (2 copies) for the provision of planting suitable trees and shrubs, including an extra heavy standard Juglans regia and replacement trees adjacent to Honor Oak Rise, showing the treatment of all parts of the site not covered by buildings (including surfacing materials of any parking, access, or pathways) shall be submitted to and approved by the Council before the development hereby permitted is begun and the landscaping scheme approved shall thereafter be carried out in the first appropriate planting season following completion of the building works.

Reason

To ensure that the new landscaping scheme is properly planted and maintained for the first two years of its life, thereby improving its chances of reaching maturity and becoming established, in order to safeguard the appearance of the site and the visual amenity of the surrounding area in accordance with Policy E.2.5 'External Space' , policy E.3.1 'Protection of Amenity' and Objective E.6 'Ecology and Trees' of the Southwark Unitary Development Plan adopted 1995 and policy 3.2 'Protection of Amenity' and 'Open Spaces' SPG of the Southwark Plan (Revised Deposit Unitary Development Plan) March 2004.

- 6 Any tree or shrub required to be retained or to be planted as part of a landscaping scheme approved, either as part of this decision or arising from a condition imposed as part of this decision, that is found to be dead, dying, severely damaged or seriously diseased within two years of the completion of the building works OR two years of the carrying out of the landscaping scheme (whichever is later), shall be replaced by specimens of similar or appropriate size and species in the first suitable planting season.

Reason

To ensure that the new landscaping scheme is properly planted and maintained for the first two years of its life, thereby improving its chances of reaching maturity and becoming established, in order to safeguard the appearance of the site and the visual amenity of the surrounding area in accordance with Policy E.2.5 'External Space' , policy E.3.1 'Protection of Amenity' and Objective E.6 'Ecology and Trees' of the Southwark Unitary Development Plan adopted 1995 and policy 3.2 'Protection of Amenity' and 'Open Spaces' SPG of the Southwark Plan Revised Deposit Unitary Development Plan March 2004.

- 7 A statement (2 copies) demonstrating how the construction of the new houses will be carried out, in particular the use of vehicles delivering building materials, etc, taking account of existing traffic constraints within Honor Oak Rise (including traffic associated with the adjoining school), shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that the Local Planning Authority may be satisfied that the proposed construction takes account of the existing traffic constraints within Honor Oak Rise and minimises disruption to the amenity of existing residents, in accordance with Policy E.3.1 'Protection of Amenity' and Policy T.1.2 'Location of Development in Relation to the Transport Network' of the Southwark Unitary Development Plan, and policy 3.2 'Protection of Amenity' and policy 5.2 'Transport Impacts' of the Southwark Plan (Revised Deposit Unitary Development Plan' March 2004.

- 8 Detailed drawings of the front boundary wall and new railings, together with a methodology statement of how the wall is to be repaired and repointed (2 copies) shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

To ensure the use of appropriate materials in the interest of the design and appearance of the building and boundary wall and the visual amenity of the area in accordance with Policy E.2.3 'Aesthetic Control' of the Southwark Unitary Development Plan 1995 and Policies 3.11 'Quality in Design' and 3.13 'Urban Design' of the Southwark Plan Revised Deposit Unitary Development Plan March 2003.

Reasons for granting planning permission.

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

- a] Policy E.2.1 'Layout and Building Line', Policy E.2.2 'Heights of Buildings', Policy E.4.3 Proposals affecting Conservation Areas and Policy E.2.3 'Aesthetic Control', Policy E.3.1 'Protection of Amenity', Policy E.6.2 'Trees subject to Tree Preservation Orders and Trees in Conservation Areas', Policy H.1.3 'New Housing', Policy H.1.6 'Sites Suitable for Houses with Gardens' and Policy T.6.2 'Off-Street Parking', Supplementary Planning Guidance No. 5 Standards, Controls and Guidelines for Residential Development of the Southwark Unitary Development Plan 1995
- b] Policies 3.2 Protection of Amenity, 3.10 Efficient Use of Land, 3.11 Quality in Design, 3.16 Development in conservation Areas, 4.1 Location and density of Residential Development, 4.2 Quality of Residential Accommodation and 5.6 Car Parking Second Draft for Deposit of the Unitary Development Plan March 2004.

Particular regard was had to the impact of the conservation area that would result from the proposed development. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

Informatives

- 1 The planning permission granted includes alterations and amendments to areas of public highway which will need to be funded by the developer. Although these works are approved in principle by the Highway Authority, no permission is hereby granted to carry out these works until all necessary and appropriate design details have been submitted and agreed. You are advised to contact the Principal (Client) Engineer Infrastructure Group (020 7525 2153), at least 4 months prior to any works commencing on the public highway.
- 2 You are advised to consult the Council's Arborculturalist, Council Offices, Chiltern, Portland Street, London SE17 2ES telephone (020) 7525 2089 with regard to how best comply with the terms of Conditions 4, 5 and 6 of this permission.

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