

# Walworth Community Council



## Agenda - for Wednesday 7 January 2004

**Time: 6.00 PM**

**Place: Aylesbury Day Centre, 2 Bradenham Close, SE17**

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1. Introduction and welcome (Chair) to the planning part of the Community Council meeting
2. Disclosure of Members' interests and dispensations
3. Development Control Items
  - **Item 1/1** 17/19 Trafalgar Avenue SE15: Full Planning Permission
  - **Item 1/2** Former Silverthorne School, Albany Road, SE5: Full Planning Permission

### **End of Planning Items and Start of the Community Council Meeting – 7pm.**

1. Introduction and welcome [*Chair*]
2. Disclosure of Members' interests and dispensations

### **Matters from the previous meeting**

3. Minutes to be agreed from the meeting on 13<sup>th</sup> November 2003 and the 24<sup>th</sup> November 2003
4. Update on issues raised at the previous meeting

**Public Question Time**

(7.20pm)

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

### **Main Business**

6. Policing in Walworth Update (7.30pm)
  - An update on policing issues in Walworth by Sector Inspector Christopher Hafford (Metropolitan Police).
7. The Walworth Road Project (7.40pm)
  - A outline of the Walworth Road project followed by the opportunity for questions and comments and an interactive Community feedback session.
8. Open Session on Transport Issues (8.40pm)
  - An opportunity for members of the public to identify the main transport issues affecting the Walworth area.
  - The points raised will then be compiled and put to Transport for London (TfL) prior to them attending a future Walworth Community Council meeting.
9. Report back on Traffic and Transport bids for 2003/2004 (8.55pm)
  - Andy Moreton will update the Community Council on the success of bids to Transport for London on traffic and transport issues in the Borough Spending Plan 2003/2004.
10. Trees, Bins and Lighting update (9.05pm)
  - An update from Ian Smith (Environment and Leisure) on the new trees, bins and lighting in the Walworth area.

### **Members Decisions**

(9.20pm)

11. Members to direct any follow-up action arising from earlier discussions.

## Closing Comments by the Chair

### Upcoming meetings

Date	Venue
<b>Wednesday 4 February 2004</b>	To be confirmed
<b>Tuesday 9 March 2004</b>	To be confirmed



## **ADDITIONAL INFORMATION**

### **Walworth Community Council Membership**

Councillor Jelil Ladipo Chair	Councillor James Gurling
Councillor Neil Watson Vice-Chair	Councillor Lorraine Lauder
Councillor Margaret Ambrose	Councillor Abdul Mohamed
Councillor Paul Bates	Councillor Caroline Pidgeon
Councillor Catherine Bowman	

### **Carers' Allowances**

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

### **Deputations**

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

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

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

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

### **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 at the front entrance of the building.

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

Julian Bassham  
Phone: 0207 525 7420  
E-mail: [julian.bassham@southwark.gov.uk](mailto:julian.bassham@southwark.gov.uk)  
Council Website: [www.southwark.gov.uk](http://www.southwark.gov.uk)

## **Language Needs**

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To inform us of any special needs or requirements, such as transport or signer/interpreter, please telephone 020 752 57514

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কোন বিশেষ প্রয়োজন সম্বন্ধে যদি আমাদের জানাতে চান যেমন ট্রান্সপোর্ট অথবা সংকেত দ্বারা অনুবাদক/ইন্টারপ্রেটার তাহলে 020 7525 0640 নম্বরে টেলিফোন করুন

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turjuman af Soomaali fadlan tilifoon u dir 020 7525 7514

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linguagem dos sinais/ intérprete, por favor ligue para 020 7525 7514.

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**Spanish**

<b>Item No.</b>	<b>Classification:</b> Open	<b>Date:</b>	<b>Meeting Name:</b> Walworth Community Council
<b>Report title:</b>		<b>Development Control</b>	
<b>Ward(s) or groups affected:</b>		East Walworth Ward Farady Ward	
<b>From:</b>		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 which were agreed by the Constitutional Meeting of the Council on 24<sup>th</sup> 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 borough.
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 <sup>th</sup> 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 Andrew Cook 020 7525 5437

#### APPENDIX 1 Audit Trail

<b><u>Lead Officer</u></b>	Deborah Holmes, Borough Solicitor & Secretary	
<b>Report Author</b>	Lyn Meadows, Assistant Borough Solicitor Chris Thompson, Constitutional Support Officer	
<b>Version</b>	Final	
<b>Dated</b>	11/02/03	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Lyn Meadows Asst Borough Solicitor & Secretary	No	Yes
Paul Evans Strategic Director of Regeneration	No	No
Andy Cook Development & Building Control Manager	No	Yes

**ITEMS ON AGENDA OF THE WALWORTH CC**  
**on Wednesday 07 January 2004**

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**Appl. Type** Full Planning Permission  
**Site** 17/19 Trafalgar Avenue SE15

**Reg. No.** 03-AP-0924  
**TP No.** TP/2368-17 and 236  
**Ward** East Walworth  
**Officer** Carolyn Southall

**Recommendation** GRANT

**Proposal**

Conversion of both properties to eight flats including extensions at rear second floor level and at basement level and rear dormer windows and rooflights at roof level.

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***Item 1/1***

**Appl. Type** Full Planning Permission  
**Site** Silverthorne School, Albany Road SE5 (Former)

**Reg. No.** 03-AP-1282  
**TP No.** TP/2302-400  
**Ward** Faraday  
**Officer** Michele Sterry

**Recommendation** GRANT

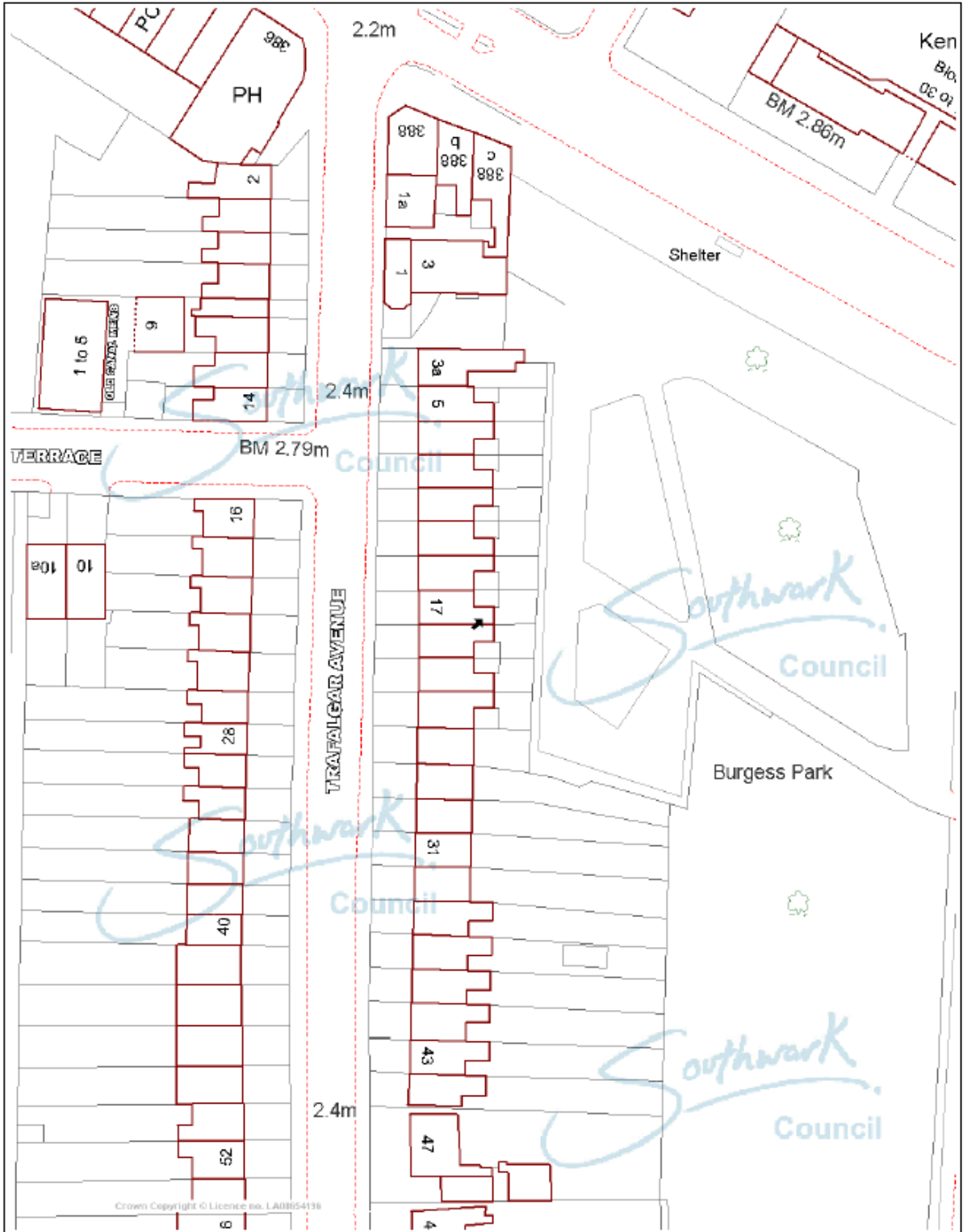
**Proposal**

Construction of a part three and part four building comprising 22 flats [in association with the conversion of the former school building to provide 36 units].

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***Item 1/2***

# 17/19 Trafalgar Avenue



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Claire Cook  
Scale 1/785  
Date 19/12/2003

Southwark Council

Item No.	Classification	Decision Level	Date
1	OPEN	WALWORTH COMMUNITY COUNCIL	7.1.04
<b>From</b> Development and Building Control Manager		<b>Title of Report</b> DEVELOPMENT CONTROL	
<b>Proposal</b> (03-AP-0924 ) Conversion of both properties to eight flats including extensions at rear second floor level and at basement level and rear dormer windows and rooflights at roof level.		<b>Address</b> 17/19 Trafalgar Avenue SE15 <b>Ward</b> East Walworth	

**1. PURPOSE**

- 2 To consider the above application, which is before the Community Council for determination due to the number of objections received.

**3 RECOMMENDATION**

- 4 Grant planning permission

**5 BACKGROUND**

**This application was deferred from the Community Council meeting of 24/11/03 to allow a transport engineer to attend the meeting.**

- 6 The application site forms a pair of three-storey terraced Victorian houses with basements and ground floor rear projections located on the east side of Trafalgar Square at the northern point near to the Old Kent Road. To the rear is an outlying spur of Burgess Park. The buildings are not listed but are located within the Trafalgar Avenue Conservation Area.
- 7 Double yellow lines are located either side of a bus stop located directly outside the application site. There is currently un-restricted on-street parking opposite the application site in Trafalgar Avenue; a recent survey has revealed that residents are in support of a Resident's Parking Zone.
- 8 The proposal is for the conversion of the two properties into a total of 8 self-contained flats, (4 units within each property). This includes the erection of an additional storey above the existing rear projection, the construction of a lower-ground floor conservatory extension and a rear dormer window and roof lights. The proposed works are replicated on both properties.
- 9 Planning permission was refused in July 2003 for the change of use from

residential to hostel accommodation incorporating a 2nd floor rear extension and a basement rear extension with a ground floor glass conservatory, also use of roof space for bedroom accommodation incorporating 4 velux windows in roof. It was refused due to the over intensive occupation of the site providing an unsatisfactory standard of accommodation leading to loss of amenity to nearby residents. It was also decided that the proposed rear first floor conservatories over the basement extension were considered to have a design and appearance out of keeping with the surroundings and the conservation area.

- 10 Planning permission was granted in 1988 to convert No. 19 into three flats and a Certificate of Lawfulness was issued for two flats at No. 17 in 2000.

## 11 **FACTORS FOR CONSIDERATION**

### 12 **Main Issues**

The main issues in this case are the principle of the conversion, the scale and design of the extensions, their impact on the amenity of the adjoining properties, the character of the Trafalgar Avenue Conservation Area and traffic and parking issues.

### 13 **Planning Policy**

The property is in the Trafalgar Square conservation area.

#### Southwark Unitary Development Plan 1995 [UDP]:

E.3.1 'Protection of Amenity' - Complies

E.2.3 'Aesthetic Control' - Complies

E.4.3 'Proposals Affecting Conservation Areas' - Complies

H.3.1 'Retention of Small Houses' - Complies

H.3.3 'Dwelling Mix for Conversions' - Complies

H.3.4 'Standards for Conversions' - Complies

#### Supplementary Planning Guidance:

5 'Standards, Controls and Guidelines for Residential Development' - Complies

#### Draft Southwark Plan [agreed for Deposit November 2002]:

3.1 'Protection of Amenity' - Complies

3.6 'Heritage Conservation' - Complies

3.14 'Quality in Design' - Complies

#### Supplementary Planning Guidance:

29 'Residential Design Standards' - Complies

### 14 **Consultations**

Site Notice: 20.05.03

Press Notice: 23.06.03

Consultees: Traffic Group, Waste Management, Conservation Officer.

11 a,b,c,d, 13 a,b, 15, 21 and Basement Flat, 23,1,2, 25, 1-7 Trafalgar Avenue SE15 6NP

20 and 22 Trafalgar Avenue, SE15 6NR

**Replies from:**

Traffic Group - Seeks £16,000 towards funding towards the implementation of a residents parking scheme and other controls.

Conservation Officer - No objection to amendments

Waste Management - No longer responding to consultations. However, there is adequate space to the front of the property to accommodate the standard size bin for each unit.

Basement Flat, 21 Trafalgar Avenue - Object to blockage of light, air, privacy, noise, loss of aspect, direct sunlight and parking problems, detrimental to period buildings in conservation area.

15 Trafalgar Avenue - Object to the alteration of the look of the terrace; will create traffic congestion, increase noise, loss of light to rear of property.

21 Trafalgar Avenue - Concern regarding the removal of rubbish and potential increase in parking congestion.

## **15 PLANNING CONSIDERATIONS**

### Principle of Use

- 16 The site is located with a residential area with park to the rear. The existing use of the premises is as residential accommodation, therefore, as the proposed accommodation complies with policy, the intensification of the use as eight self-contained flats is considered acceptable.

### Impact on Character and Appearance of Conservation Area.

- 17 The existing rear projection is to be extended by one further storey resulting in a three-storey projection. This is considered to be an acceptable addition as it will retain the balance of the two properties whilst remaining subservient to the main buildings. The single-storey basement extension, in the form of a conservatory style extension, is small in scale and will be set within the boundary of the buildings. This extension will also retain the balance of the properties whilst providing a subservient addition. Both elements of the extension are considered to be acceptable as they will preserve the character of the Trafalgar Square Conservation Area.
- 18 Originally the development also included velux style windows to the front elevation. This was considered to be unacceptable as, if allowed, this would be the first set of velux windows in the front roof slope to the terrace and may set a precedent. To allow additional light into the upper rooms a dormer window and rooflights have been incorporated into the rear roof slopes of each property. These are considered to be acceptable with regard to scale and design.

### Impact on Neighbour's Amenity

- 19 The proposed extensions have been designed in accordance with BRE guidance, therefore will not result in a loss of light to the adjacent properties. This is aided by the orientation of the building within the site and the location of the existing rear projections.
- 20 The conservatory style basement extensions have mono-pitched roofs that slope downwards towards the boundary with the adjacent properties. It is considered that the scale and design of the basement extensions will not harm the amenity of the adjacent properties with regard to sunlight/daylight issues and will not result in a sense of enclosure.
- 21 The original single-storey extensions were substantially higher than the existing boundary wall and included roof terraces, the combination of these elements would have had a negative impact on the lower ground floor flats of the adjoining properties. The omission of these aspects of the scheme and the use of a light-weight glazed structure would ensure that the extensions do not compromise the amenity of the adjoining properties.

#### Traffic and Parking Issues

- 22 The site is very close to the Old Kent Road which is well served by public transport.
- 23 The Traffic Group has no objection to the proposal with regard to highway issues but does request a S106 to secure funding towards a controlled parking zone within the area. As the consultation has taken place, presumably with the intention and the funding to implement the scheme, it is considered unreasonable to request funding from the application at this point in time. If the application has been submitted in the early stages of the process, the request to secure a financial contribution would have been justified.

#### **24 EQUAL OPPORTUNITY IMPLICATIONS**

- 25 The upper floor flats are not accessible by wheelchair users.

#### **26 LOCAL AGENDA 21 [Sustainable Development] IMPLICATIONS**

- 27 None.

LEAD OFFICER  
REPORT AUTHOR  
CASE FILE  
Papers held at:

Andrew Cook  
Carolyn Southall  
TP/2368-17 and 2368-19  
Council Offices, Chiltern,  
Portland Street SE17 2ES  
[tel. 020 7525 5402]

Development and Building Control Manager  
[tel. 020 7525 5457]

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## RECOMMENDATION

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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

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**Applicant** Dr A Ansari  
**Application Type** Full Planning Permission  
**Recommendation** Grant

**Reg. Number** 03-AP-0924

**Case Number** TP/2368-17 and  
2369-19

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### Draft of Decision Notice

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**Planning Permission was GRANTED for the following development:**

Conversion of both properties to eight flats including extensions at rear second floor level and at basement level and rear dormer windows and rooflights at roof level.

**At:** 17/19 Trafalgar Avenue SE15

**In accordance with application received on 13/05/2003  
and revisions/amendments received on 21/07/2003  
14/11/2003**

**and Applicant's Drawing Nos.** AA/Trafalgar/Conv/006/e, 005/e, 004/e, 003/e, 002/e, 004/p/f.p AA/17-19  
TRAFALGAR/EXT,FINAL/001, 002, 003, 004, 005, 006, 007, 008

**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 facing materials used in the carrying out of this permission shall match the original facing materials in type, colour, dimensions, and in the case of brickwork, bond and coursing and pointing.

Reason

To ensure that the new works blend in with the existing building in the interest of the design and appearance of the building in accordance with Policy E.2.3 'Aesthetic Control' of the Southwark Unitary Development Plan and Policy 3.6 'Heritage Conservation' of the draft Southwark Plan.

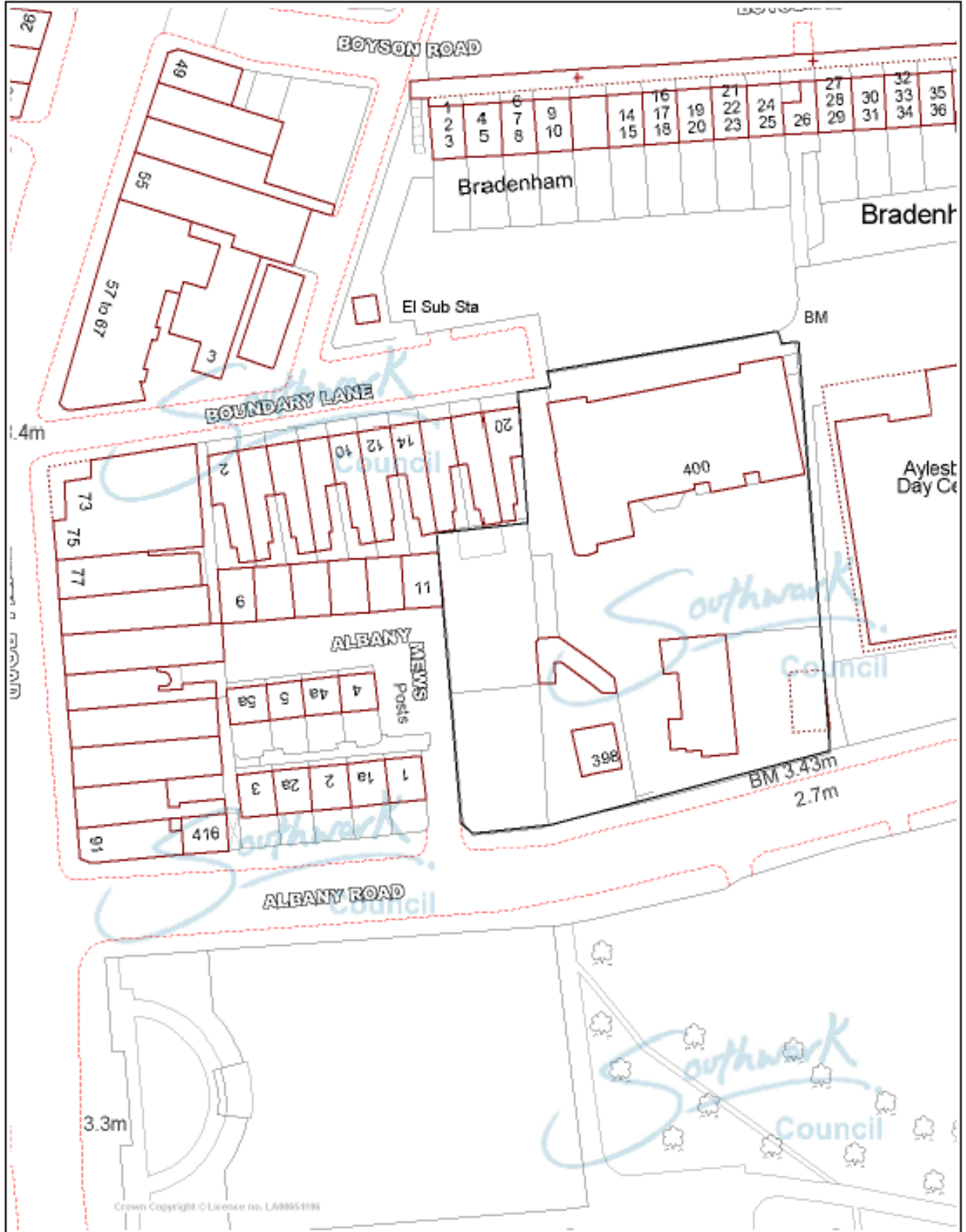
- 3 The glazing for the roof of the lower ground floor conservatory extensions shall be obscure glazed and fixed shut and shall not be replaced or repaired otherwise than with obscure glazing without the prior written approval of the Local Planning Authority.

Reason

In order to protect the amenity of the future occupiers by preventing the direct overlooking of the other flats or the adjoining property in accordance with Policy E.3.1 'Protection of Amenity' of the Southwark Unitary Development Plan and Policy 3.2 'Protection of Amenity' of the Deposit Draft Southwark Plan.



# Silverthorne School, Albany Road



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Claire Cook  
Scale 1/785  
Date 19/12/2003

Southwark  
Council

<b>Item No.</b>	<b>Classification</b>	<b>Decision Level</b>	<b>Date</b>
2	OPEN	Walworth Community Council	7.1.2004
<b>From</b> DEVELOPMENT & BUILDING CONTROL MANAGER		<b>Title of Report</b> DEVELOPMENT CONTROL	
<b>Proposal</b> (03-AP-1282 )  Construction of a part three and part four storey building comprising 22 flats [in association with the conversion of the former school building to provide 36 units].		<b>Address</b>  Former Silverthorne School, Albany Road, SE5  <b>Ward</b> Faraday	

## 1. PURPOSE

- 1.1 To consider the above application which is for community council committee consideration due to the number of objections received.

## 2. RECOMMENDATION

- 2.1 Grant permission subject to the variation of the extant legal agreement in respect to affordable housing

## 3. BACKGROUND

- 3.1 The site is located on the north side of Albany Road opposite Burgess Park. Adjoining the site to the west are two-storey residential properties in Albany Mews and to the rear are residential properties in Boundary Lane.
- 3.2 The site was originally in this Council's ownership but was sold after planning permission was granted in March 2002 for the conversion of the main school building, with a mansard roof extension, to create 10 one bedroom and 26 two bedroom flats, and the erection within the former playground at the front of the main building of a new four storey block comprising 3 three bedroom terraced houses, 9 two bedroomed flats and 4 three bedroom flats with associated car parking and landscaping. This was subject to a legal agreement in respect of affordable housing and a number of conditions relating to landscaping and other detailed matters. No details of landscaping have been submitted but work has commenced on site and the conversion of the school appears to be nearing completion. The foundations of the new houses and flats have been completed as the legal agreement required work to have commenced on the affordable housing units prior to occupation of the main school building.
- 3.3 Prior to this planning permission was refused in May 2001 for the conversion of

the school into 36 flats and the erection at the front of the site of 8 three bedroomed terraced houses and a four storey block of 18 flats. This was refused on grounds of overdevelopment, inadequate off street parking, unsatisfactory vehicular access and the central area of the site being visually and physically dominated by car parking spaces at the expense of visual amenity.

- 3.4 Permission was then refused in June 2003 for the erection of a four-storey block of 24 flats, for the following reason.

*The proposal by reason of its scale and bulk is considered to be an overdevelopment of the site which will have a detrimental impact on the amenities of adjoining residential occupiers, in terms of being overbearing, and, creating a sense of enclosure and loss of privacy to the occupiers of Albany Mews. The proposal is contrary to Policy E.3.1 'Protection of Amenity' of the Southwark Unitary Development Plan (1995) and Policy 3.2 'Protection of Amenity' of the South Draft Unitary Plan (November 2002).*

The applicant's have submitted an appeal in respect to the Council's refusal of planning permission.

- 3.5 The current application as originally submitted proposed a part 3, part 4, and part 5 storey building comprising 24 flats. This has been revised to delete the 5 storey element, reducing the number of private flats by two. The scheme now comprises 9 private and 13 affordable units. The affordable accommodation will be situated in the rear wing of the new block, with a separate pedestrian access off Albany Road. The affordable housing occupiers will have access to the car park area for refuse storage and by delivery and emergency vehicles but will not have allocated parking spaces.
- 3.6 In total, the accommodation will comprise 3 two and 1 three bedroom affordable flats and 2 two bedroom private flats on the ground floor, 3 two bedroom and 1 three bedroom affordable flats and 2 two bedroom private flats on the first floor and second floors with 1 three bedroom affordable flat and 3 two bedroom private flats on the third floor, and 1 three bedroom affordable flats and 3 two bedroom flats on the third floor.
- 3.7 The application differs from the original refused application by:
- The provision of a three storey element rather than solely four-storey to the rear. The 3 storey element is set back by 0.8 metre from the approved layout at the most sensitive location ie boundary with 11 Albany Mews. The height of the three storey building is only slightly higher than the eave height of the previously approved houses
  - Gated access from affordable housing into the car park area for access and refuse arrangements.
- 3.8 The design of the proposed flats is contemporary in style with a part mansard

roof. The proposed materials are brickwork with render.

- 3.9 The building is located a minimum distance of 6.4 metres away from the boundary wall of Albany Mews. The building is 7.6 metres away from the flank wall with 11 Albany Mews, the nearest adjoining neighbour. The height of the building ranges from 8.7 metres to 12 metres, with the highest point being at the front of the site.
- 3.10 Existing trees are to be retained between the boundary with Albany Mews and the application site. There is currently a high brick wall on the boundary with Albany Mews, which appears to be in a poor condition. The applicants have stated that they are prepared to rebuild the wall.
- 3.11 Separate amenity areas are to be provided for the affordable housing and private housing. Approximately 150 square metres of amenity space plus balconies are provided with the private housing and 495 square metres with the affordable housing. Forty five car parking spaces are to be provided for use by the private accommodation in the converted school and new flats.

#### **4. FACTORS FOR CONSIDERATION**

##### **4.1 Main Issues**

The principle of residential development here has already been established. The main issue is whether a different building incorporating more units will have a materially different impact on adjoining residents in terms of it's design, form and layout.

##### **4.2 Planning Policy**

Policy E.2.3 Aesthetic Control. Complies, considered a better design than that previously granted permission.

E.3.1 Protection of Amenity. Revised drawings set the proposed building back from Albany Mews and it has been decreased partly in height by a storey. It is considered that it will not create a sense of enclosure or cause a demonstrable loss of sunlight and daylight or loss of privacy to adjoining occupiers.

Draft Southwark Plan [agreed for Deposit November 2002]:

Policy 3.16 Safety In Design. Complies, gated scheme proposed. Lighting to be conditioned.

Policy 3.14 Quality in Design. Complies, design is considered appropriate.

Policy 3.15 Urban Design. Complies.

Policy 3.2 Protection of Amenity. Revised drawings set the proposed building back from Albany Mews and it has been decreased in height. The proposal is not considered to affect the amenity of adjoining residential occupiers.

Policy 4.4 Affordable Housing. Complies

Policy 4.6 Mix of dwellings. Complies

Policy 4.2 Residential Design Standards. Complies, standard of

accommodation is acceptable.

Policy 5.6 Parking. Does not comply, parking provision is about the Council's maximum parking standards.

#### 4.3 Consultations

Site Notice: 15/07/03

Press Notice: 14/11/03

Consultees:

1a, 2a, 4a, 5a, 1-11 (cons) Albany Mews

2, 4, 6A, 6B, 8, 10, 10A, 12A-C, 14, 16A-C, 18, 20A-C Boundary Lane

3 Boundary Lane

Flats 43-219 Bradenham, Day Centre Boyson Road

49, 52 Flats 1-8 53, 55, 57A-C, 59A-C, 61A-C, 63, 63A, 65A & B, 67 & A, 73-85, 87A-C, 89, First Floor Flat, Second Floor Flat & Top Flat 89, Flats 103 91 Camberwell Road.

Traffic Group; Public Protection; Conservation Officer

#### Replies from:

Original proposal

Letters of objection have been received from 1, 2a, 4, 4A, 5, 5A, 8, 9, 10, 11 Albany Mews 59B & 81 Camberwell Road, 18 Boundary Lane, objecting on the following grounds:-

Create a sense of enclosure; loss of privacy, proposed windows and mansard balcony look onto Albany Mews; Mews central amenity space will be overlooked and there will remain a loss of light to this, 11 Albany Mews and 16, 18 & 20 Boundary Lane; additional noise generated by additional residents; Density will increase, this proposal is overdevelopment; concerns in respect to lack of fire engine access, removal vans and deliveries to the affordable units; road outside application site is marked as a bus stop and bus lane; trees shown as being outside the development when they are inside; problem with illegal parking in Albany Mews, is 45 parking space sufficient for a scheme of 60 units?; five storey element increases the bulk of the scheme and increases the overbearing nature of the development and diminishes the desirable aesthetics of the old school; and concerns that foundations have already been completed.

128 Bradenham Boyson Road - No comment

Councillor Pidgeon - Objection on grounds of inadequate provision for refuse, emergency and delivery vehicles, overdevelopment of the site and impact on amenities of local residents. Concerned foundation works had already taken place.

Revised Application Reducing Scheme to 3/4 Storeys

Letters of objection received from 1, 2A, 4, 4A, 5, 5A, 10, 11 Albany Mews, 81 Camberwell Road reiterating objections above.

6 Albany Mews - Objects to overcrowding of people and vehicles, additional noise, decrease natural light; creation of a sense of enclosure.

10 Albany Mews - Area between Mews and development in previous approval was to be a public garden now it is a public thoroughfare causing loss of privacy and increased noise. No access for refuse vehicles. Revised drawings have moved the development nearer the Mews; that their objections remain unchanged. Object to the applicants siting a two-storey building located on the close to the boundary with Albany Mews.

Traffic Group - No objection subject to revised drawing amending siting of refuse store which will encroach on sightlines. Railings should be positioned either side of the access wall to provide sightlines

Conservation and Design Officer - Design of proposed building is considered satisfactory. Conditions required in respect to materials, fenestration and balcony details.

Public Protection - Condition in respect to soil survey

## **5 PLANNING CONSIDERATIONS**

### Principle of the residential use

- 5.1 The scheme approved in March 2002 included a group of 3 two-storey houses (with use made of the roof space) nearest to Albany Mews plus a four storey block of flats fronting Albany Road. This would have provided a total of 16 residential units. The current proposal is to provide 22 units, again within a part three and part four storey block. The 13 affordable units will comprise a mix of two and three bedroomed flats whilst the market housing will be all two bedroomed. This mix is considered acceptable. The affordable element will still comprise 25% of the total number of habitable rooms across the larger development in compliance with policy. This will be managed by the Horizon Housing Association. All units will be a a good size and standard.

### Bulk and appearance

- 5.2 The previously approved two storey (plus roof space) town houses were to be located 7 metres away from the boundary with 11 Albany Mews and 9 metres from the rear gardens of 16-20 Boundary Lane. The block now proposed will be a minimum distance of 7.6 metres from the boundary with 11 Albany Mews, a minimum of 6.4 metres from the boundary wall with Albany Mews and 8.8 metres from the gardens of 16-20 Boundary Lane.
- 5.3 The tallest part of the roofs of the previously approved houses were to be 11.5 high. The approved flats heights would have ranged from 11 metres at the three storey element to 15.5 metres at four storey level, due to the inclusion of a traditional pitched roof. The building now proposed has a height ranging from 8.7 metres (the 3 storey element) to 12 metres (the four storey element) with the taller element located to the front of the site furthest from neighbouring properties.

- 5.4 The proposed contemporary design is considered acceptable. In general, the building has been designed so that it is as low and as unobtrusive as possible.  
Amenity Issues

- 5.5 The applicants have previously submitted shadow diagrams in response to concerns expressed by residents of Albany Mews. These showed that 11 Albany Mews and to a lesser extent 10 Albany Mews would be overshadowed at 8.00 am in June but there was no overshadowing after 12 Noon. On 21 March (Spring Equinox) there would be no over shadowing of Albany Mews. This is disputed by the residents, however in spring there would be less overshadowing as the sun would be lower. These diagrams were based on the refused application. As the current has been reduced to three storeys at this position, the building will have less of an affect on daylight and sunlight.

- 5.6 The building has been moved back from the boundary with 11 Albany Mews compared to the approved scheme. The objector is correct that the element of the scheme forming Flat 2A has been moved slightly towards the boundary with Albany Mews by 0.6 metre but this element is 14 metres away from the nearest property at 1 Albany Mews. The building is also nearer the properties in Boundary Lane than before. Given that they have a south aspect to the rear windows and garden it is considered that this should not result in material harm to these properties.

- 5.7 The application proposal has windows serving living/dining areas and bedrooms overlooking the Mews. There are more windows overlooking Albany Mews than previously approved but these will not directly look into windows so there is no loss of privacy to habitable rooms. Residents have stated that they use the Mews as a private amenity area as 6 to 11 Albany Mews have no gardens. Privacy in relation to a communal area, which also includes parking spaces, is not considered to warrant the same level of protection as a private garden.

- 5.8 The balcony detail on the Albany Mews elevation is purely decorative and windows have replaced previously proposed doors. It is considered unlikely that residents would wish to climb out onto an area with a width of 0.2 metre but a condition could be imposed to prevent this. It is not considered that the provision of flats rather than houses will in itself have a detrimental impact on neighbour's amenities.

- 5.9 The previous scheme did have private gardens abutting the boundary wall. This proposal utilises an existing pedestrian access which was used by the school. The trees are to be retained on this boundary and possibly increased which will provide an adequate screen.

#### Parking, Traffic and Access

- 5.10 Residents have queried whether the level of parking provision is adequate given problems of illegal parking in Albany Mews. Objection has also been

raised to the lack of parking for the affordable housing units. Previous proposals and this proposal does not comply with the parking requirements of the adopted Unitary Development Plan which requires a space per unit plus visitors parking. The approved proposal comprised of 86% parking provision, this proposal provides 83% provision. However, the parking provision is above the maximum parking provision set out in the draft Deposit UDP of 60 to 70%, and complies with current government policy and advice on this matter. Given the site's location near Camberwell Road, a busy bus route, this level of parking provided is considered acceptable.

- 5.11 No objections have been raised by the Traffic Group in terms of refuse collection, access for emergency vehicles, deliveries etc. The affordable units will have access to the central courtyard for serving purposes. Details of the appearance of the refuse and cycle stores will need to be conditioned.

#### Trees and Landscaping

- 5.12 In respect to the treatment of the trees, these are not protected by a Tree Preservation Order and neither is the site within a conservation area where some control over felling or lopping might be exercised. More detailed drawings in respect to the existing trees to be retained and new planting will be a requirement of the landscaping condition.

## **6. EQUAL OPPORTUNITY IMPLICATIONS**

- 6.1 The development would provide affordable housing, and in particular family sized units, in an area of great need.

## **7. LOCAL AGENDA 21 [Sustainable Development] IMPLICATIONS**

- 7.1 The proposal makes the best use of a brownfield site and provides cycle storage.

LEAD OFFICER  
REPORT AUTHOR  
CASE FILE  
Papers held at:

Andrew Cook  
Michele Sterry  
TP/2302-400  
Council Offices, Chiltern,  
Portland Street SE17 2ES  
[tel. 020 7525 5402]

Development and Building Control Manager  
[tel. 020 7525 5453]



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## RECOMMENDATION

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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

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**Applicant** London & Berkshire  
**Application Type** Full Planning Permission  
**Recommendation** Grant

**Reg. Number** 03-AP-1282  
**Case Number** TP/2302-400

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### Draft of Decision Notice

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**Planning Permission was GRANTED for the following development:**

Construction of a part three and part four building comprising 22 flats [in association with the conversion of the former school building to provide 36 units].

**At:** Silverthorne School, Albany Road SE5 (Former)

**In accordance with application received on 27/06/2003  
and revisions/amendments received on 24/09/2003**

**and Applicant's Drawing Nos.** L905, 800L, 800J, 801-1J, 801-2J, 802-1 G, 802-2H, 803 K.

**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 Samples of the facing and roofing materials to be used in the carrying out of this permission 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 as to the details of the facing and roofing materials in the interest of the appearance of the building in accordance with Policy E.2.3 'Aesthetic Control' of the Southwark Unitary Development Plan.

- 3 Detailed drawings of windows and external doors (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

In order that the Local Planning Authority may be satisfied as to the details of windows and external doors in the interest of the appearance of the building in accordance with Policy E.2.3 'Aesthetic Control' of the Southwark Unitary Development Plan.

- 4 The balcony area at third floor level facing Albany Mews hereby permitted shall not be used for any purpose including use as a roof terrace or balcony or for the purpose of sitting out.

Reason

In order that the privacy of occupiers in Albany Mews may be protected from overlooking from use of the roof area in accordance with Policy E.3.1: 'Protection of Amenity' of the Southwark Unitary Development Plan.

- 5 Detailed drawings of the proposed cycle and refuse stores (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

In order that the Local Planning Authority may be satisfied as to the details of the cycle and refuse stores in the interest of the appearance of the building in accordance with Policy E.2.3 'Aesthetic Control' of the Southwark Unitary Development Plan.

- 6 The refuse storage arrangements shown on the approved drawings shall be provided and available for use by the occupiers of the dwellings before those dwellings are occupied and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose without the prior written consent of the Council as local planning authority.

Reason

In order that the Council may be satisfied that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Policy E.3.1: Protection of Amenity and Policy T.1.3: Design of Development and Conformity with Council's Standards and Controls of Southwark's Unitary Development Plan.

- 7 Detailed drawings of a landscaping scheme (2 copies), including provision for the planting of suitable trees and shrubs, 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

In the interests of the appearance of the proposal and its surroundings in accordance with Policies E.2.3 'Aesthetic Control' and E.2.4 'External Space' of the Southwark Unitary Development Plan.

- 8 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

In the interests of the appearance of the proposal and its surroundings in accordance with Policies E.2.3 'Aesthetic Control' and E.2.4 'External Space' of the Southwark Unitary Development Plan.

- 9 Details of a survey and investigation of the soil conditions of the site (2 copies), sufficient to identify the nature and extent of any soil contamination, together with a schedule of the methods by which it is proposed to neutralise, seal, or remove the contaminating substances, shall be submitted to and approved by the Local Planning Authority and thereafter shall be carried out before any works in connection with this permission are begun.

Reason

In order to protect construction employees and future occupiers of the site from potential health-threatening substances in the soil in accordance with Policy E.1.1: Safety and Security in the Environment of Southwark's Unitary Development Plan.

- 10 The cycle storage facilities as shown on drawing [INSERT DETAILS] shall be provided before the units hereby approved are occupied and thereafter such facilities shall be retained and the space used for no other purpose without prior written consent of the local planning authority.

Reason

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the

users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with Policy E.3.1 'Protection of Amenity' and T.1.3 'Design in Conformity with Council Standards' of the Southwark Unitary Development Plan.

- 11 Details of the means of enclosure for all site boundaries shall be submitted to and approved by the local planning authority and the development shall not be carried out otherwise than in accordance with any approval given. The development hereby permitted shall not be occupied until the works approved pursuant to this condition have been carried out.

Reason

To ensure that the external appearance of the proposal is satisfactory, to provide a secure environment for the users of the development and to ensure satisfactory sightlines in compliance with Policies E.2.3 'Aesthetic Control', C.7.2 'Safety and Security', T 5.5 'Traffic Management and Road Safety' as contained in the Southwark Unitary Development Plan.

- 12 Details of any external lighting [including design, power and position of luminaires] and security surveillance equipment of external areas surrounding the building shall be submitted to (2 copies) and approved by the Local Planning Authority before any such lighting or security equipment is installed and the development shall thereafter not be carried out otherwise than in accordance with any approval given.

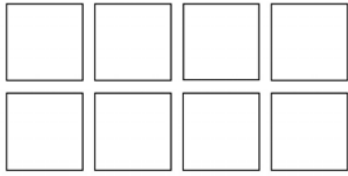
Reason

In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the safety and security of persons using the area and the amenity and privacy of adjoining occupiers in accordance with Policies E.1.1 'Safety and Security in the Environment' and E.3.1 'Protection of Amenity' of the Southwark Unitary Development Plan.

- 13 No roof plant, equipment or other structures, other than as shown on the plans hereby approved or approved pursuant to a condition of this permission, shall be placed on the roof or be permitted to project above the roofline of any part of the building[s] as shown on elevational drawings or shall be permitted to extend outside of the roof plant enclosure[s] of any building[s] hereby permitted without the prior written consent of the Local Planning Authority.

Reason

In order to ensure that no additional plant etc. is placed on the roof of the building in the interest of the appearance and design of the building and the visual amenity of the area in accordance with Policies E.2.3 'Aesthetic Control' and E.3.1 'Protection of Amenity' of the Southwark Unitary Development Plan.



**COMMUNITY COUNCILS**  
A voice for your community



## Walworth Community Council

Draft minutes of the Walworth Community Council held on Thursday 13<sup>th</sup> November 2003 at 7.00PM at Pembroke House, 80 Tatum St, London SE17 1QR.

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### **PRESENT**

Councillors Jelil Ladipo (Chair), Paul Bates, Catherine Bowman, Caroline Pidgeon, Neil Watson.

### **1. Introduction and welcome by the chair**

The Chair welcomed members of the public and Council Members and asked Councillors and officers to introduce themselves.

### **2. Apologies**

Apologies were received from Councillors Ambrose, Lauder and for lateness from Councillors Gurling and Mohamed.

### **3. Notification of any items of business that the Chair deems urgent**

There were two items of late business.

1. Sector Inspector Christopher Hafford was allocated a five-minute slot to update the Community Council on policing issues in the Walworth area prior to question time on the agenda.
2. The Chair had received a letter from the Chair of Camberwell Community Council regarding lighting at a bus stop on Camberwell Road. The matter was to be discussed.

### **4. Disclosure of Member's Interests and Dispensations**

Councillor Caroline Pidgeon declared a personal but non prejudicial interest in the agenda item on Foundation Hospitals as an employee of Guy's and St Thomas' Hospital.

### **Matters Relating to the Previous Meeting**

#### **5. Confirmation of the Minutes of the meeting on 8<sup>th</sup> October 2003**

**RESOLVED:** That the Minutes of the meeting held on 8<sup>th</sup> October 2003 be approved as correct records and be signed by the Chair.

#### **6. late Item – Police Update**

Sector Inspector Christopher Hafford gave a brief update on policing issues in the Walworth area. He introduced himself and two colleagues PS Marshall (Walworth CCA) and PC Myles Weatherley (Heygate estate). He explained that the police were ahead of targets for reducing burglary but street crime and vehicle crime were slightly increased on the previous year.

General crime update (as of 3/11/2003)

- Burglary 2767 = 5% reduction against target of -4%
- Street crime 1797 = +6% against target of -10%
- Vehicle crime 5633 = 12% reduction against target of -5%

Walworth has two “hotspot” areas with 7 officers deployed. 20 arrests were made in the hotspots during October. Three significant local areas of Police action are:

- i) Ejections of squatters on the Heygate Estate
- ii) An arrest and subsequent search of ten garages in and around Lorrimore Square following robbery offences.
- iii) Starting in the week of the 17<sup>th</sup> November an initiative involving the police and other agencies to target rough sleepers and beggars.

The Chair thanked Sector Inspector Chris Hafford for his update and opened the floor for questions of the police.

Cllr Pidgeon asked what was happening in the Kennington area regarding working with Lambeth police. Chris Hafford responded that they are working with Lambeth police on an operation. They are dealing with issues of displacement and inform neighbouring boroughs of operations and forces will transgress boundaries in tackling crime.

Cllr Bowman asked if the Police were aware of problems in Victory Park of drug use and threatening behaviour during the day. Chris Hafford responded that the police had just been notified of the problem and were dealing with it.

Cllr Watson asked when does a “hotspot” cease to be a hotspot and is it possible to have more of them in the Walworth area? Chris Hafford responded that “Hotspots” develop over time. When they cease to be hotspots is difficult to measure as much of the improvement in current areas is probably due to intense activity. If withdrawn this may rise again. Overtime it will be possible for hotspot team resources to be used elsewhere.

A member of the public asked how effective Community Support Officers and street Wardens were in reducing crime. Chris Hafford commented that the Community Support officers were an essential part of his team members although they are so far based in Borough and Bankside. Two of them would be used in a more flexible way in the future. Community Wardens have a real impact on the levels of crime and the fear of crime. The police have a close relationship with the Community Wardens including twice weekly briefings.

A member of the public asked what impact the President Bush visit would have on Police numbers in Southwark. Chris Hafford responded that it would have an impact but he was unable to say what level at that time. Some officers are ring fenced and cannot be removed for anything - these officers would not be affected.

The Chair thanked the police and informed the public that Sector Inspector Chris Hafford and his colleagues had stated that they would be available during the break to speak with members of the public.

## **7. Question Time**

Members of the public were given the opportunity to raise issues not already covered on the agenda. These are summarized as below:

### **Burgess Park**

A member of the public commented that a hardcore road had been built on Burgess Park which allowed travellers to reach the disused Tennis Courts. He wanted to know who had given permission for the road and what the Councils’ policy was towards travellers. The Chair requested that the issue be investigated and that Ian Smith (Environment and Leisure) contact the member of the public with the information prior to the next meeting of Walworth Community Council.

### **Lighting at bus stop on Camberwell Road**

A member of the public raised the issue of lighting at the bus stop on Camberwell Road (near Burgess Park – referred to by the Chair in item 3). He asked if there was any money left in the Cleaner Greener Safer budget to allocate £10,000 for additional lighting at the aforementioned bus stop. Ian Smith responded that the Council was aware of the issue and was

currently talking with Transport For London (TFL) who has responsibility for the bus stop. The Chair endorsed the current efforts being made by officers to resolve the problem with TFL and asked officers to continue applying pressure to TFL to improve the lighting at the stop.

### **Parking on Merrow Street**

A member of the public asked why there was no parking restrictions in Merrow Street and whether it would be possible to have some put in. Cllr Bates responded that next year the Council should get the funds from TFL to bring a scheme in.

### **Leaves and road sweeping**

A member of the public raised concern that parked cars were stopping leaves being cleared from streets. Ian Smith responded that parked cars were a difficulty for street cleaning, particularly at this time of year.

## **8. Foundation Hospitals**

Ray Tarling (Guys' and St Thomas' NHS Trust) gave a presentation on Guys' and St Thomas' bid to become a Foundation Hospital and the proposed governance arrangements for both Guys' and St Thomas' Hospital and King's College Hospital. Key points included:

- Greater say for stakeholders including patients, staff, local people
- Financial stability and flexibility
- Better able to respond to local concerns
- Foundations Hospitals will remain part of the NHS and will be unable to leave the NHS
- Bound by the same clinical standards and waiting times targets as the NHS currently is
- Kings to have a Board of Governors' and Guys' to have a Members Council. Fundamentally the same system called different names.
- 38 Governors in total at Guys' – 35 at King's
- 20 places to be split between local residents and non local patients (must have been a patient in the last three years)
- Patient and public together will always have a majority
- 11 governors from partner organisations
- Application to be submitted in December 2003
- Elections to the board of governors to be held in the first half of next year.

The Chair thanked Ray Tarling for the presentation and opened the floor to questions on Foundation Hospitals. Questions raised and responses given were:

- A member of the public raised the issue of transferring of care of pensioners from the Hospital and Social Services in Southwark. He wanted to know how foundation trust status would affect the current situation. Ray Tarling (RT) replied that being able to ask questions like this at the board of governors this is part of the point of Foundation status. On the specific of the question itself he replied that they currently have a duty to work with Social Services and vice versa and that this duty will be the same if they are successful in their bid to become a foundation hospital.
- Is this a way to privatize the NHS? RT responded that provisions in the legislation and guidance ensured that a foundation trust could not leave the NHS, that a legal agreement with a regulator would be required and that if successful the hospital could not carry out more private work than the level it reached by last March.
- Will it lead to new managers on huge salaries? RT responded that pay for executives will be in accordance with the national agenda for change and that they cannot go outside these scales.
- If the Foundation Hospital is not competing with the NHS, who is it competing with? RT replied that the foundation hospital would not be competing with anyone in that way. Competition would be on achieving good quality and shorter waiting times.
- Will Southwark Councillors be able to stand for governors in their capacity as a local resident – separate from the Council allocation to the board of governors? If so will this not potentially boost the representation of Southwark Council on the board of governors to a greater level than it is proposed? RT responded that the more people joined the membership and stood for election to the board the less of a chance of this happening will be.
- How will they insure that they are drawing the membership from all over the area? RT responded that this will be achieved by getting the message out to as wide a part of the community as possible, in part by attending meetings such as these. They will monitor the position and if they find parts of the community are not being reached then they will go back and target these.
- If Foundation Hospitals can raise more private finance then how will this be repaid? RT responded that all private borrowing will be tightly controlled and the amount they can borrow will be set by the regulator as a ratio of turnover. The money would only be borrowed with repayments as security - they will not be able to mortgage the hospital or its assets to raise private finance. If the PCT wished for the hospital to provide a certain service then



against the agreement for them to pay the Hospital for its delivery, the hospital may borrow the monies necessary to enable the provision of this service.

- What happens to non-foundation hospitals who can not borrow? RT responded that in time all hospitals will be able to become foundation hospitals.
- How will board of governors improve standards and how will it be ensured that standards do not deteriorate as a foundation hospital? RT There is a safety net in place that Foundation Hospitals will still have to meet existing NHS standards - there can be no going back on these. As for improvements in the future the potential advantages will include better involvement, ought to be able to do more and deliver better quality. The decisions should be faster, tailored to local needs and will be able to raise a little more capital sooner.

The Chair thanked Ray Tarling for his attendance and asked that the views of the Community Council be fed into the consultation process.

### **Tea / Coffee Break**

The meeting adjourned for a break.

### **Newington Library Announcement**

The Chair agreed during the break to a brief update on Newington Library Michael Beach (Senior Librarian, Newington Library) made a brief announcement to update on the progress of refurbishments at the Newington Library. He explained that building work was on going but that the Children's and youth facilities should both be open by the end of the week.

The Chair thanked Michael Beach for his update.

### **9.Primary Care Trust (PCT)**

Barbara Hills (Southwark PCT) gave a presentation highlighting key local health issues and the role of the Primary Care Trust in the Walworth Area. She outlined current services provided and some of the key work currently being undertaken in the area. Some areas highlighted included mental

health, West Walworth health visit team to get extra support in the Newington area, healthy eating promotion, and smoking cessation targets.

The Chair thanked Barbara Hills (BH) for the presentation and the public then quizzed Barbara Hills on the current work being undertaken by the PCT. Issues raised included:

- What action is being taken by the PCT to combat the growing levels of sexually transmitted diseases in the area? BH responded that a redesigned service is due to start shortly. In addition a lot of work is currently being done on teenage pregnancy.
- What publicity information about the events held by the PCT is made available? BH stated the PCT produced a newsletter but it is not circulated widely. A joint publication with Social services does go to the Libraries.
- Where can people find out how to access local health services? BH indicated that leaflets on this were available from the reception desk in the hall.
- Is the PCT seeking to address the issue of obesity when looking at issues such as diabetes? BH responded that the PCT are looking at the issue of healthy eating and education in this area. There is one or two dietary and cookery schemes in operation. There is a need to increase awareness.

## **10. Work Planning**

The Chair announced that yellow forms had been made available on all seats for members of the public to make suggestions of ideas and issues that they would like to see brought back to future meetings of Walworth Community Council. As time permitted the Chair also asked the audience if they had any verbal suggestions to make. The following ideas were suggested at the meeting:

- Traffic Management issues in East Walworth. In particular rat runs in
  1. Furlow Raod
  2. Rodney Road
  3. Brown Street
- Discussion on the timings of the meetings. In particular the possibility of holding a meeting in the afternoon or at a weekend with an Agenda targeted towards group or groups of people who are unable or unwilling to attend evening meetings such as the young or the elderly.
- The Walworth Road project
- Transport for London should come along to discuss buses and other local transport issues

- Transport for carers and the elderly and flexibility in these arrangements
- The possible closure of Aylesbury Day Centre.
- Feedback on past issues and the outcome of works currently done by the Community Council
- Community Safety in general and the possibility of increased resources in street wardens and Community support officers
- Educational attainment in Walworth schools
- Improvements to playgrounds.

### **11. Members' Decisions**

There were none.

### **12. Appointments of Primary School Governors**

Members appointed the following applicant as a London Education Authority (LEA) School Governor:

#### **RESOLVED:**

That Mr. A Smith be appointed as a governor for Crampton Primary School.

### **Closing comments by the Chair**

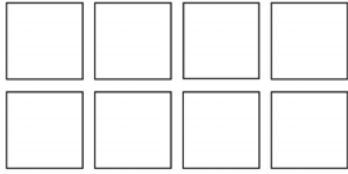
The Chair thanked everyone for attending. He announced that the next general meeting would be on Wednesday 7 January 2004 at the Aylesbury Day Centre (2 Bradenham Close, off Albany Rd).

He also announced a Planning Meeting on Monday 24<sup>th</sup> November, also at the Aylesbury Day Centre, and that all details for the meetings, including minutes and agendas are on the Council website: [www.southwark.gov.uk](http://www.southwark.gov.uk)

The meeting closed at 9:26PM.

**Chair:**

**Dated:**



**COMMUNITY COUNCILS**  
A voice for your community



# Walworth Community Council

## Planning Meeting

**Draft** Minutes of the Camberwell Community Council Planning Meeting held on MONDAY 24 NOVEMBER 2003 at 7.00PM at the Aylesbury Day Centre, Bradenham Close SE17.

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### **Present**

Councillor Jelil Ladipo (Chair), Councillor Neil Watson (Vice-Chair), Councillors Paul Bates and Caroline Pidgeon

### **1. Introduction and welcome by the Chair**

Councillor Ladipo began the meeting by welcoming people, introducing Members and officers.

### **2. Apologies**

Apologies for absence were submitted on behalf of Councillors Margaret Ambrose, Catherine Bowman, James Gurling, Lorraine Lauder and Abdul Mohamed

### **3. Notification of any items which the Chair deems urgent**

There were none

### **4. Disclosure of Members' interests and dispensations**

There were none.

## **5. DEVELOPMENT CONTROL**

### **RESOLVED:**

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports on the agenda 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 the decision or condition are not included in the report relating to an individual item, that they be clearly specified.

### **ITEM 1 /1 Full Planning Permission – 17/19 Trafalgar Avenue SE17**

**PROPOSAL:** Conversion of both properties to eight flats including extensions at rear second floor level and at basement level and rear dormer windows and rooflights at roof level.

### **RESOLVED: Deferred**

A motion was carried to defer the application until the January meeting of the Walworth Community Council (7<sup>th</sup> January) so that further information could be provided on the views of the Traffic Group. Further the Committee wished for more information on the possibility of securing a contribution from the developer towards possible traffic and parking issues arising as a result of the development in the area.

The meeting ended at 8.15pm.

**Chair:**

**Date:**

**MEMBERS & EXTERNAL DISTRIBUTION LIST****MUNICIPAL YEAR 2003/04****COUNCIL: WALWORTH COMMUNITY COUNCIL**

NOTE: Original held by Constitutional Support Unit; amendments to Rachael Knight (Tel: 020 7525 7514)

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Councillor Jelil Ladipo ( <i>Chair</i> )	1		
Councillor Neil Watson ( <i>Vice-Chair</i> )	1	Chief Superintendent Ian Thomas	1
Councillor Margaret Ambrose	1	Borough Commander	
Councillor Paul Bates	1	Southwark Police Station	
Councillor Catherine Bowman	1	323 Borough High Street	
Councillor James Gurling	1	London SE1 1JL	
Councillor Lorraine Lauder	1		
Councillor Abdul Mohamed	1	<b>TRADE UNIONS</b>	
Councillor Caroline Pidgeon	1	John Mulrenan, UNISON Southwark Branch	1
		Roy Fielding, GMB/APEX	1
Libraries	6	Alan Milne TGWU/ACTS	1
Local Studies Library	1	Tony O'Brien, UCATT	1
Press:			
Southwark News	1		
Evening Standard	1		
Dulwich Guardian 819 London Road Cheam Surrey	1		
South London Press	1		
		<b>NEIGHBOURHOOD HOUSING OFFICES</b>	
Southwark Chamber of Commerce	1	Harris Street	1
Nancy Hammond		Rodney Road	1
Room 33		Taplow	1
West House		West Camberwell	1
Peckham Road		West Walworth	1
		One Stop Shop Walworth	1
		151 Walworth Road	
		London, SE17 1 RY	
<b>MEMBERS OF PARLIAMENT</b>			
Harriet Harman, M.P.	1		
Simon Hughes, M.P.	1		
Constitutional Support Officer	80	<b>TOTAL DISTRIBUTION</b>	<b>117</b>
Valerie Shawcross	1	Dated: 19 <sup>th</sup> December 2003	
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<b>EXTERNAL</b>			
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