



COMMUNITY COUNCILS
A voice for your community



Walworth Community Council

Planning Agenda

DATE: Tuesday 20 December 2005	TIME: 7.00pm
PLACE: Aylesbury Day Centre, 2 Bradenham Close (off Albany Rd), London SE17	

- 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 Information:**

Item 1/1 Open land east of Red Lion Row and north of Boyson Road & Aylesbury Day Centre 2 Bradenham Close SE17 2QB -Open planning permission.

- 6. Closing comments by Chair**

ADDITIONAL INFORMATION

Walworth Community Council Membership

Councillor Jane Salmon *Chair*

Councillor Jelil Ladipo *Vice Chair*

Councillor Paul Bates

Councillor Catherine Bowman

Councillor James Gurling

Councillor Lorraine Lauder

Councillor Abdul Mohamed

Councillor Caroline Pidgeon

Councillor Neil Watson

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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.”

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Wheelchair access

The Pasley and the Aylesbury Day Centre is wheelchair accessible.

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

Sharna Quirke

Phone: 0207 525 7385

E-mail: sharna.quirke@southwark.gov.uk

Council Website: www.southwark.gov.uk

Language Needs

If you want information on the Community Councils translated into your language please telephone 020 7525 7514. To inform us of any special needs or requirements, such as transport or signer/interpreter, please telephone 020 7525 7514

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Lati jẽ ki a mõ nipa iranlõwõ tabi idi pato, gegebi okõ (mõto) tabi olutumõ, jõwõ pe telifoonu 020 7525 7514.

Yoruba

Item No.	Classification Open	Date: 10 August 2005	Meeting Name: Walworth Community Council
Report title:			
Ward(s) or groups affected:		All within Walworth Community Council area	
From:		Strategic Director of Regeneration	

RECOMMENDATIONS

291 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.

291 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.

291 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

291 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

291 Members are asked to determine the attached applications in respect of site(s) within the Community Council boundaries.

291 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.

291 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.

291 The sanctioning of enforcement action can also involve costs such as process serving, Court costs and of legal representation.

291 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.

291 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

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

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Borough Solicitor & Secretary

291 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.

291 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.

291 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.

291 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:

291 restrict the development or use of the land;

291 require operations or activities to be carried out in, on, under or over the land;

291 require the land to be used in any specified way; or

291 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.

291 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 WALWORTH CC

on Tuesday 20 December 2005

Appl. Type Outline Planning Permission

Reg. No. 05-CO-0161

Site Open land east of Red Lion Row and north of Boyson Road & Aylesbury Day

TP No. TP/H1059

Centre 2 Bradenham Close SE17 2QB

Ward Faraday

Officer Joost Van Well

Recommendation GRANT

Item 1/1

Proposal

Demolition of existing garages and out buildings, erection of 45 new dwellings, 10 new garages and a new day centre north of

Boyson Road. Demolition of the existing day centre and the erection of 75 new dwellings west of Bradenham Close and public

realm improvement works along Bradenham Close and Boyson Road.

Insert Map for Item 1.

Item No.	Classification	Decision Level	Date
1	OPEN	WALWORTH COMMUNITY COUNCIL	20.12.05
From DEVELOPMENT & BUILDING CONTROL MANAGER		Title of Report DEVELOPMENT CONTROL	
Proposal (05-CO-0161) Demolition of existing garages and out buildings, erection of 45 new dwellings, 10 new garages and a new day centre north of Boyson Road. Demolition of the existing day centre and the erection of 75 new dwellings west of Bradenham Close and public realm improvement works along Bradenham Close and Boyson Road - OUTLINE APPLICATION (SITING)		Address Open land east of Red Lion Row and north of Boyson Road & Aylesbury Day Centre 2 Bradenham Close SE17 2QB Ward Faraday	

PURPOSE

- 1 To advise Members of the progress of the above application, to discuss and seek the Community Council's views before the application is heard by the Planning Committee next year. The application will be considered by the Planning Committee as the proposal relates to more than 50 residential units.

BACKGROUND

- 2 The application relates to the South West corner of the Aylesbury Estate. The application site has two parts. The first one fronting onto Albany Road incorporates the Aylesbury Daycare Centre, a 3-storey building of little architectural merit. The other part is a park between Boyson Road and Red Lion Close, which contains a row of garages and storage sheds fronting onto Red Lion Row.
- 3 Outline planning permission is sought for the erection of up to 120 residential units and the rebuilding of the Aylesbury Day Centre. On the site of the current day centre, up to 75 dwellings would be erected up to a height of 7 storeys. The site in between Boyson Road and Red Lion Close would contain up to 45 flats and a daycare centre. The flats on Boyson Road would be up to a height of 5 storeys, but no height is given for the proposed Day Centre.
- 4 The proposal would have a mix of unit sizes, with:
 - 48 one-bed, two-person units,
 - 34 two-bed, three-person units,
 - 27 two-bed, four-person units,
 - 8 three-bedroom, five-person units,
 - and 3 five-bed, seven-person units.

- 5 The dwellings would all serve as a decant homes for the redevelopment of the Aylesbury Estate. As such, all the provided homes would be socially rented houses. The Council is considering this outline application now so that, if outline permission is granted, the Council's Property Section can negotiate the sale of the site with Registered Social Landlords, who can then in turn develop the socially rented houses.

FACTORS FOR CONSIDERATION

Main Issues

- 6 The main issues in this case are the principle of the development, the loss of green space, the proposed height, bulk and location of the proposed development, the impact on traffic and parking stress, and the impact on residential amenities of neighbouring occupiers.

Planning Policy

- 7 Southwark Unitary Development Plan 1995 [UDP]:
E.1.1 (Safety and Security in the Environment)
E.2.1 (Layout and Building Line)
E.2.2 (Height of Buildings)
E.2.3 (aesthetic Control)
E.2.5 (external space)

C.1.3 (Retention of Existing Community facilities)
C.5.4 (Protection of Open Space)

H.1.2 (Replacement of Housing Accommodation)
H.1.4 (Affordable Housing)
H.1.5 (Dwelling mix of houses)
H.1.7 (Density of New Residential development)

T.1.2 (Location of Development in Relation to the Transport Network)
T.1.3 (Councils' parking Standards)
- 8 The Southwark Plan [Revised Draft] February 2005
2.1 (Enhancement of Community Facilities)

3.2 (Protection of Amenity)
3.3 (Sustainability Appraisal)
3.11 (Quality in Design)
3.13 (Urban Design)

4.1 (Density of residential development)

5.2 (Transport Impacts)

Consultations

- 9 Site Notice: Press Notice:
 4/10/05 6/10/05
- 10 Consultees:
 Transport Group
 The Council's Arboculturalist
 Noise and Pollution Control Team
 Metropolitan Police
 Aylesbury Residents Association
- 11 Flats 1 – 256 (consec), Bradenham, Boyson Road, SE17 2BA
 2 Boyson Road, SE17 2BA
 6 – 28 (even), 28A Westmoreland Road, SE17 2AY
 1 – 12 Red Lion Close, SE17 2BQ
 3 Boundary Lane SE17 2BH
 2 – 20, 10a, 10b, 12a, 12b, 12c, 16a, 16b, 16c, 20a, Boundary Lane, SE17 2BH
 49, 51, 51a, 51b, 53, 55, 57a, 57-59, 59a, 59b, 59c, 61a, 61b, 61c Camberwell Road,
 SE5 0EZ
 flats 1 – 6, Camgate Mansions, Camberwell Road, SE5 0EX
 1, 3, 5, 7, 9 , 11, 13, 13a, 13b, 23-25, 27, 29, 31, 33, 35, 35a, 35b ,35c, 37, 39-45
 Camberwell Road, SE5 0EZ
 Apartment 1 – 47 (consec), Silverthorne Loft Apartments, Albany Road, SE5 0DJ
 Flats 1 – 16 Domville Court, Bagshot Street, SE17 2QQ
 1 – 11 (consec), 1a – 5a (consec), Albany Mews, Albany Road, SE5 0DQ
 2a Westmoreland Road SE17 2AY
 2b Westmoreland Road SE17 2AY
 flats 1, 2, 3, 2b Westmoreland Road SE17 2AY
- Replies from:**
- 12 Metropolitan Police: No Issues
- 13 The Council's Arboculturalist: No objections raised
- 14 Transport Group: No Comments received
- 15 21, 137, 165, 184 and 241 Bradenham, Boyson Road: Support for the application.
- 16 4, 4a, 8 Albany Road, 1, 2, 3, 4, 5, 7, 9 Red Lion Close, 5 Silverthorne Lofts; 400
 Albany Road, 158, 223 Bradenham (13 letters): Objections raised to the scheme for
 the following reasons:
- The building is too high and would lead to overshadowing and a sense of enclosure, loss of light and outlook.
 - The introduction of 120 new units without parking provision would lead to increased congestion and parking stress.
 - Increased overlooking and loss of privacy
 - The not enough garages are reprovided, and no reprovion of the storage sheds.
 - The daycare center seems to be smaller, and objections are made to the loss of daycare facilities.

17 2, 12 Red Lion Close (2 letters): objections raised for the reasons stated above, but only if Red Lion Close is not being demolished (Not a material planning consideration).

18 210 Bradenham: Objection raised if the new buildings would not be under Council's Control (not a material planning consideration)

19 16 Bradenham: No opinion stated

PLANNING CONSIDERATIONS

The principle of the development

20 On 27 September 2005, the Executive agreed in principle to demolish and redevelop the entire Aylesbury Estate, due to the poor condition of the housing stock on the estate and the opportunity to develop a high quality, mixed tenure urban area. One of the decisions was to proceed with the Boyson Road outline permission. At the present time, an 'Area Action Plan' for the entire estate is being drawn up. Initial plans indicate that the first phase to be redeveloped would include the demolition of about 600 dwellings. For the tenants in these units, alternative accommodation has to be provided prior to demolition of the units. The units that would be provided under this scheme would create new accommodation for the residents within the estate, and would provide an important decant location for Phase I of the redevelopment of the entire estate.

21 The existing building (*Aylesbury Day Centre*) is a low-rise three-storey structure surrounded by dense vegetation, which isolates it from Albany Road. The building offers little to the local townscape, and its demolition is welcome. The daycare centre would be reprovided within the site to the requirements of Social Services. As such, no objection is raised to the principle of the development.

The proposed siting and layout of the developments

22 The proposed scheme recognises, acknowledges and would enhance the historic street pattern of the local context, and endeavours to knit the sites back into the traditional urban pattern of development. The placement of the blocks with active frontages and delineated, defined defensible space (front and rear gardens) at the ground floors, minimal numbers of units accessible via shared stair cores, the provision of good amenity space, and good views to both the street and the proposed courtyards would provide a positive enhancement to the local townscape.

23 The proposals for the improvements to the permeability of the sites and the quality of the public realm are welcome and considered important to the sustainability and success of the proposed scheme. The provision of secure paths for pedestrians, cyclists and vehicles has been well considered, and is a clear reversal of the existing pattern of separate pedestrian circulation a full level above the street and ground levels.

- 24 The design and conservation team has raised no objections to the quality of the design concept illustrated in the proposed scheme.

Bulk, Mass, and Height

- 25 The bulk, mass and heights are acceptable in principle. The proposal would have a density of just under 700 habitable rooms per hectare, and as such fits within the Council's density guidelines, which prescribe densities between 300 and 700 habitable rooms per hectare.
- 26 The building heights of the proposal are four to seven storeys, with a daycare centre that would probably be three storeys. This is considered acceptable and fitting in with the streetscape.

Loss of green space

- 27 It is recognised that the proposal would result in the loss of open land in between Red Lion Row and Boyson Road. However, it is considered that this space is little used and that there are severe security issues with the site. Furthermore, the site is next to Burgess Park, and as such there is sufficient green space around the site.

Impact on traffic and parking stress

- 28 Since the proposed units will be used as a decant site for the surrounding flats of the Aylesbury Estate, no new residents will move into the area. Only when the residential units that will form part of the redevelopment of the Aylesbury Estate are built and occupied the number of residents in the local vicinity will go up again.
- 29 There are no parking spaces provided with this proposal, and the overall masterplan for the Aylesbury Estate would provide parking for the units for which outline permission is being requested under this application. By using the entire available site for housing and provide the associated parking spaces later it will enable more decant units to be provided. Furthermore, parking for the units can be provided as part of a wider mobility strategy as part of the Area Action Plan, and not at a ad hoc basis.

COMMUNITY IMPACT STATEMENT

- 30 In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. This application has to be seen in the wider context of the redevelopment of the Aylesbury Estate, and as such the implication on the local community are significant.
- 31 The daycare centre will be replaced with the existing one only being demolished when the new one opens. As such, there will be limited impact on the provision health care facilities to local residents.
- 32 With regards to leaseholders and tenants of the surrounding flats of the Aylesbury Estate, the plans as laid out in the current outline application will result in building works which will disrupt residential amenities of the estate in terms of noise and disturbance, however, this is not a material planning matter and will be monitored by

Environmental Health. The proposal also results in the loss of green space between Boyson Road and Red Lion Row. However, the leaseholders and the tenants would, during the redevelopment of the entire estate, move into accommodation that would provide a better standard of accommodation as well as being structurally sound and benefiting from adequate heating systems. Moreover, the redevelopment would create a neighbourhood of a more mixed tenure and will create a more pleasant living environment.

- 33 As such, although the building works will create a nuisance to residents, the overall redevelopment of the estate will create a better living environment, both in terms of the actual flats as in terms of the overall estate.

SUSTAINABLE DEVELOPMENT IMPLICATIONS

- 34 The proposal will provide a development up to the Council's density range and will make better use of these sites.

LEAD OFFICER	Anne Lippitt	Interim Head of Development & Building Control
REPORT AUTHOR	Joost Van Well	Planning Officer Development Control [tel. 020 7525 5410]
CASE FILE	TP/H1059	
Papers held at:	Regeneration Department, Council Offices, Chiltern, Portland Street SE17 2ES [tel. 020 7525 5402]	

MEMBERS & EXTERNAL DISTRIBUTION LIST MUNICIPAL YEAR 2005/06

COUNCIL: WALWORTH COMMUNITY COUNCIL

NOTE: Original held by Constitutional Support Unit;
Amendments to Sharna Quirke (Tel: 020 7525 7385)

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Councillor Abdul Mohamed	1	64 Camberwell Road	
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