

COMMUNITY COUNCILS
A voice for your community



Walworth Community Council

Planning Agenda

DATE: Monday December 4 2006	TIME: 7.00pm
PLACE: Aylesbury Day Centre, 2 Bradenham Close (off Albany Rd), London SE17 (Faraday)	

- 1. Welcome and introductions**
- 2. Apologies**
- 3. Notification of any items which the Chair deems urgent**
- 4. Disclosure of Members' interests and dispensations**
- 5. Minutes from the (Planning) Community Council meeting, to be agreed.**
- 6. Planning Application for Decision:**
 - Item 6.1: 6 CAMBERWELL ROAD, LONDON, SE5 0EN (Planning Permission)**
 - Item 2: NEWINGTON INDUSTRIAL ESTATE, CRAMPTON STREET, LONDON, SE17 3AZ (Variation of condition)**

ADDITIONAL INFORMATION

Walworth Community Council Membership

Councillor Abdul Mohamed Chair
Councillor Lorraine Lauder Vice-Chair
Councillor Paul Bates
Councillor James Gurling
Councillor Jelil Ladipo
Councillor Kirsty McNeil
Councillor Caroline Pidgeon
Councillor Jane Salmon
Councillor Martin Seaton

Carers' Allowances

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Deputations

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

Exclusion of Press and Public

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

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

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Wheelchair access

Wheelchair access to the venue is via the main entrance.

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

Caroline Chalklin
Phone: 0207 525 7385
E-mail: caroline.chalkin@southwark.gov.uk
Council Website: www.southwark.gov.uk

Language Needs

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আপনি যদি আপনার ভাষায় কমিউনিটি কাউন্সিল সম্বন্ধে তথ্য চান তাহলে অনুগ্রহ করে 020 7525 0640 নম্বরে টেলিফোন করুন

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

Bengali

Kendi dilinizde Toplum meclisleri hakkønda bilgi almak için 020 7525 7514'nolu telefonu arayønøz. Özel gereksinimlerinizi bize bildirmek için 020 7525 7514'nolu telefonu çeviriniz.

Turkish

Haddii aad doonayso warbixin ku saabsan qoraalka Kawnsalkada Bulshada oo ku turjuman af Soomaali fadlan tilifoon u dir 020 7525 7514
Si aad noogu sheegto haddii aad leedahay baahi gaar ama wax gooni kuu ah sida gaadiid, af celiyaha dadka indha la' fadlan tilifooni 020 7525 7514

Somali

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Chinese

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Si precisa información sobre los departamentos sociales (Community Councils) traducida a su idioma, por favor llame al número de teléfono 020 7525 7514

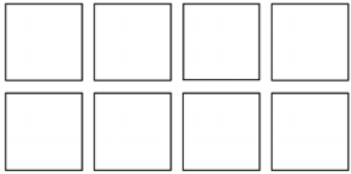
Si tiene necesidades o requisitos específicos, como es transporte especial o un intérprete, por favor llame al número de teléfono 020 7525 7514

Spanish

Lati bēre fun itumø irohin nipa Council agbegbe re (Community Council) ni ede abini re, jowø pe telifoonu 020 7525 7514.

Lati je ki a mo nipa iranlowø tabi idi pato, gegebi oko (moto) tabi olutumø, jowø pe telifoonu 020 7525 7514.

Yoruba



COMMUNITY COUNCILS
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REVISED DRAFT MINUTES

Walworth Community Council

Planning Meeting

Draft Minutes of the Walworth Community Council Planning Meeting held on
Monday 23 October 2006 at 7.00PM
at Aylesbury Day Centre, Bradstock Close, SE17

Present

Councillors: Lorraine Lauder (Vice-Chair), James Gurling, Caroline Pidgeon, Jane Salmon and Kirsty McNeil

Officers: Caroline Chalklin (CCDO), Ellen Fitzgerald (Legal), and Tim King (Planning)

The meeting opened at **7.10pm**.

0. **Election of Acting-Chair:** In the absence of the Chair and Vice-Chair, the Members present agreed that Councillor Gurling would act as Chair.
1. **Introduction and welcome by the Chair**
Councillor Gurling began the meeting by welcoming people, introducing Members and officers.
2. **Apologies**
Apologies for absence were submitted on behalf of Councillors Mohamed, Seaton, Ladipo and Bates. Apologies for lateness were received from Councillor Lauder.
3. **Disclosure of Members' interests and dispensations**
Before the commencement of Item 6.2 Cllr McNeil Indicated that she may wish to address the committee as a Ward member on this item and withdrew from the committee for the duration of this item.
4. **Notification of any items the Chair deems urgent**
None.
5. **Confirmation of minutes**

RESOLVED: That the minutes of the Planning meeting held on August 10 2005 be approved as a true and accurate recording of that meeting, and be signed by the Acting-Chair.

RECORDING OF MEMBERS' VOTES

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

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

6. 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

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 6/1 1-20 Pascall House, Draco Street, SE17 3HP
(Council's Own Development Regulation 3)

Proposal (06-AP-0085)

Replacement of existing windows with double-glazed, powder-coated, aluminum windows

Recommendation That planning permission be granted for the reasons outlined in the draft decision note.

Procedure Planning Officer presented the Item. He pointed out that there were two supporters and one objector.

Members asked questions of the planning officers.

There were no objectors present.

The Applicant was not present.

Members then debated the item and voted.

Resolved Grant; subject to the reasons outlined in the draft decision notice.

At this point Councillor Lauder assumed the Chair from Councillor Gurling.

Councillor McNeil declared an interest in Item 6/2, as Ward Councillor.

Item 6/2 14-16 Wansey Street, SE17 1HL
(Full Planning Permission)

Proposal (06-AP-0961)

Retrospective planning permission for the retention of extended roof terrace to block D which has been extended towards Ethel Street, as a modification of that approved under planning permission ref: 04-AP-2114.

Recommendation That planning permission be granted subject to conditions.

Procedure Planning Officer presented the Item. He pointed out that there were three objectors.

Members asked questions of the planning officers.

There were no objectors present.

The Applicant stated that the planned extension to the roof terrace was not at the back of the building.

Councillor McNeil made no comments.

Members then debated the item and voted.

Resolved Grant subject to the reasons outlined in the draft decision notice and subject to the condition that railings of a suitable height and design be installed within 2 months.

Councillor McNeil rejoined the committee.

Item 6/3 14-16 Wansey Street, SE17 1HL
(Full Planning Permission)

Proposal (06-AP-0957)

Retrospective planning permission for the retention of extended roof terraces on block B & C as an amendment to approved planning application ref. 04-AP-2144.

Recommendation That planning permission be granted subject to conditions.

Procedure Planning Officer presented the Item. He pointed out that there were three objectors.

Members asked questions of the planning officers.

There were no objectors present.

The Applicant stated that railings of 1.1 metre height would be installed for safety.

Members then debated the item and voted.

Resolved Grant, subject to the reasons outlined in the draft decision notice and subject to final approval be deferred to the Planning Officer.

Meeting closed 8.05 pm

Signed:

Date:

Item No. 6	Classification: Open	Date: December 4 2006	Meeting Name: Walworth Community Council
Report title:		Development Control	
Ward(s) or groups affected:		Walworth Community Council area: East Walworth, Faraday and Newington Wards	
From:		Strategic Director of Regeneration	

RECOMMENDATIONS

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

BACKGROUND INFORMATION

4. The Council's powers to consider Community Council Planning business detailed in Article 10 under Role and Functions of Community Councils were agreed by the Constitutional Meeting of the Council on 31 May 2006. The Matters Reserved to the Planning Committee and Community Councils Exercising Planning Functions are described in Part 3F of the Southwark Council Constitution 2006/07. These functions were delegated to the Planning Committee and Community Councils.

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. The draft decision notice will detail the reasons for any approval or refusal.
7. Applicants have the right to appeal to the First Secretary of State 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.
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. Any additional conditions required by the Committee will be recorded in the Minutes and the final planning permission issued will reflect the requirements of the Community Council.
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 as amended 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 and the London Plan adopted by the Mayor of London in February 2004. The enlarged definition of "development plan" arises from s38(2) of the Planning and Compulsory Purchase Act 2004. Where there is any conflict with any policy contained in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published, as the case may be (s38(5) Planning and Compulsory Purchase Act 2004).

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 Office of the Deputy Prime Minister Circular 05/2005. Provisions of legal agreements must fairly and reasonably relate to the provisions of the development plan and to planning considerations affecting the land. The obligations 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 25 th March 2005	Community Council Development Team, Southwark Town Hall, Peckham Road SE5 8UB	Caroline Chalklin 020 7525 7385
Each application has a separate planning case file	Council Offices Chiltern Portland Street London SE27 3ES	The named case Officer as listed or Joe Battye 020 7525 5447

APPENDIX 1

Audit Trail

Lead Officer	Glen Egan, Acting Borough Solicitor & Secretary	
Report Author	Ellen FitzGerald, Acting Principal Planning Legal Officer Caroline Chalklin, Community Councils Development Team, Constitutional Support Officer (Executive)	
Version	Final	
Dated		
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER		
Officer Title	Comments Sought	Comments included
Glen Egan, Acting Borough Solicitor & Secretary	Yes	Yes
Paul Evans Strategic Director of Regeneration	No	No
Joe Battye Development & Building Control Manager	No	No

ITEMS ON AGENDA OF THE WALWORTH CC

on Monday 04 December 2006

Appl. Type Full Planning Permission
Site 6 CAMBERWELL ROAD, LONDON, SE5 0EN

Reg. No. 06-AP-0990
TP No. TP/2064-6
Ward Faraday
Officer David Williams

Recommendation GRANT

Item 1/1

Proposal

Retention of the use as a disability and special needs vehicle hire services to include, NHS non emergency patient transport vehicles and school buses.

Appl. Type Full Planning Permission
Site FORMER NEWINGTON INDUSTRIAL ESTATE, CRAMPTON STREET, LONDON, SE17 3AZ

Reg. No. 06-AP-1952
TP No. TP/H1033A
Ward Newington
Officer Kevin Tohill

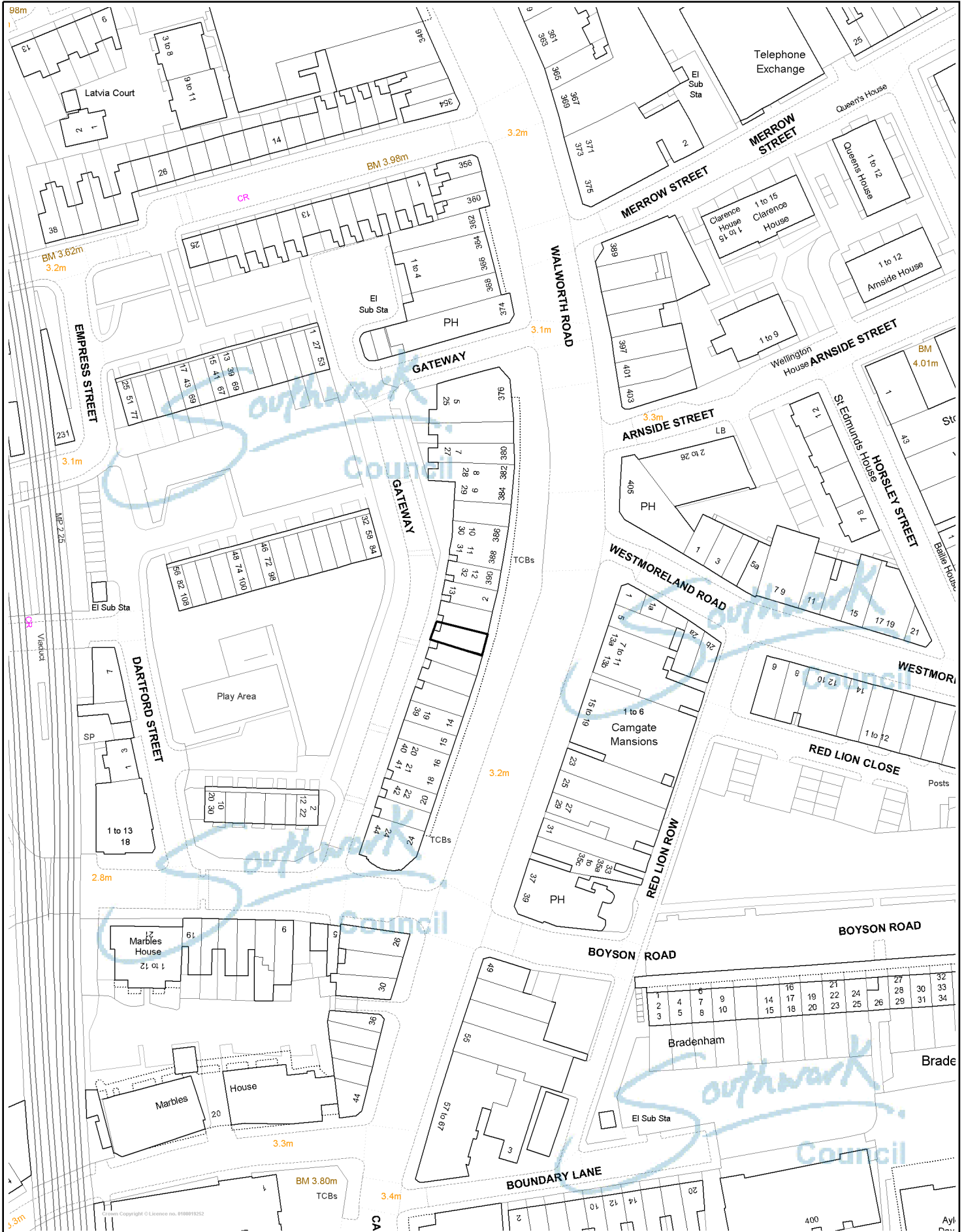
Recommendation GRANT

Item 1/2

Proposal

Variation of condition (6) attached to planning permission dated 29.7.2005 (ref: 04-AP-0544), for the development of two five storey buildings fronting Crampton Street and a part 7, part 8 and part 9 storey building along the rear of the site adjacent to the railway line to allow the provision of one satellite dish per building, a total of three satellite dishes, on the roofs of the buildings.

6 Camberwell Road



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Claire Cook
 Scale 1/1250
 Date 22/11/2006

Southwark Council

Item No. 6.1	Classification OPEN	Decision Level Walworth Community Council	Date 04/12/2006
From Development and Building Control Manager		Title of Report DEVELOPMENT CONTROL	
Proposal (06-AP-0990) Retention of use as a disability and special needs vehicle hire services to include, NHS non emergency patient transport vehicles and school buses.		Address 6 CAMBERWELL ROAD, LONDON, SE5 0EN Ward Faraday	

PURPOSE

- 1 To consider the above application which is for Community Council decision due to the number of objections received.

RECOMMENDATION

- 2 Grant Planning Permission, subject to conditions.

BACKGROUND

Site location and description

- 3 The application site is located on the north western side of Walworth Road and forms part of a parade of shops located at both ground and basement floor level with residential above. The property is currently being used for a private hire car service and is located within a designated secondary shopping frontage 2 - 24 (even) Walworth Road in the adopted UDP and within an undesignated shopping frontage in the Southwark plan 2006 [modifications version].

Details of proposal

- 4 This application is a retrospective planning application to regularise and continue the use as a disability and special needs vehicle hire service to include, NHS non emergency patient transport vehicles and school buses. The previous use of the property was as a dry cleaners. No external alterations are proposed to the property. The applicant has run his company for a total of 12 years, before being previously located at 6 Camberwell Grove he was located at 1B Camberwell Grove which he handed back to the Council in 2004, prior to taking up occupation at 6 Camberwell Road.

Planning history

- 5 There is no planning history on the case file relating to this address.

Planning history of adjoining sites

- 6 No planning history on the case file relating to either 4 or 8 Camberwell Road.

FACTORS FOR CONSIDERATION

Main Issues

- 7 The main issues in this case are:
- a] the principle of the development in terms of land use and conformity with strategic policies.
 - b] The principle of the change of use to car hire service and the amenity of adjoining/ surrounding residents, in particular those located above the shop.

Planning Policy

- 8 At its meeting on 29th June 2006 the Council resolved to adopt the Southwark Plan subject to modifications. Therefore apart from a small number of exceptions, the policies in the Southwark Plan now have significant weight in the determining of planning applications. Whilst the 1995 Unitary Development Plan remains the statutory Development Plan until such time as the Southwark Plan is formally adopted it is likely that, in determining pending applications, the Council will give predominant weight to Southwark Plan policies. Upon formal adoption the policies in the Southwark Plan will be applied unless material considerations indicate otherwise.

Southwark Plan 2006 [Modifications Version];

Policy 1.11 - Small scale shops and services outside the town and local centres and protected shopping frontages.
Policy 3.2 - Protection of Amenity.

Southwark Unitary Development Plan 1995 [UDP];

Policy S.1.2 - Secondary Shopping Frontages.
Policy 3.1 - Protection of Amenity.

London Plan 2004:

N/A.

Planning Policy Guidance [PPG] and Planning Policy Statements [PPS];

N/A.

Consultations

- 9 Site Notice: 27/06/2006

Press Notice: N/A.

Internal Consultees:

Traffic Group.

Statutory and non-statutory consultees:

N/A.

Neighbour consultees:

Refer to aco laid neighbour consultee list attached (Appendix 1).

Re-consultation:

N/A.

Consultation replies

10 Internal Consultees:

Traffic Group: No objections, however, any loading associated with the use should not take place on Camberwell Road due to the bus lane and bus stop situated outside the premises.

Statutory and non-statutory consultees:

N/A.

Neighbour consultees:

A petition was received (10 Gateway) on 19th July on behalf of 30 residents located in the Block above the premises known as "Gateway". The objections include the following:

- 1) Shop has not been used as a Dry Cleaners for years;
- 2) rear of the car hire service (Gateway) being used as car, cabs and buses parking area and loading area (resident also indicates problems with vehicles from the Bread Shop and driving school) to the detriment of other residents spaces and blocking associated vehicles relating to the block above;
- 3) usage associated with unsociable hours ie music, including other businesses within the designated secondary shopping frontage: and
- 4) problems associated with refuse and rats.

15 Gateway: Noise from the office downstairs when they assemble outside, play music. Parking of cars and other larger vehicles outside in large "circles".

Re-consultation:

N/A.

PLANNING CONSIDERATIONS

Principle of development

- 11 The principle of the use as a car hire service (Sui Generis use) would comply with the Council's policies in the adopted UDP as the property is within a designated secondary shopping frontage and it is considered, does not affect the retail character

of the frontage which would still have more than 60% (A1use) retail use . The property is not within a designated shopping frontage in the Southwark Plan and is not considered to harm the amenity of surrounding occupiers, nor the vitality and viability of nearby shops. The development is therefore considered acceptable in principle, having regard to all relevant Plan policies.

Environmental impact assessment

- 12 Not required.

Impact of proposed development on amenity of adjoining occupiers and surrounding area

- 13 Although, there has been a number of objections to the premises being used as a car hire service, it is not considered that this continued use would detrimentally affect the amenity of adjoining/surrounding residents/occupants, and in particular the "Gateway" residents located above this shopping parade.
- 14 The residents living in the Gateway Block face onto Walworth Road where a number of bus services run in either direction, including being in close proximity (walking distance) from Elephant & Castle which is well served by a underground (tube) and overhead (train) service. Whilst it is appreciated that parking spaces are scarce, the applicant provides a service for the disabled, persons with special needs and the more vulnerable members of the community who have difficulty in travelling by other modes of public transport. Furthermore, more able-bodied members of the public are encouraged by the Government, the Mayor of London and the Council to take public transport. The Council considers that some weight can be attributed to these issues in determining this application, having regard to improved outcomes for local people.
- 15 The occupation of all the car parking spaces to the rear of the premises is regrettable but unavoidable as people will use their vehicles despite being located in an inner city area with good public transport. Additionally, it is considered that noise from the occupants/ users of the (shops) below and in particular to the rear of the building are not based on noise emission from the premises but people using the rear gateway entrances to other shops.

Impact of adjoining and nearby uses on occupiers and users of proposed development

- 16 The uses within this designated shopping parade (2 - 24 Camberwell Road), include the following:
- No: 2 - Hair Saloon (A1).
 - No: 4 - Retail Shop/Chinese Medicine (A1).
 - No: 6 - Ruskin Car Hire (Sui Generis).
 - No: 8 - Snack Bar/Cafe (A1).
 - No: 10 - BSM Instructor (A2).
 - No:12 - 14 - Bakery (A1).
 - No: 16 - Barbers/Retail Shop (A1).
 - Nos: 18 - 20 - Vacant.
 - Nos: 22 - Retail Shop (A1).
 - No: 24 - Southwark recruitment Agency (A2).

It is not considered that the use's continued operation would have an adverse effect

on its surroundings, especially in view that it has already operated for a significant period of time, without complaint.

Traffic issues

- 17 The Traffic Group has no objections to this application. Residents have raised problems with vehicles parking and loading in Gateway to the rear of the property. Gateway is not a public highway and is owned by the Housing Directorate. As it is not public highway, it would be difficult for the Local Planning Authority to sustain a refusal on the basis of highway safety. This issue will be referred to the Housing Directorate.

Design issues

- 18 None identified.

Impact on character and setting of a listed building and/or conservation area

- 19 This application premises is not located within a Conservation Area and/or does it adjoin a listed building.

Planning obligations [S.106 undertaking or agreement]

- 20 None identified.

Other matters

- 21 None identified.

Conclusion

- 22 It is considered that this change of use application to car hire service is acceptable in policy terms and would not detrimentally affect the amenity of adjoining/ surrounding residents/occupants. It is recommended that planning permission is granted.

COMMUNITY IMPACT STATEMENT

- 23 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. Consultation with the community has been undertaken as part of the application process.

a] The impact on local people is set out above.

b] The following issues relevant to particular communities/groups likely to be affected by the proposal have been identified as the principle of the change of use and the amenity of adjoining/ surrounding residents/occupants.

c] The likely adverse or less good implications for any particular communities/groups have been also been discussed above. Specific actions to ameliorate these implications is not applicable in this instance.

SUSTAINABLE DEVELOPMENT IMPLICATIONS

- 24 The proposal will contribute to the long term employment of local people, creating additional jobs and securing the vitality and viability of this shopping parade.

LEAD OFFICER	Ms Joe Battye	Head of Development & Building Control
REPORT AUTHOR	David Williams	Snr Planning Officer Development Control [tel. 020 7525 5446]
CASE FILE	TP/2064-6	
Papers held at:	Regeneration Department, Council Offices, Chiltern, Portland Street SE17 2ES [tel. 020 7525 5403]	

RECOMMENDATION

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

Applicant	R J Lynch	Reg. Number	06-AP-0990
Application Type	Full Planning Permission	Case Number	TP/2064-6
Recommendation	Grant		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Retention of the use as a disability and special needs vehicle hire services to include, NHS non emergency patient transport vehicles and school buses.

At: 6 CAMBERWELL ROAD, LONDON, SE5 0EN

In accordance with application received on 24/05/2006

and Applicant's Drawing Nos. Dwg.nos.RUSKIN/01 & RUSKIN/03 rec'd.07/06/06. 6 x A4 sheet/photo's rec'd 08/06/06.

Subject to the following condition:

Reasons for granting planning permission.

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

- a] Policies [1.11 - Small scale shops and services outside the town and local centre and protected shopping frontages & 3.2 - Protection of Amenity] of the Southwark Plan 2006 [Modifications Version].
- b] Policies [S.1.2 - Secondary Shopping Frontages & 3.1 - Protection of Amenity] of The Southwark Unitary Development Plan 1995

Planning permission was granted as there are no, or insufficient, grounds to withhold consent on the basis of the policies considered and other material planning considerations.

Crampton Industrial Estate



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Claire Cook
Scale 1/1250
Date 22/11/2006

Southwark
Council

Item No. 6.2	Classification OPEN	Decision Level WALWORTH COMMUNITY COUNCIL	Date 4 December 2006
From DEVELOPMENT & BUILDING CONTROL MANAGER		Title of Report DEVELOPMENT CONTROL	
Proposal (06-AP-1952) Variation of condition 6 attached to the planning permission dated (ref: 04-AP-0544) for the development of two five storey buildings fronting Crampton Street and a part 7, part 8 and part 9 storey building along the rear of the site adjacent to the railway line, to allow the installation of one dish per building, a total of three satellite dishes on the roofs of the buildings.		Address NEWINGTON INDUSTRIAL ESTATE, CRAMPTON STREET, LONDON, SE17 3AZ Ward Newington	

PURPOSE

- 1 To consider the above application which is for Community Council consideration due to the number of objections received.

RECOMMENDATION

- 2 To approve the variation of condition 6 attached to decision notice ref: 04-AP-0544, to permit the installation of three satellite dishes on the roofs of the buildings.

BACKGROUND

Site location and description

- 3 The site at Newington Industrial Estate is located along Crampton Street and Amelia Street, with the rear of the site adjacent to the railway line. The development currently under construction comprises 17 live work units, 180 new flats, 5 work units, a semi-basement car park with 83 parking spaces and the retention of the existing industrial shed (unit 19-24) at the western end of the site. The units are contained in 3 Buildings, currently referred to as buildings 1, 2 and 3.
- 4 The surrounding area comprises of predominately residential properties with the site being adjacent to the eastern boundary of the Pullens Estate which has been designated a Conservation Area. The area also comprises of a an existing light industrial unit and four storey Victorian tenement buildings to the south (Pullens Estate), low to medium rise housing blocks to the north and the railway viaduct which are occupied by small businesses (in Robert Dashwood Way) to the east.

Details of proposal

- 5 This application is to vary Condition 6 of planning permission ref: 04-AP-0544. The Council granted planning permission for redevelopment of the existing industrial site to

provide three new buildings - two five storey buildings fronting Crampton Street and a part 7, part 8 and part 9 storey building along the rear of the site adjacent to the railway line to comprise live and work units, flats both social and private flats, work units, car park and the retention of the existing industrial shed (units 19-24) at the western end of the site.

6. **Condition 6** stated:

"Notwithstanding the provision of Part 24 and Part 25 of the Town and Country Planning General Permitted Development Order (or amendment or re-enactment thereof) no external communications, equipment or structures shall be placed on the roof or any other part of the building hereby permitted without the prior written consent of the Council, to whom a planning application must be made."

7. Permission is sought to erect 3 satellite dishes on the roofs of Buildings 1,2 and 3, one dish per building. The satellite dish's will measure 800mm x 600mm. The total height from top of dish to bottom of arm is 850mm, the depth from rear dish bracket to end of arm is 625mm. The dishes are proposed to face in a south east direction to ensure optimum signal reception.
8. The dishes proposed, would be used to provide a communal reception for satellite television to the units, they will be a use incidental to the enjoyment of the units and will result in residents not needing individual dishes.

Planning history

9. Planning permission was granted in July 2005 for the redevelopment of industrial sheds to provide two five storey buildings fronting Crampton Street and a part 7, part 8 and part 9 storey building along the rear of the site adjacent to the railway line to comprises 17 live work units, 180 new flats, 5 work units, a semi-basement car park with 83 parking spaces and the retention of the existing industrial shed (unit 19-24) at the western end of the site. The units are contained in 3 Buildings, currently referred to 1, 2 and 3.
10. There is a current application, for the change of use from Class B1 (Business Unit) to mixed Class A1/A3 (Use Class) within the application building.
11. There is a current Enforcement case regarding the erection of a utilities box on corner of Crampton Street and Illife Street, without notifying Council on siting and placement. This structure is situated within a Conservation Area (Pullen's Estate)

Planning history of adjoining sites

12. Nothing Relevant

FACTORS FOR CONSIDERATION

Main Issues

13. The main issues in this case are:
- a] the principle of the development in terms of land use and conformity with strategic policies.
 - b] the impact of the proposed development on the local amenity.

Planning Policy

14. At its meeting on 29th June 2006 the Council resolved to adopt the Southwark Plan subject to modifications. Therefore apart from a small number of exceptions, the policies in the Southwark Plan now have significant weight in the determining of planning applications. Whilst the 1995 Unitary Development Plan remains the statutory Development Plan until such time as the Southwark Plan is formally adopted it is likely that, in determining pending applications, the Council will give predominant weight to Southwark Plan policies. Upon formal adoption the policies in the Southwark Plan will be applied unless material considerations indicate otherwise.

Southwark Plan 2006 [Modifications Version]

Policy 3.2 - Protection of Amenity

Policy 3.11 - Quality in Design

Policy 3.24 - Telecommunications

Unitary Development Plan 1995

Policy E.2.3 'Aesthetic Control'

Policy E.3.1 'Protection of Amenity'

Policy E.4.3 'Proposals Affecting Conservation Areas'

Consultations

Site Notice

23rd October 2006

Press Notice

None

Internal Consultees

N/A

Statutory and non-statutory consultees

None

Neighbour consultees

Unit 7 Peacock Yard SE17 3LH

6 Robert Dashwood Way SE17 3PZ

12A Peacock Street London SE17 3LF

13, 13A Iliffe Yard

7A, 8, 13A Peacock Yard

Flat 110 11 Steedman Street SE17 3AF

9 Steedman Street SE17 3AG

Unit G01-G12 9 Steedman Street SE17 3AG

Flat 101-112 9 Steedman Street SE17 3AG

Flat 201-212 9 Steedman Street SE17 3AG

Flat 301-312 9 Steedman Street SE17 3AG

Flat 401-412 9 Steedman Street SE17 3AG

Flat 501-512 9 Steedman Street SE17 3AG

Flat 601-612 9 Steedman Street SE17 3AG

Flat 701-712 9 Steedman Street SE17 3AG

Flat 801-812 9 Steedman Street SE17 3AG
Flat 901-904 9 Steedman Street SE17 3AG
Flat 1 11 Steedman Street SE17 3AF
Flat 101-104 11 Steedman Street SE17 3AF
Flat 201-204 11 Steedman Street SE17 3AF
Flat 301-304 11 Steedman Street SE17 3AF
Flat 401-404 11 Steedman Street SE17 3AF
Flat 501-504 11 Steedman Street SE17 3AF
Flat 601-604 11 Steedman Street SE17 3AF
44- 98 Crampton Street SE17 3AE
100-184 Crampton Street SE17 3AE
56-78 Marlborough Close SE17 3AP
52-66 Amelia Street SE17 3AR
55-77 Marlborough Close SE17 3AW
89- 96 (cons) Illffe Street se17 3LL
186, 186A Crampton Street SE17 3AE
18, 18A Amelia Street SE17 3PY
52, 56A Crampton Street SE17 3AE
9, 9A Peacock Yard SE17
11 Steedman Street SE173AF
8A, 8-9A, 10, 10A, 11A, 12, 12A Peacock Yard SE17 3LH
7 Robert Dashwood Way SE17 3PZ
Flat 1-32 Hughes House 62 Casnterbury Place SE17 3AH
Unit 19-24 Newington Industrial Estate 87 Crampton Street SE17 3AZ
4-8, 7-7A, 11 and 13 Peacock Yard

Re-consultation

None

Consultation replies

Internal Consultees

N/A

Statutory and non-statutory consultees

N/A

Neighbour consultees

Objections

94, 98 and 102 Crampton Street

Objections appear to relate to the original application for the redevelopment of the site and include the loss of green space within the area and loss of light to their properties.

56 Marlborough Close

Objections regarding the size and scale of the current development, and how satellite dishes would adversely effect the area further.

74 Marlborough Close

Objection as the satellite dishes would not enhance the area.

Re-consultation

N/A

PLANNING CONSIDERATIONS

Principle of development

15. In principle the scheme is considered acceptable as it would provide a communal service for the units and would there would be no need for residents to have individual dishes. Additional satellite dishes on the property would impact on the visual amenity of the local area, one per building would not.

Environmental impact assessment

16. The proposal would not have any environmental impact.

Impact of proposed development on amenity of adjoining occupiers and surrounding area

17. One dish is proposed to be located on the roof of each building. The exact position of each satellite dish will be located adjacent to one of the lift housing equipment rooms (identified as the 'lift over run' on the attached plan). The satellite dishes will be attached to the lift housing to ensure that the visual impact of the dishes are minimised. The lift housing will provide a backdrop to the satellite dishes, particularly from the south and eastern elevations. The lift housing will also screen the satellite dishes from the north and western elevations, thereby minimising the visual impact of the dishes. The combination of the well considered siting of the dishes and the height of the buildings from street level and surrounding building, ensures that the proposed dishes do not create a significant visual impact, on the local area.

Impact of adjoining and nearby uses on occupiers and users of proposed development

18. The installation of a single satellite dish with a communal use would remove the need for individual dishes to be installed for each unit, avoiding detrimental visual impact which has taken place within the borough on other sites from clusters of dishes.

Traffic issues

19. There will be no traffic issues associated with this proposal.

Design issues

20. The design of the satellite dishes is governed by their ability to receive signals for digital television and have the normal appearance of such dishes. They have been sited so as to be as unobtrusive as possible and will avoid the need for occupiers to have a dish each.

Impact on character and setting of a listed building and/or conservation area

21. The combination of the well considered siting of the dishes and the height of the buildings from street level and surrounding building, ensures that the proposed dishes do not create a significant visual impact, on the Pullen's Estate Conservation Area. It will also result in residents sharing the dish rather than have a number of dishes on

the elevations of the building which would have a significant impact on the adjoining Pullen's Estate Conservation Area.

Planning obligations [S.106 undertaking or agreement]

22. There is no requirement for a Planning Obligation at the current time.

Other matters

23. Residents have raised issues in respect to the redevelopment of the building rather than this application. This proposal will not result in the loss of any green area nor will it result in loss of light to residents opposite.

Conclusion

24. The combination of the well considered siting of the dishes and the height of the buildings from street level and surrounding building, the proposed dishes do not create a significant visual impact, on the local area.
25. This development would have a positive impact on the local area, as the installation of a single satellite dish with a communal use, would remove the need for individual dishes to be installed for each unit within the site. As such it is recommended that the application is granted planning permission and approve the variation of condition 6 attached to decision notice ref: 04-AP-0544.

COMMUNITY IMPACT STATEMENT

26. 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. Consultation with the community has been undertaken as part of the application process.
27. a) The impact on local people is set out above.
28. b) There are no issues relevant to particular communities/groups likely to be affected by the proposal.
29. c) There are no likely adverse or less good implications for any particular communities/groups have been also been discussed above.

SUSTAINABLE DEVELOPMENT IMPLICATIONS

30. The proposal will reduce the need for residents to have individual dishes which will save the materials and energy require to produce the additional dishes.

LEAD OFFICER	Ms Joe Battye	Head of Development & Building Control
REPORT AUTHOR	Kevin Tohill	Planning Enforcement Officer [tel. 020 7525 5560]
CASE FILE	TP/H1033A	
Papers held at:	Regeneration Department, Council Offices, Chiltern, Portland Street SE17 2ES [tel. 020 7525 5403]	

RECOMMENDATION

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

Applicant	Crampton Developments Ltd	Reg. Number	06-AP-1952
Application Type	Full Planning Permission		
Recommendation	Grant	Case Number	TP/H1033A

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Variation of condition (6) attached to planning permission dated 29.7.2005 (ref: 04-AP-0544), for the development of two five storey buildings fronting Crampton Street and a part 7, part 8 and part 9 storey building along the rear of the site adjacent to the railway line to allow the provision of one satellite dish per building, a total of three satellite dishes, on the roofs of the buildings.

At: FORMER NEWINGTON INDUSTRIAL ESTATE, CRAMPTON STREET, LONDON, SE17 3AZ

In accordance with application received on 06/10/2006

and Applicant's Drawing Nos. (SK)378

Subject to the following conditions:

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

Reason

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

Reasons for granting planning permission.

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

- a] Policies 3.2 'Protection of Amenity', 3.11 'Quality in Design', 3.24 - 'Telecommunications' of the Southwark Plan 2006 [Modifications Version].
- b] Policies E.2.3 'Aesthetic Control', E.3.1 'Protection of Amenity' Policy E.4.3 'Proposals Affecting Conservation Areas' of The Southwark Unitary Development Plan 1995

Planning permission was granted as there are no, or insufficient, grounds to withhold consent on the basis of the policies considered and other material planning considerations.

Informatives

- 1 The applicant be advised that an other external communications, equipment or structure will require planning permission by virtue of Condition 6 attached to the planning permission dated 29.7.2005.
- 2 The applicant be advised that this permission relates to variation of condition 6 only and to the provision of 3 satellite dishes, any changes to the elevations from the approved drawings will require a separate planning application.

MEMBERS & EXTERNAL DISTRIBUTION LIST MUNICIPAL YEAR 2006/7

COUNCIL: WALWORTH COMMUNITY COUNCIL

NOTE: Original held by Community Councils Development Team; amendments to Caroline Chalklin 020 7525 7385

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