

COMMUNITY COUNCILS
A voice for your community



Walworth Community Council Planning Agenda

DATE: Monday July 23 2007

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. Minutes of the Walworth Community Council planning meeting held on May 29 2007, for approval (see pages 4 – 6)
6. Planning Application for Information:

- Item 6/1 Full Planning Permission – 41 Browning Street, London SE17 1LU
- Item 6/2 Full Planning Permission – 135C Kennington Park Road, London SE11 4JJ
- Item 6/3 Listed Building Consent – 135C Kennington Park Road, London SE11 4JJ
- Item 6/4 Full Planning Permission – 5A – 5B Oakley Place, London SE1 5AD
- Item 6/5 Conservation Area Consent – 5A – 5B Oakley Place, London SE1 5AD

At the rising of the Walworth Community Council Planning meeting, Members will convene for a Special Meeting of the Walworth Community Council:

7. Announcement of the successful Community Fund bids for 2007-08
8. Closing remarks from Chair

ADDITIONAL INFORMATION

Walworth Community Council Membership

Councillor *Chair* Abdul Mohamed
Councillor Paul Bates
Councillor Jelil Ladipo
Councillor Caroline Pidgeon
Councillor Martin Seaton

Councillor Lorraine Lauder *Vice Chair*
Councillor James Gurling
Councillor Kirsty McNeill
Councillor Jane Salmon

Carers' Allowances

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

Deputations

For information on deputations please ask the clerk for the relevant handout.

Exclusion of Press and Public

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

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

Transport Assistance for Disabled Members of the Public

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

Wheelchair access

The Aylesbury Day Centre is wheelchair accessible, and complies with requirements of the Disability Discrimination Act.

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

Caroline Chalkin

Phone: 0207 525 7385

E-mail: caroline.chalkin@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

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 hakkõnda bilgi almak için 020 7525 7514'nolu telefonu arayõnõz.

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

如果你需要有關社區委員會的訊息翻譯成中文，請致電提出要求，號碼：020 7525 0640

欲想通知我們你有的特別需求或需要，例如接送車輛或手語/傳譯員，請致電通知，號碼：020 7525 0640

Chinese

Se voce quiser informações nos conselhos comunitários traduzidas em sua □nautho por favor ligue para 020 7525 7514

Para-nos informar de quaisquer necessidades especiais ou requisitos , tipo trasporte, linguagem dos sinais/ intérprete, por favor ligue para 020 7525 7514.

Portuguese

Si vous □nautho avoir l'information sur les Conseils de la Communauté (Community Councils) traduite en votre langue téléphonez SVP au 020 7525 7514

Pour nous informer de tout besoin ou condition spéciale, telles que le transport ou le signataire / interprète, téléphonez SVP au 020 7525 7514

French

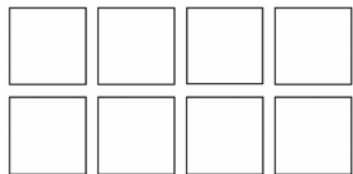
Si precisa información traducida a su idioma, sobre los concejos del Comunidad (Community Councils) por favor llame al número de teléfono 020 7525 7514 Si tiene necesidades o requisitos específicos, como es el transporte especial o un intérprete, por favor llame al número de teléfono 020 7525 7514

Spanish

Lati bẽre fun itumõ irohin nipa Council agbegbe re (Community Council) ni ede abini re, jõwõ pe telifoonu 020 7525 7514.

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

Yoruba



COMMUNITY COUNCILS
A voice for your community



Walworth Community Council

Planning Meeting

Draft Minutes of the Walworth Community Council Planning Meeting
Tuesday May 29 2007 at 7.00PM
at Aylesbury Day Centre, Bradenham Close, SE17

Present

Councillors: Abdul Mohamed (Chair), James Gurling, Caroline Pidgeon and Kirsty McNeil

Officers: Caroline Chalklin (CCDO), Ellen Fitzgerald (Legal Officer), Rob Bristow (Planning Officer)

The meeting opened at **7.10pm**.

- 1. Introduction and welcome by the Chair**
Councillor Mohamed began the meeting by welcoming everyone.
- 2. Apologies**
Apologies for absence were submitted on behalf of Councillors Lauder, Bates, Ladipo, Seaton and Salmon.
- 3. Disclosure of Members' interests and dispensations**
None made.
- 4. Notification of any items the Chair deems urgent**
None.
- 5. Confirmation of minutes**

RESOLVED: That the minutes of the Planning meeting held on April 23 2007 be approved as a true and accurate recording of that meeting, and be signed by the 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.

6.1 353-355 Walworth Road, London SE17 2AL – Full Planning Permission

Proposal 07-AP-0430

Change of use from a bank to an adult gaming centre (Amusement arcade – sui generis) incorporating new shop front.

Recommendation Grant

Procedure The Planning Officer presented the Item and indicated the objections received for up to three minutes.

Members asked questions of the planning officer.

There were no objectors present.

The applicants outlined why their application should be granted for up to three minutes.

There were no supporters present

Members then debated the item and voted.

Resolved

Grant; that planning permission be granted subject to the conditions and for the reasons as outlined in the draft decision notice, with three additional conditions:

1. That details of the colour and materials of the shopfront be submitted to the Council, prior to the commencement of works, for approval;
2. That the shopfront be glazed with clear glass, and remain so, in order to provide an active frontage when viewed from the street and to enable passive surveillance from the premises of the street.
3. That details of sound proofing within the unit to attenuate noise transference between the use permitted and the existing flats above, be submitted to the Council for approval prior to commencement and that the development shall not be carried out other than in accordance with the approved details for soundproofing.

The meeting closed at 7.46 pm

Signed:

Date:

Item No. 6	Classification: Open	Date: 23 July 2007	Meeting Name: Walworth Community Council
Report title:		Development Control	
Ward(s) or groups affected:		East Walworth & Newington	
From:		Strategic Director of Regeneration	

RECOMMENDATIONS

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

BACKGROUND INFORMATION

4. The Council's powers to consider planning business are detailed in Article 8 which describes the Role and Functions of the Planning Committee and Article 10 which describes the Role and Functions of Community Councils. These 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 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	Constitutional Support Services, Southwark Town Hall, Peckham Road SE5 8UB	Lesley John 020 7525 7228
Each application has a separate planning case file	Council Offices Chiltern Portland Street London SE27 3ES	The named case Officer as listed or call 020 7525 5447

APPENDIX 1

Audit Trail

Lead Officer	Deborah Collins, Director of Legal & Democratic Services	
Report Author	Ellen FitzGerald, Principal Planning Lawyer (NZ Qualified) Everton Roberts, Constitutional Support Officer (Executive)	
Version	Final	
Dated		
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER		
Officer Title	Comments Sought	Comments included
Deborah Collins, Director of Legal & Democratic Services	Yes	Yes
Paul Evans Strategic Director of Regeneration and Neighbourhood	No	No
David Stewart Development & Building Control Manager	No	No

MEMBERS & EXTERNAL DISTRIBUTION LIST MUNICIPAL YEAR 2007/08**COUNCIL: WALWORTH COMMUNITY COUNCIL**

NOTE: Original held by Community Council Development Team
Amendments to Caroline Chalklin (Tel: 020 7525 7385)

<u>OPEN</u>	<u>COPIES</u>	<u>OPEN</u>	<u>COPIES</u>
TO ALL MEMBERS OF THE COMMUNITY COUNCIL:		EXTERNAL	
Councillor Abdul Mohamed Chair	1	Geoffrey Banister, Audit Manager	1
Councillor Lorraine Lauder Vice-Chair	1	Audit Commission	
Councillor Paul Bates	1	2 nd Floor, Central House	
Councillor James Gurling	1	Town Hall	
Councillor Jelil Ladipo	1		
Councillor Kirsty McNeil	1	S.A.V.O.	1
Councillor Caroline Pidgeon	1	Hannibal House ,	
Councillor Jane Salmon	1	Elephant & Castle ,	
Councillor Martin Seaton		London SE1 6TE	
OTHER MEMBERS:		Chief Superintendent Martin Tyler	1
Councillor Fiona Colley	1	Borough Commander	
Councillor Eckersley	1	Southwark Police Station	
		323 Borough High Street	
Libraries	6	London SE1 1JL	
Local Studies Library	1		
Press:		TRADE UNIONS	
Southwark News	1	Euan Cameron, UNISON Southwark Branch	1
Evening Standard	1	Roy Fielding, GMB/APEX	1
819 London Road Cheam Surrey	1	Alan Milne TGWU/ACTS	1
South London Press	1	Tony O'Brien, UCATT	1
MEMBERS OF PARLIAMENT		HOUSING OFFICES	
Harriet Harman, M.P.	1	Walworth Area Housing Officer	2
Simon Hughes, M.P.	1		
INTERNAL		One Stop Shop Walworth	1
Constitutional Support Officer	50	151 Walworth Road	
Chloe Benson (Legal)	1	London, SE17 1 RY	
Nadia Djilali	1		
Nagla Stevens	3		
Alan Blissett	1		
Richard Parkins	1	TOTAL DISTRIBUTION	75
Valerie Shawcross	1	DATED:	July 13 2007
GLA Building			
City Hall			
Queen's Walk			
London SE17 2AA			