



## Walworth Community Council

### Main Meeting

These minutes are subject to approval at the next meeting

Wednesday October 1 2008

Thurlow Lodge Community Hall, Thurlow Street, Walworth SE17 2UZ

*Please note all text in italics is an addition to the minutes after the meeting.*

---

#### Present

Councillors: Lorraine Lauder (Vice-Chair), Paul Bates, James Gurling and Jane Salmon

The meeting opened at 7.05pm.

1. **Apologies:** Councillors Ladipo, McNeill, Mohamed, Pidgeon and Seaton.
3. **Notification of any items the Chair deems urgent:** None were notified.
4. **Disclosure of Members' interests and dispensations:** None made
5. **Chair's announcements:** The items on the Aylesbury Area Action Plan and Housing Strategy have been withdrawn.
6. **Confirmation of minutes from the last main meeting**  
**RESOLVED:** That the minutes of the meetings held on July 15 2008 be confirmed with the following addition to the Public Questions item: "Mr Flynn asked Members if they supported the evictions from the Heygate; all Members present confirmed they did not" and the amendment that in item 8 Councillor Bates said that "there were problems getting all agencies to deal with squatters" rather than "the police were not doing their part in dealing with squatters".
  - ❑ As a matter arising, Mr Flynn then asked if any Member had made representations about the evictions; Councillor Bates responded that he had made representations about one of the evictions as part of his casework; the other Members said that each eviction was an individual decision, so they would not make blanket representations.
  - ❑ Helen O'Brien asked when there will be the meeting on the redevelopment of the Heygate and Elephant and Castle. The Community Council Development Officer responded that the Chair is in the process of inviting the Executive Member for Housing. *Councillor Noblet (Executive Member for Regeneration) has responded that he will attend a future Walworth Community Council meeting with Councillor Humphries.*
  - ❑ She then asked when the Scrutiny Review of Elephant & Castle would take place; Councillor Bates responded that no date had been set as the Council is in 'purdah' awaiting the Rotherhithe bye-election; he would supply the dates when they were available. *This will take place at the Overview & Scrutiny Committee on November 3 2008.*
  - ❑ Councillor Gurling said that the London Park Hotel development had stopped, due to funding problems, but was now going ahead; he suggested that the Executive Member for Regeneration also be invited to the the meeting on the Elephant & Castle regeneration. *Councillor Noblet (Executive Member for Regeneration) has responded that he will attend a future Walworth Community Council meeting with Councillor Humphries.*
  - ❑

- ❑ In response to a question, Councillor Bates said that a planning application was due to be submitted soon for the Volvo site.

**7. Deputations and petitions:** None received.

**Local business:**

**8. Wardens & Safer Neighbourhood Teams - Paul Jeffery and Safer Neighbourhood Teams**

Community Wardens: Paul Jeffery spoke about the work that the Wardens have been doing in Walworth, a list of which is attached at Appendix 1. The supplied Scheme Performance figures apply to August 2008.

- ❑ Norma said that she goes down the Walworth Road during the day, and during August she saw no Wardens. Paul responded that the Wardens visit estates either side of the Walworth Road, so will cross it several times a day. Residents should note that the Wardens are based in the Chaplin Centre, not in Elephant & Castle. There are scheduled patrols of the Heygate estate.
- ❑ Jeremy Leach asked about patrols at schools at the start and end of the school day; parents delivering/collecting their children by car cause parking problems. Paul responded that the Wardens do not have parking enforcement powers.
- ❑ Helen O'Brien said that two women had tried to pick her pocket; Paul said that if she spoke to a Warden patrol, they would pass the details on to the police.
- ❑ The Vice-Chair asked how many times the Wardens visited the Nelson estate; Paul responded that the Wardens come 2 – 3 times, more if there are specific issues.
- ❑ In response to a question, Paul said that Wardens pass information to the police about prostitution.
- ❑ Councillor Bates requested that the targets for the Wardens be provided alongside the Scheme Performance figures in the next report.

**Action: Paul Jeffery**

Safer Neighbourhood Teams: Sergeant Julia Croft

Sgt. Croft spoke of the priorities and successes of policing the three Walworth Wards. With Halloween and Guy Fawkes night approaching, at least 90 police and police & community support officers will be patrolling on those nights.

- ❑ In response to Jeremy Leach's earlier question on parking by schools, Sgt Croft said that the police try to attend at the start and end of the school day. The Council's Parking Enforcement team are aware of the problem.
- ❑ Sgt. Croft said that she would advise the SNT of the robbery of a bag from a disabled man in a wheelchair.
- ❑ Mr Crawford said he had seen a woman mugged on the New Kent Road; the lighting between the Elephant & Castle and the Volvo site is very poor. (Response from Env. & Housing) **Action: Stephen Douglass**
- ❑ Mr Beadell said his garage door had been kicked in, and he spent ½ hour reporting it at Walworth Police Station; he asked who actually sees the CCTV cameras. Sgt Croft responded that all Southwark CCTV comes through to Southwark Police station, where it is viewed by a security firm; the relevant feed from the cameras is viewed when a crime is reported.
- ❑ A resident asked if there was CCTV on buses, and if it worked. **Action: Stephen Douglass**
- ❑ A resident said that the 343 bus was overfull of children at the end of the school day, could extra buses be put on at that time? **Action: Stephen Douglass**
- ❑ Mr Noble thanked the police, as they had saved a resident of Comus House from being stabbed. Please investigate the conspiracy against Comus House. Sgt Croft said she was unaware of any such conspiracy.

**9. Townsend Street/Comus Place housing sites**

Dave Ware, the Assistant Project Director in the Major Projects Team introduced the item and the architect of the 43P Townsend Street scheme. The scheme will provide 37 new homes with 12 affordable three-bed units and 1 affordable two bed-unit. The proportion of affordable housing in the scheme is 46%, assessed by the proportion of habitable rooms, not by the number of units. The room sizes are bigger than minimum planning requirements. The building heights are four and eight storeys; these heights cannot be increased, as the eight-storey block would exceed the 30-metre rule; the lower buildings would cause loss of light & amenity to neighbouring properties.

Five more planning applications were about to be put in, and these will come to Planning Committee in December 2008.

- ❑ Councillor Bates asked why building on the early housing sites has only just begun. Had the Council got a semi-deliberate policy of making tenants go through the Homeseach procedure? There seemed to be a similar problem with Rehousing of Aylesbury tenants. Dave Ware responded that there was no conspiracy, but there is always controversy. Efforts are being made to ensure the process of re-housing Heygate tenants continues in the current economic climate. Dave continued, saying he had every sympathy with tenants put in this position.
- ❑ Helen O'Brien said that it would have been helpful if the figures could have been sent in advance. Heygate tenants have no say in the consultations on the early housing sites. Dave Ware responded that there is a strict formal planning process, and proper consultation has to take place. It should be noted that room sizes in the new development are larger than laid down in planning standards.
- ❑ Peter Wright expressed concern that the eight-floor building will actually end up being higher, with extra storeys. Dave said that the height of the building was limited to 30 metres as part of the London plan.
- ❑ Richard Lee asked why there had been a reduction in the number of units, there were supposed to have been 50% affordable housing, and the Framework for the Elephant & Castle stated there should be 70% affordable housing. 440 families need houses on the early housing sites; to meet the demand 700 dwellings will have to be built on the Elephant & Castle core site. Dave Ware responded that the needs of residents will be met, and there has already been an adjustment in favour of affordable housing. There are 16 sites identified as early housing sites, and there will be other sites.
- ❑ Richard said he was concerned that there would be blank wall at ground floor level; the proposed 5 mph speed level would be very hard to enforce. The architect said that the shared space was at the heart of the scheme.
- ❑ Richard Lee asked how the needs of the rehoused Heygate tenants can be balanced with the existing residents of the area. He was still concerned about the proposed height; even 8 storeys is high. He hoped that that Section 106 contributions arising from the development would be put towards projects in the Walworth project bank, particularly the proposals for Thornton House. Additionally, Salisbury Row, Congreve Street and Townsend Street could be considered. Dave Ware said that Section 106 monies were contributions to public realm projects. The buildings would be subject to the planning process and statutory consultation.
- ❑ Mr Clarke expressed concern that an existing car park was being built on, which would add pressure on existing street parking; people from the Heygate tend to have bigger families and will need larger rooms. Dave Ware responded that the flats were built to the same standards and were bigger than planning regulations require. There will be one disabled unit, which will have its own parking space on the street. Able-bodied residents will not be allowed to gain parking permits, so will be unable to park on the street.
- ❑ Mr Noble said that he didn't want a private building, he felt the flats should all be affordable.

### TEA BREAK

#### 10. Walworth Public Lavatories

Hazel Flynn introduced the item, notes of which are attached at Appendix 2. There is a list of available public toilets in Walworth included.

- ❑ Norma said there had been problems with the lack of public lavatories since 2005. Signs needed to be improved, there was a sign pointing to a non-existing lavatory in her street. Could not there be a lavatory in the Newington Library, and why was there no sign to the lavatory in the One-Stop-Shop. Norma said that old ladies, in particular, could not go out if there were no lavatories on their route.
- ❑ Councillor Lauder asked why the Westmoreland Grove lavatory had been closed, as it was new.
- ❑ There are no lavatories between East Street and Camberwell now.

Hazel responded that the Council was trying to make use of lavatories in public buildings to replace street lavatories. Improvements were being made to signage.

- ❑ Helen O'Brien said that the public can use the lavatory in any café in Spain without buying a drink or a meal, and she thought this was going to become law in the European Union. Councillor Bates said that no private business is legally obliged to let the public use their lavatories. Councillor Bates continued to say the Mayor of London, Boris Johnson, is keen to make cafés open their lavatories to all, but businesses are resisting this, citing health & safety problems.
- ❑ Mr Charnock said that the doors of the Elephant & Castle lavatories do not work.
- ❑ Mr Clarke said that disabled toilets needed to have a disabled person's parking place nearby. The toilets open to the public in McDonald's are not wheelchair accessible.

Hazel said that the Council owned buildings in Walworth Road should all be accessible.

- ❑ Mr Beadell suggested that the Council fund businesses to provide and maintain public conveniences in public houses and cafés. The Council could have a fund that businesses could bid for.
- ❑ Councillor Gurling said that some local authorities have closed all their public conveniences, and pay businesses to allow the public to use their facilities.
- ❑ A resident said that the lavatories in Brandon library are in the staff areas.
- ❑ Helen O'Brien said that the key to disabled lavatories was available from the RADAR organisation.

For information about the RADAR keys, and how to order please go to

<http://www.radar.org.uk/radarwebsite/tabid/41/default.aspx> or telephone 020 7250 3222 Minicom: 020 7250 4119

## 11. Core Strategy (Southwark Plan)

Brenda Donnelly explained how the Core Strategy sets out how development will happen until 2026 in Southwark.

Priorities include:

- ❑ Affordable/family housing
- ❑ New shops and restaurants
- ❑ Workplaces
- ❑ Better transport
- ❑ Good schools
- ❑ Good services for the community
- ❑ Better open space

Residents are asked to choose between two options:

1. Growth areas: this option focuses more heavily on creating more employment, new developments of housing, jobs, cultural and community activities will be located more in the growth areas than elsewhere
2. Housing-led growth: this option focuses on housing, with more housing throughout the borough, and with more affordable housing. Office development, cultural and community facilities would be more spread throughout the borough, and the priority would be given to housing.

Consultation on the Core Strategy will start in November 2008. There is a website, and printed copies are available in libraries, one-stop-shops etc. There will be a number of public exhibitions across the borough during the consultation period.

The Core Strategy website can be found at

<http://www.southwark.gov.uk/YourServices/planningandbuildingcontrol/planningpolicy/localdevelopmentframework/corestrategy.html>

Residents made a number of comments, including:

- ❑ Richard Lee said that residents should get involved as soon as possible. It should be noted that the community itself can put forward different options, which have to be included; no community options have been included so far. No residents' comments have been included from the scoping stage, and he asked for assurances that residents' comments would be included in future. Brenda responded that residents' comments should have been included; comments have to be read by officers, and responses made. The strategy would be based on evidence, national policy and the London Plan. The Government's requirement is only for a preferred option.
- ❑ A resident asked what had happened to Planning Framework 2004? Brenda responded that halfway through 2007 the Government changed the guidance requiring a Local Framework. The Planning policy team are trying to retain what remains from before. The London Plan has revised housing requirements upwards.
- ❑ Councillor Gurling said that nothing in the Core Strategy cuts into what has been previously agreed in Elephant & Castle. The situation is confusing, but the area planning is guided by the SPD. Brenda responded that the Core Strategy will have the same status as the UDP. The overall policy will change elsewhere, but no change in the commitment to the Elephant & Castle.
- ❑ A resident said that many people had got involved with the Elephant & Castle Enterprise Quarter SPD, and there had been no response; residents need to be kept in the loop and not ignored.
- ❑ Mr Crawford asked why information has been given out about Peckham. Brenda explained that this was by way of being an example.
- ❑ Mr Beadell said that draft-planning policies should have more publicity. Brenda said that while the team does not do leafleting of all residents, they do have details in libraries and many posters.

## Public Question Time

- ❑ Where is the beacon at the junction of East Street and Walworth Road? **Action: Stephen Douglass**  
There is an emergency point with a blue button by the traffic lights by Safeways. How does it work and who should use it? (Norma) *This is one of a number of help points across the borough that will allow people to communicate with the*

*cctv control centre if they witness antisocial behaviour or feel unsafe – due to some logistical problems they are not yet functioning but the technology to make them work will be installed next month with the scheme going operational before the end of this year*

- Could the Market Inspectors in East Street market get the traders to close down on time so that the market can be cleaned properly? At the moment, the cleaners are having to move stalls, and the street is not be cleaned properly. (Mr Beadell, in writing) **Action: Stephen Douglass**

#### **Member Decisions**

**Decision:** That Mr A Pharoah and Mr C Hall be appointed to the Governing body of Townsend Primary School, and that Mrs H Compston be appointed to the Governing body of Crampton Primary School. **Action: Pam Rayment**

**Signed:**

**Date:**