

COMMUNITY COUNCILS
A voice for your community



Peckham Community Council

Planning Agenda

DATE: Wednesday October 18 2006	TIME: 7.00pm
PLACE: St John's Church hall, 10A Meeting House Lane, Peckham SE15	

- 1. Welcome and introductions**
- 2. Apologies**
- 3. Notification of any items which the Chair deems urgent**
- 4. Disclosure of Members' interests and dispensations**
- 5. Matters from the previous meeting**

Minutes from the September 20 2006 (Planning) Community Council meeting, to be agreed.

6. Planning Application for Decision:

Item1/1

32 PECKHAM HILL STREET, LONDON, SE15 6BN – Full Planning Permission

7. Closing comments by Chair

ADDITIONAL INFORMATION

Peckham Community Council Membership

Councillor Tayo Situ *Chair*

Councillor Mary Foulkes *Vice Chair*

Councillor Barrie Hargrove

Councillor Richard Livingstone

Councillor Ola Oyewunmi

Councillor Andrew Pakes

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

Southwark Town Hall is wheelchair accessible.

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

Rachel Bannerman

Phone: 0207 525 1022

E-mail: rachael.bannerman@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 57514. To inform us of any special needs or requirements, such as transport or signer/interpreter, please telephone 0207 525 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 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

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

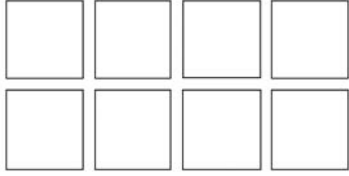
Si precisa información traducida a su idioma, sobre los concejos del Comunidad (Community Councils) por favor llame al número de teléfono 020 7525 7514 Si tiene necesidades o requisitos específicos, como es el transporte especial o un intérprete, por favor llame al número de teléfono 020 7525 7514

Spanish

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

Lati ẹ ki a mọ nipa iranlọwọ tabi idi pato, gẹgẹbi ọkọ (mọto) tabi olutumọ, jọwọ pe telifoonu 020 7525 7514.

Yoruba



COMMUNITY COUNCILS
A voice for your community



Nunhead and Peckham Rye Community Council

Planning Meeting

Minutes of the Nunhead and Peckham Rye Community Council Planning Meeting held on Wednesday March 22 2006 in Room B of Southwark Town Hall, Peckham Road, SE5 8UB

The meeting opened at 5.30pm

PRESENT

Councillors: Robert Smeath (*Chair*), Alfred Banyan, Mick Barnard and Mark Glover.

Officers: Caroline Chalklin (CCDO), Julia Barton (Legal) and Phillip McCutcheon (Planning).

1. INTRODUCTION

Councillor Smeath welcomed attendees and asked Members and Officers to introduce themselves.

2. APOLOGIES

Absence: Councillor Simmons sent apologies

3. NOTIFICATION OF ANY OTHER ITEMS THE CHAIR DEEMS URGENT

There were none.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none.

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.

DEVELOPMENT CONTROL (SEE PAGES 12 TO 17 OF AGENDA)

ITEM 6/1: Market Stall between 125 & 127 Rye Lane, SE15 4ST –Planning Permission

Proposal: (05-AP-2212)

Retention of alterations already carried out to existing market stall comprising renewed roof coverings, removal of metal posts and installation of timber posts, installation of fabric retractable canopy and reduction in breadth of market stall

Recommendation: Grant

The Planning Officer (PO) introduced the item, describing the proposal and site. There were no questions for the PO.

There were no Objectors present.

The Applicant then spoke for up to three minutes stating that the application is for improvement to a stall that has been on the site for 45 years, with this particular business on site for 10 years. This was not a case of a temporary structure becoming permanent, so that objection was not valid. The virtues of the alterations to the stall were extolled.

Councillors then made their decision as follows:

Decision: AGREED to GRANT

ITEM 7/1: 300 Ivydale Road – Delegation of power to officers to grant if two or less objections

Proposal: (05-AP-0933)

Recommendation: Grant

The Planning Officer (PO) introduced the item, describing the revised proposal, site and consultation.

There were no questions for the PO.

The two objectors to the scheme present expressed concern that they had not received notice of the earlier consultation. The Planning Officer said he would take their details to ensure they were included in the consultation.

The Applicant then spoke for up to three minutes stating that he had written to everyone who responded to the earlier consultation. There had been a public meeting in St Anthony & St Silas's Church. Changes had been made to earlier plans in response to this consultation.

There were no questions for the Supporter.

Councillors then made their decision as follows:

Decision: AGREED to GRANT the application

The meeting ended at **5.55 pm**

CHAIR: DATE:

Item No.	Classification: Open	Date: September 2006	Meeting Name: Peckham Community Council
Report title:		Development Control	
Ward(s) or groups affected:		All within Peckham Community Council	
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 25 May 2005. The Matters Reserved to the Planning Committee and Community Councils Exercising Planning Functions are described in Part 3F of the Southwark Council Constitution 2005/06. 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	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 Phil Chambers 020 7525 5447

APPENDIX 1

Audit Trail

<u>Lead Officer</u>	Glen Egan, Acting Borough Solicitor & Secretary	
Report Author	Ellen FitzGerald, Acting Senior Planning Legal Officer [relevant officer], Constitutional Support Officer (Executive)	
Version	Final	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER		
<i>Officer Title</i>	Comments Sought	Comments included
Borough Solicitor & Secretary	Yes	Yes
Paul Evans Strategic Director of Regeneration	No	No
Joe Battye, Acting Development & Building Control Manager	No	No

DISTRIBUTION LIST**MUNICIPAL YEAR 2006/07****COUNCIL: PECKHAM COMMUNITY COUNCIL****NOTE:** Original held by Peckham Programme; amendments to Pauline Bonner (Tel: 020 7525 1019)

<u>OPEN</u>	<u>COPIES</u>	<u>OPEN</u>	<u>COPIES</u>
To all Members of the Community Council:			
Councillor Tayo Situ <i>Chair</i>	1	SAVO	
Councillor Mary Foulkes <i>Vice Chair</i>	1	Olu Olasode	1
Councillor Barrie Hargrove	1	8 th Floor	
Councillor Richard Livingstone	1	Hannibal House	
Councillor Ola Oyewunmi	1	Elephant & Castle	
Councillor Andrew Pakes	1	SE1 6TE	
<u>LIBRARIES</u>		Geoffrey Banister	1
Libraries	6	Audit Commission	
Local Studies Library	1	222A Camberwell Road	
		London SE5 0ED	
<u>PRESS</u>		Valerie Shawcross	1
Peckham Newsletter	1	GLA Building	
Southwark	1	City Hall	
Evening Standard	1	Queens Walk	
South London Press	1	London SE17 2AA	
African Voice	1		
<u>MEMBERS OF PARLIAMENT</u>		<u>TRADE UNIONS</u>	
Tessa Jowell MP	1	John Mulrenan, UNISON Southwark Branch	1
Harriet Harman MP	1	Roy Fielding, GMB/APEX	1
Simon Hughes MP	1	Alan Milne TGWU/ACTS	1
		Tony O'Brien, UCATT	1
Peckham Programme Support Officer			
Sumner House, Sumner Road, Peckham SE15 10			
Democratic Services		TOTAL DISTRIBUTION	43
Chloe Benson	1	Dated: Monday 11 September 2006	
Nagla Sheikh	1		
Ellen Fitzgerald	1		
Peckham Area Housing Office	1		
Tunde Akinyooye			
95a Meeting House Lane, Peckham SE15			
<u>EXTERNAL</u>			
Southwark Community Care Forum	1		
32-36 Rye Lane			
London SE15 5BS			