



**COMMUNITY COUNCILS**  
A voice for your community



## **Walworth Community Council**

### **Planning Meeting**

Draft Minutes of the Walworth Community Council Planning Meeting  
Monday April 23 2007 at 7.00PM  
at Scott Hall, Cambridge House & Talbot, Camberwell Road, SE5

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#### **Present**

Councillors: Abdul Mohamed (Chair), Bates, Gurling, Seaton and Kirsty McNeil  
Officers: Caroline Chalklin (CCDO), Nagla Stevens (Legal Officer), Annabel Sidney (Senior Project Manager) and Tim Cutts (Principal Planning Policy & Regeneration Officer)

The meeting opened at **7.00pm**.

- 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 Pidgeon, Lauder and Salmon. Apologies for lateness were received from Councillors Gurling and McNeill.
- 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 February 20 2007 be approved as a true and accurate recording of that meeting, and be signed by the Chair.

## 6. Aylesbury Area Action Plan (AAP) Sustainability Appraisal Scoping report

Members made the following comments on the circulated draft:

- Councillor Bates said the draft was 90% good, but the remaining 10% caused him extreme concern. His questions included: how was the boundary set, why was the Walworth Road and the Octavia Hill estate included, and why had there been no consultation of the TRAs? Tim Cutts responded that the boundary will change and is up for consultation. Currently, it includes the area within 10 minutes walk of the Aylesbury estate. Investigations are taking place into corridors of access such as the Old Kent Road, Walworth Road and Burgess Park. The role of the park has an impact on neighbouring buildings.
- Councillor Bates said that spreading resources over a wider area, such as the Tesco's site in the Old Kent Road, was misguided. Annabel Sidney replied that Tesco's wanted to develop the site, and the Council wanted to ensure the site was used for the benefit of the community. Annabel Sidney said that the Tesco's site would be revisited.
- The Chair expressed concern that expectations would be raised and then disappointed in the fringe areas. Tim Cutts replied that including the Walworth Road and the Old Kent Road could drive up land values on the neighbouring Council estates.
- The Chair said that the AAP deals with economic factors, not just planning. It is necessary to get jobs and services running in the area.
- Councillor Bates said he hoped the northwest area would also be revisited
- Annabel Sidney said that there was a need to put forward different options for the boundary, and there was also a need to create value in the area and attract new people into the area.
- Councillor Gurling said that the Plan should ensure that areas did not miss out arbitrarily. It is important to make visually clear differences between physical changes and other changes.
- Annabel Sidney said that Urban Initiatives were creating a Business Plan; Two thousand five hundred social housing units would be rebuilt, but the sources of funding for this was unclear.
- She also said that they would be writing to all TRAs, offering to come to TRA meetings, with 3-D models and options for discussion.
- Councillor Seaton said the equalities impact was separate from the sustainability scoping. The Chair said work was already beginning in the south-west corner. Annabel Sidney said that 260 properties would be affected; negotiations were taking place with the Registered Social Landlord. Tim Cutts responded that there would be a significant increase in social housing.
- The Chair asked about the role of the Planning Inspectorate. Tim Cutts explained that his role was to evaluate the 'soundness of the Plan'. Nine tests would be applied to ensure the Plan met the standard for soundness. The Plan would also need to fit into the London Plan. It would need to be grounded in sound evidence, with robust and deliverable options
- Councillor Bates asked if procurement would be local, as this would benefit local small & medium businesses. Annabel Sidney replied that she had sent out forms for Expressions of Interest so local businesses could apply as consortia. The Chair said that the way the works were packaged could have an impact on whether businesses were able to tender. Annabel Sidney said that one of the key outputs was to develop an economic strategy, and would encourage employers and small businesses in the area to tender. This would

be an opportunity to boost local employment. The area needs a mixed and thriving economy.

- The Chair said there was a lack of statistical evidence of race, employment and general demographics – approximately 70% of residents of the Aylesbury estate were from black and ethnic minority communities

Members were asked for comments on the Consultation Strategy by the end of May 2007.

- RESOLVED:** That the Community Council:
- (i) Note its role as a consultee for the attached scoping report;
  - (ii) Note that the report represents the commencement of a process which will lead to the adoption of the AAAP

**Meeting closed at 7.55 pm**

**Signed:**

**Date:**