



Planning and Regeneration  
Council Offices  
Chiltern  
Portland Street  
LONDON SE17 2ES

Tel.: 020 7525 5451  
Fax.: 020 7525 5432  
*please reply to:* IDALINE ALJOE  
DC Administration  
*at the above address*

Our Ref: TP/2532-D/AD  
Reg No: 0001265  
Date: 07/11/2000

Dear Sir/Madam

**TOWN & COUNTRY PLANNING ACT 1990**

**RE: Former Honor Oak Nursery, Honor Oak Park, SE23**

You recently gave your views on an application for the above site. It will be considered at the Council's Development Control Committee which meets on:

*date* **Wednesday 15th November 2000**  
*time* **7.00 pm**  
*venue* **TOWN HALL, PECKHAM ROAD, LONDON SE5**

I enclose a copy of the officer's report on the application. Please note that although the report states the Head of Planning and Regeneration's recommendation, it is for the Committee to decide whether or not to accept the recommendation, following its consideration of all the material issues and factors to be taken into account in determining the application.

This meeting is open to the public and you may attend. Please refer to the enclosed leaflet on meeting procedures. The Council can provide a baby sitting/dependant care allowance for people attending the meeting. For further information please contact the Committee Clerks, Margaret Olusegun-Ojoawo or Beverley Olamijulo on 020 7525 7230/7222.

The Chair has advised that it is not possible to give attention to or consideration of late written representations or petitions submitted on the evening of the meeting or at the Committee meeting itself.

Please note that you will in any event be informed of the Committee's decision.

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'Andrew Cook'.

Andrew Cook  
Development and Building Control Manager

## DEVELOPMENT CONTROL COMMITTEE

### *Guidance on Conduct of Business for Planning Applications, Enforcement Cases and Other Planning Proposals*

The reports are taken in the order on the agenda.

For each item on the agenda the Chair invites the following to address the Committee (if they are present and wish to speak) for **NOT more than 3 minutes each**:

1. The applicant or agent or operator or proposer
2. One representative of any objectors
3. One representative of any supporters (the supporters must be directly affected by the proposed development and live or work within 100m of the site)
4. Ward Councillor from where the proposal is located

Those who speak may be questioned by Members of the Committee.

5. Council officers then answer points raised by Members of the Committee
6. The Members of the Committee debate the application or proposal and consider the recommendation

If there are a number of people who object to or are in support of an application or an enforcement action you are requested to identify a **representative** to address the Committee. If more than one person wishes to speak, the 3 minute time allowance must be divided between you. Where you are unable to decide who is to speak in advance of the meeting, you are advised to meet other objectors in the foyer of the Town Hall prior to the start of the meeting to identify a representative.

### **Note**

Speakers should restrict their comments to the planning aspects of the proposal and should avoid repeating what is already in the report.

This is a Council Committee meeting, not a public meeting: there should be no interruptions from the audience.

No smoking is allowed at Committee and no recording is permitted without the consent of the meeting on the night or consent in advance from the Mayor or the Chair.

The arrangements at the meeting may be varied at the discretion of the Chair.

# REGENERATION & ENVIRONMENT



Address

FORMER PARKS DEPOT AND NURSERY SITE, SE23

Date

22nd June 2000

SCALE 1:2500

DRAWN BY: ET



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SOUTHWARK COUNCIL, Clifton  
Portland Street, London SE17 2ES





<b>Item No</b> 14/2	<b>Classification</b> OPEN	<b>Committee</b> DEVELOPMENT CONTROL COMMITTEE	<b>Date</b> 15/11/2000
<b>From</b>  DEVELOPMENT & BUILDING CONTROL MANAGER		<b>Title of Report</b>  DEVELOPMENT CONTROL (full planning application)	
<b>Proposal</b> Change of use of the former parks nursery and depot to burial ground as an extension to the Camberwell New Cemetery. (COUNCIL'S OWN DEVELOPMENT)		<b>Address</b> Former Honor Oak Nursery and depot, Honor Oak Park, SE23  [Rye Ward]	

1. **PURPOSE**

- 1.1 To consider the full application. This application requires committee consideration because of the number of objectors and is a Council's Own Development.

2. **RECOMMENDATION**

- 2.1 Grant planning permission AC

3. **BACKGROUND**

- 3.1 The application site is a 2.6 hectare (6.5 acre) area of land to the south of the Honor Oak Recreation Ground, adjoining the road, Honor Oak Park. The site has never been part of the recreation ground but has been in use as a Council Parks depot and nursery, where plants were grown in greenhouses and trees were grown in the open area to the north. More recently, as a Council staff training centre. In 1990 the premises closed and have since been demolished and the site has started to become overgrown.
- 3.2 Along with other sites, the land was originally purchased for cemetery purposes in 1910. The Camberwell New Cemetery was laid out and opened in 1927 on land to the north and west. In 1956 it was agreed by the Council that the land not currently in cemetery use should be used as open space until such time as it was needed for burials. In the 1960's a small portion (approx. 0.2 hectare / 0.5 acre) of the recreation ground was 'reclaimed' for burials. In 1992 a further 1.3 hectares (3 acres) were reclaimed for burials but the capacity for further burial will expire before the end of this year.
- 3.3 A large number of alternative measures for meeting the demand for burials have been considered by the Council over many years. In 1985 the Council adopted a policy of maximising the space between existing graves in Camberwell Old Cemetery when the grounds became exhausted. During this period new graves were being excavated at Nunhead Cemetery. This intermediate burials policy resulted in problems occurring on a daily basis due to the inaccuracy of old burial plans for Camberwell Old Cemetery and ground movement.

- 3.4 There is currently a small part of Nunhead Cemetery allocated to Muslim burials and another small area for public burials. There is no new ground available in either Nunhead or Camberwell Old Cemetery. In addition, Nunhead Cemetery has been designated as a nature conservation area. Opportunities for new burials at Camberwell New Cemetery are likely to be exhausted by Christmas 2000.
- 3.5 The problem of burial space was considered by the Council's Regeneration and Environment Committee three times in 1996 and, following extensive consultations, in October 1996 they decided that the best option would be to use 3 acres of the Camberwell New Cemetery land currently in recreational use. They also decided to bring an equivalent area of upto 3 acres (1.2 ha) of the former Nursery site into recreational use to compensate. This decision was ratified in June 1997 and more recently in April 2000.
- 3.6 As it was clear that there would be strong opposition to the proposals, an alternative option was proposed, using the former Nursery site for burials and not encroaching on the recreation land. This is the application under consideration here.

#### **4. FACTORS FOR CONSIDERATION**

##### **4.1 Main Issues.**

The main planning considerations in this case are

1. The use of Metropolitan Open Land for cemetery use.
2. The use of a vacant site.
3. The need for additional burial space.

##### **4.2 Planning Policy**

Southwark Unitary Development Plan [UDP]:

Designated as Metropolitan Open Land on the UDP Proposals map.

The 'Honor Oak Cuttings', a narrow strip of land adjoining the railway, is designated as a site of Nature Conservation Importance in the UDP.

Policy C.5.6 Metropolitan Open Land (MOL) - complies with policy, which specifically identifies cemeteries as an appropriate land use within MOL.

Policy C.4.1 Protection of existing recreational facilities - complies.

Policy C.5.1 Open Space Provision - complies.

Policy B.1.2 Employment Uses outside Employment Areas - Complies. Previous uses were not in keeping with the open character and appearance of the Metropolitan Open Land.

Strategic Guidance for London Planning Authorities (RPG3: 1996) - Complies.

##### **4.3 Consultations**

3 Site Notices (including map): 11<sup>th</sup> October 2000

Consultees: London Borough of Lewisham. London Wildlife Trust.

27 addresses between 85 and 123a Honor Oak Park. 186, 328, 330 Devonshire Road.

38 other individual addresses of members of the Honor Oak Steering Group and interested parties.



**Replies from:**

8 letters of objections received from

91 and 103b Honor Oak Park Road, SE23. 16 Honor Oak Rise SE23

51 and 71 Boveney Road, SE23 131 Athenlay Road, SE15

196 Grierson Road, SE23 25 Hengrave Road, SE23

Objecting to any land being given to the cemetery. One wanted it kept for recreation and another wanted it to revert to a children's day nursery.

8 letters of support for the proposal came from

51 and 145 Athenlay Road, SE15 193b Brockley Rise, SE23 18 Dunoon Road, SE23.

41 Maclean Road, SE23 136 Grierson Road, SE23 30 Ballina Street, SE23

17 Fernholme Road, SE15

These people supported to the use of the site for burials.

2 Athenlay Road, SE15 does not object to the use of the Nursery site.

61 Boveney Road, SE23 would support using just 3 acres of the site.

26 Riseldine Road, SE23 would support using just the hard surfaced areas of the site.

London Wildlife Trust support if it is to be managed for wildlife.

Councillor Mick Barnard. Recommends that the former Nursery site should be used for burial space instead of the recreation ground. Carried out a survey which sought residents views and found 135 supported the use of the nursery site with only 23 supporting the use of 3 acres from the recreation ground. He says that at two public meetings an overwhelming majority expressed a preference for using the nursery site. A sample of completed survey forms were submitted. Of these, 71 were in favour of the nursery site, 2 preferred neither options. The use of the Nursery site is also supported by the Friends of Honor Oak Recreation Ground and the One Tree Hill Allotments Society.

London Borough of Lewisham has no objection in principle to the use provided it forms part of a comprehensive approach to the treatment of the whole of the former nursery to include appropriate recreational, nature conservation and related purposes to enhance Honor Oak Recreation Ground.

Traffic Group - no objections.

#### **4.4 Planning Considerations**

- 4.4.1 There is clearly an established need for additional burial space within the borough unless this service is to be withdrawn from the residents of Southwark. The former nursery site is within an area designated as Metropolitan Open Land and this would specifically allow the use of the land as a cemetery. This site, together with the Cemetery and recreation lands, was originally acquired for cemetery use. This site has never been in recreational use and has not previously been considered for burial space. It was mainly used as a Council parks depot and plant nursery and had a number of greenhouses on the south side of administrative building and an open area for growing trees and shrubs in the northern part of the site. The buildings were later used as a staff training centre until 1990 and have since been demolished.

- 4.4.2 Unlike the alternative proposal to use part of the recreation ground for burial, there are no obvious conflicts with planning policies. The site of the former depot and nursery is now a vacant and partly overgrown site, with a strong likelihood of soil contamination on parts of the site formerly covered by buildings or hard surfacing. It would be possible to make use of the northern area used by the former tree nursery, which should be free from contamination, whilst the other areas are cleared and treated. The nursery site would more than meet the needs for burials for many years and would be fully accessible from the Honor Oak Park road. Provided that the area designated as being of nature conservation interest is protected, the use of the site for burials can be recommended.

## **5. EQUAL OPPORTUNITY IMPLICATIONS**

- 5.1 Any future improvements will be of advantage to people from all backgrounds, gender, age and ethnicity that live in the vicinity. Improvements to the recreation ground will, as far as possible and practicable be designed to allow for people with disabilities to access and enjoy the facilities.
- 5.2 The Council needs to maintain the ability to offer burial to its residents within its own resources while they exist. It is an essential and often underpinning element of a number of religions to allow for burial of the dead. Should the Council stop offering interment it would cause great concern within the community.

## **6. LOCAL AGENDA 21 [Sustainable Development] IMPLICATIONS**

- 6.1 The proposal will make beneficial use of a vacant and derelict site. It will maintain the open character of the Metropolitan Open Land and help avoid disruption for the adjacent recreational land.

LEAD OFFICER:	Andrew Cook	Development & Building Control Manager
REPORT AUTHOR:	Adrian Dennis	Team Leader Tel: 7525 5445
CASE FILE:	TP/2532-D	
Papers held at:	Council Offices, Chiltern, Portland Street, London SE17 2ES (Tel No 020 7525 5402)	



## SOUTHWARK COUNCIL



Town & Country Planning Act 1990

Town and Country Planning General Regulations 1992

### PLANNING PERMISSION FOR COUNCIL'S OWN DEVELOPMENT

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To: Terry Connor  
London Borough of Southwark  
Regeneration & Environment  
Dept Cemeteries Dept.  
Brenchley Gardens  
London SE23 3RD

LBS Reg. No: 0001265  
Case No: TP/2532-D/AD

Planning Permission was **GRANTED** under Regs. 3 & 9 for the following development:  
Change of use to cemetery.

At: FORMER HONOR OAK NURSERY, HONOR OAK PARK, SE23

In accordance with application received on 01/08/2000

and Applicant's Drawing Nos. O.S. site boundary map.

**Subject to the following Conditions:**

1. The development hereby permitted shall be begun before the end of five years from the date of this permission.
2. Details of the means of enclosure for all site boundaries shall be submitted to and approved by the local planning authority and the development shall not be carried out otherwise than in accordance with any approval given. The development hereby permitted shall not be occupied until the works approved pursuant to this condition have been carried out.
3. Details of the means by which the existing trees and the part of the site designated as a Site of Nature Conservation Importance are to be protected from damage by vehicles, building works or public intrusion, shall be submitted to and approved by the Local Planning Authority before any work is begun, and such protection shall be installed and retained throughout the period of the works.
4. Details of a survey and investigation of the soil conditions of the site, sufficient to identify the nature and extent of any soil contamination, together with a schedule of the methods by which it is proposed to neutralise, seal, or remove the contaminating substances, shall be submitted to and approved by the Local Planning Authority and thereafter shall be carried out before any works in connection with this permission are begun.

**Reasons for the imposition of the conditions:**

1. As required by Section 91 of the Town and Country Planning Act 1990
2. So that the Council may be satisfied with the visual appearance of the boundary treatment and that it will not detract from the open aspect of the Metropolitan Open Land, in accordance with Policy E.2.3 (Aesthetic Control) and Policy C.5.6 (Metropolitan Open Land) of the Southwark Unitary Development Plan.
3. To ensure that the interests of nature conservation and amenity are protected, in accordance with Policy E.6.4 (Nature Conservation) and E.3.1 (Protection of Amenity) of the Southwark Unitary Development Plan.

CONTINUED OVERLEAF



## SOUTHWARK COUNCIL



Town & Country Planning Act 1990

Town and Country Planning General Regulations 1992

### PLANNING PERMISSION FOR COUNCIL'S OWN DEVELOPMENT

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LBS Reg. No: 0001265 Case No: TP/2532-D/AD

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4. In order to ensure the health and safety of people visiting and working on the site, in accordance with Policy C.7.2 (Health and Safety) of the Southwark Unitary Development Plan.

#### Informatives:

1. You are advised to consult the Council's Head of Public Protection with regard to how best to comply with the terms of Condition 5 on this permission. Please contact the Head of Public Protection, Chaplin Centre, Thurlow Street, SE17 2DG (tel. 0171 525 5000).
2. You are reminded that approval of the details of any matter reserved by condition can only be given by the Head of Planning & Regeneration and is not formally given by any other Department of the Council regardless of whether you are advised to discuss your proposal with that Department.
3. This approval is limited to the use of the land and means of access. It does not grant planning permission for any new buildings or large structures on the site, these would require a further planning application to be made.