



DULWICH COMMUNITY COUNCIL - Planning -

MINUTES of the Dulwich Community Council held on Thursday 28 July 2011 at 7.00 pm at Dulwich Grove United Reform Church, East Dulwich Grove, London SE22 8RH

PRESENT: Councillor Lewis Robinson (Chair)
Councillor Helen Hayes
Councillor Jonathan Mitchell
Councillor Michael Mitchell
Councillor Rosie Shimell
Councillor Andy Simmons

OFFICER SUPPORT: Sonia Watson, Planning Officer
Gavin Blackburn, Legal Officer
Oliver Stutter, Senior Planner, Urban Forester
Beverley Olamijulo, Constitutional Officer

1. INTRODUCTION AND WELCOME

The chair welcomed members of the public, councillors and officers to the community council meeting.

2. APOLOGIES

Apologies for absence were received from Councillors James Barber, Robin Crookshank Hilton and Toby Eckersley.

3. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

The following member declared an interest in relation to the agenda items below:

Item 6.1 – Land to the rear of 168 - 190 Friern Road, London SE22 0BA application number 11-AP-006 and

Item 7, Tree Preservation Order 397: 160 - 192 Friern Rd and to the rear of 153 - 163 Barry Road, London SE22

Councillor Jonathan Mitchell, personal and non-prejudicial, as he wished to address the

meeting in his capacity as a ward councillor.

Councillor Jonathan Mithcell remained seated in the public gallery for items 6.2 and 6.3.

4. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

The chair gave notice of the following additional papers circulated prior to the meeting:

- Addendum report relating to items 6.1, 6.2 - development management items and item 7 – Tree Preservation Order 397

The addendum report had not been circulated five clear days in advance of the meeting, nor had it been available for public inspection during that time. The chair agreed to accept the item as urgent to enable members to be aware of late observations, consultation responses, additional information and revisions.

5. MINUTES FROM THE PREVIOUS MEETING

RESOLVED:

That the minutes of the meeting held on the 4 July 2011 be agreed as a correct record and signed by the chair.

6. DEVELOPMENT CONTROL ITEMS

The chair announced that he would vary the order of items on the agenda. Members considered items 6.1, and 7, then 6.2 and 6.3.

6.1 REAR OF 168 - 190 FRIERN ROAD, LONDON SE22 0BA

Planning application reference number 11-AP-0006

PROPOSAL

Construction of a single family dwelling on basement, ground and first floor levels; access adjacent to 190 Friern Road, 2 parking spaces.

The planning officer introduced the report and circulated the site plans. The officer also drew Members' attention to the addendum report which contained late comments with regard to this application.

An objector was present to address the meeting.

The applicant spoke in support of the application and responded to questions from Members.

There were no supporters present.

Cllr Jonathan Mitchell spoke against the application in his capacity as ward councillor.

Members discussed the application.

RESOLVED:

That planning application be refused on the following grounds:

1. The proposal, by reason of its height, mass, bulk and detailed design, would fail to respond positively to its surroundings. The inappropriate scale and design of the building would be an incongruous feature within this previously undeveloped backland location and would result in a visually intrusive building out of character with existing pattern of development. As such the proposal is contrary to Saved Policies 3.2 Protection of amenity, 3.12 Quality in design, 3.13 Urban design of the Southwark Plan 2007 and Strategic Policy 11 Open spaces and wildlife, Policy 12 Design and conservation and Policy 13 High environmental standards of the Core Strategy 2011 and the Residential Design Guidance SPD (2008) and the Emerging Dulwich Supplementary Planning Document.
2. The proposed access to the site is too narrow to afford a safe vehicular route for both cars and pedestrians, resulting in the loss of, or likely damage to, protected trees and the adjoining party wall boundaries. The proximity of the access road to habitable room windows to the existing ground floor flat at 190 Friern Road is considered detrimental to the residential amenity of occupiers of this property. As such the proposal is contrary to Saved policies 3.2 Protection of amenity, Policy 5.2 Transport impacts of the Southwark Plan 2007 and Strategic Policy 2 Sustainable transport and Policy 11 Open spaces and wildlife of the Core Strategy 2011 and the Residential Design Guidance SPD (2008) and the Emerging Dulwich Supplementary Planning Document.

6.2 6, BEAUVAL ROAD, LONDON SE22 8UQ

Planning application reference number 11-AP-3752

PROPOSAL

Dormer roof extensions to main rear roof slope and overtrigger, providing additional residential accommodation for dwellinghouse.

The planning officer introduced the report and advised Members that the scheme had been revised since its original submission.

The objectors spoke against the application requesting the item be deferred pending a site visit.

The applicant's agent spoke in support of the application.

There were no supporters present.

Members discussed the application.

RESOLVED:

That planning application be deferred so a site visit could take place before the next meeting on 8 September 2011.

6.3 21 GILKES CRESCENT, LONDON SE21 7BP

Planning application reference number 11-AP-1034

PROPOSAL

Erection of two dormers at the rear and two rooflights to dwelling house (Use class C3).

The planning officer introduced the report and circulated the site plans.

There were no questions from Councillors.

The objectors spoke against the application explaining that the plans were incorrect and did not correctly represent the design of the roof, giving a distorted view of the proposal.

Members asked questions concerning the status of the inaccurate plans.

The legal and planning officers advised that approval could not be recommended but could be deferred for the correct plans to be submitted or refused.

The applicant or the applicant's agent was not present.

There were no supporters present.

Members discussed the application.

RESOLVED:

That the planning application be refused on the grounds that the plans as submitted do not accurately reflect the existing roof structure of the property, as such the proposed dormer window on the lower section of roof would be overly dominant and would fail to harmonise with the original dwelling, to the detriment of both the visual amenity of surrounding neighbours and to the character of the Dulwich Village Conservation Area. As such the proposal is contrary to Saved policies 3.2 Protection of amenity, 3.12 Quality in design, 3.15 Conservation of the historic environment and 3.16 Conservation areas of the Southwark Plan 2007 and Strategic Policy 12 Design and conservation of the Core Strategy 2011 and the Residential Design Standards SPD 2008 and the Dulwich Village Conservation Area Appraisal 2006.

7. TREE PRESERVATION ORDER 397: LAND TO THE REAR OF 160 - 192 FRIERN ROAD AND REAR OF 153 - 163 BARRY ROAD, LONDON, SE22

The tree preservation officer was present to introduce the report.

Councillors asked questions of the officer.

The objectors were present to address the meeting.

There was a supporter who lived within 100 metres of the development site who addressed the meeting.

Cllr Jonathan Mitchell addressed the meeting in his capacity as ward councillor.

RESOLVED:

That the Tree Preservation Order 397 in respect of various native and other trees be confirmed subject to T20 and T21 being removed and T25 to T30.

The meeting ended at 10.30 pm.

CHAIR:

DATED: